

# SUNSET BUSINESS CENTER

6445 W. Sunset Road Las Vegas, NV 89118



Available SF  
**2,643-5,482 SF**

Renovated  
**2023**

Clear Height  
**24'**

Location  
**LAS VEGAS, NV**



- 71,298 SF Industrial Property (2 Buildings)
- 24' Clear Height
- Fully fire sprinklered
- 12'x14' grade overhead doors
- Contiguous to UFC global HQ building
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport

## FOR MORE INFORMATION

### Gabe Telles

Leasing Agent

Colliers

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### Adam Murray

Leasing Manager

BKM Management Company

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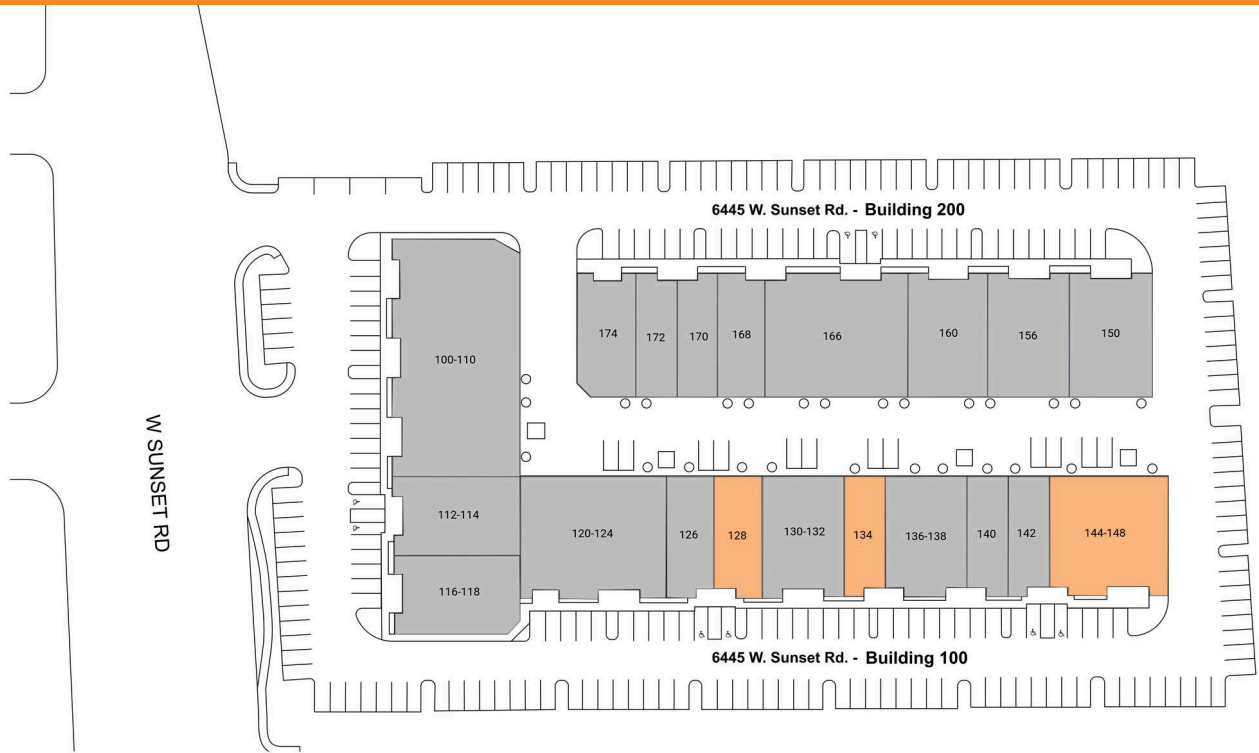
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
100	128	2,643	1,274	48%	IND	23	2	0
100	134	2,722	736	27%	IND	23	2	0
100	144-148	5,482	445	8%	IND	23	1	0

