

SUNSET BUSINESS CENTER

6445 W. Sunset Road Las Vegas, NV 89118



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Available SF
2,643-5,482 SF

Renovated
2023

Clear Height
24'

Location
LAS VEGAS, NV



FOR MORE INFORMATION

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Leasing Agent

Colliers

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