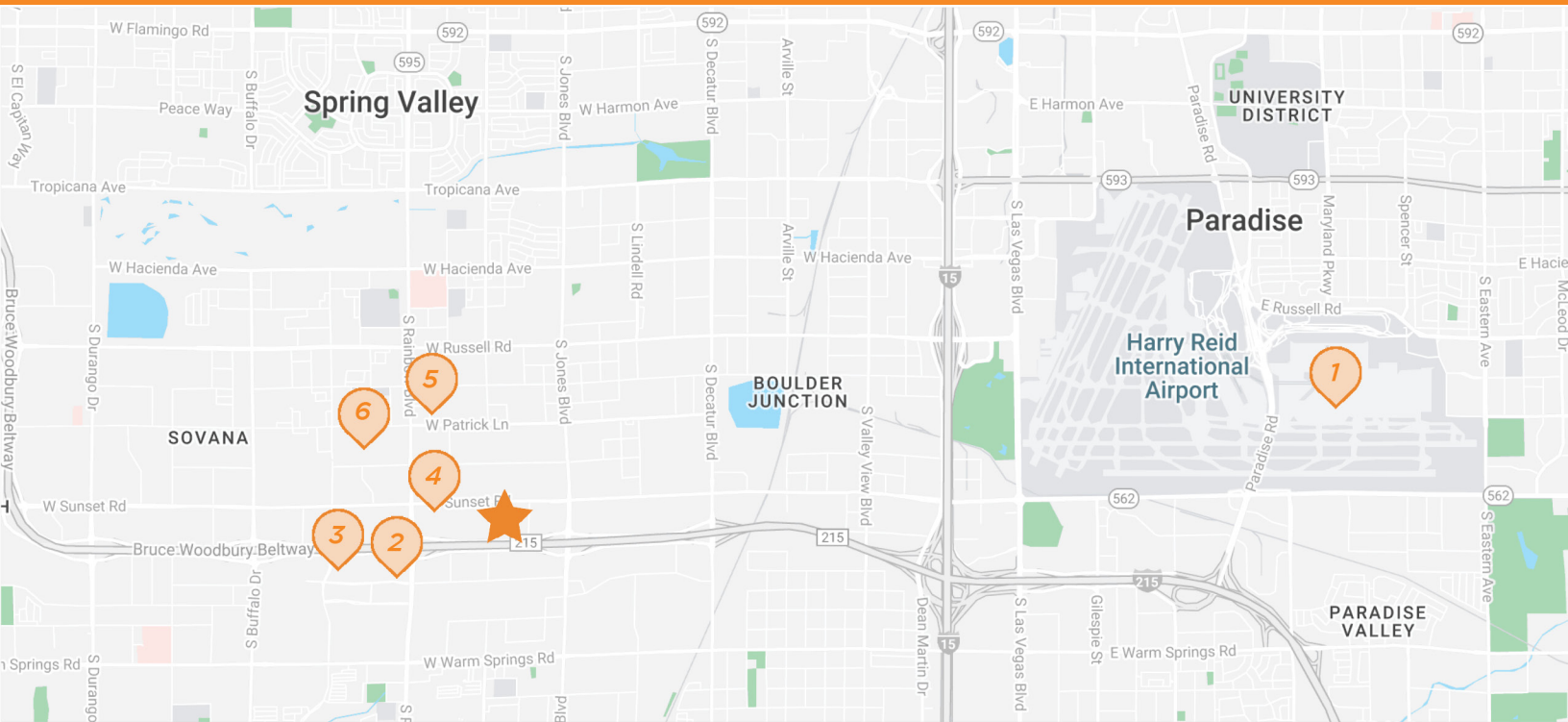
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- |   |  |  |
|---|--|--|
|  <b>1 HARRY REID INTERNATIONAL AIRPORT</b><br>5757 Wayne Newton Blvd<br>Las Vegas, NV 89119 |  <b>2 THE HOME DEPOT</b><br>7015 Arroyo Crossing Pkwy<br>Las Vegas, NV 89113    |  <b>3 WALMART SUPERCENTER</b><br>7200 Arroyo Crossing Pkwy<br>Las Vegas, NV 89113                           |
|  <b>4 IN-N-OUT BURGER</b><br>6530 S Rainbow Blvd<br>Las Vegas, NV 89118                     |  <b>5 ROSALLIE LE FRENCH CAFE</b><br>6090 S Rainbow Blvd<br>Las Vegas, NV 89118 |  <b>6 PRIMETIME BATTING CAGES &amp; SPORTS TRAINING</b><br>7200 W Post Rd, Suite 140<br>Las Vegas, NV 89113 |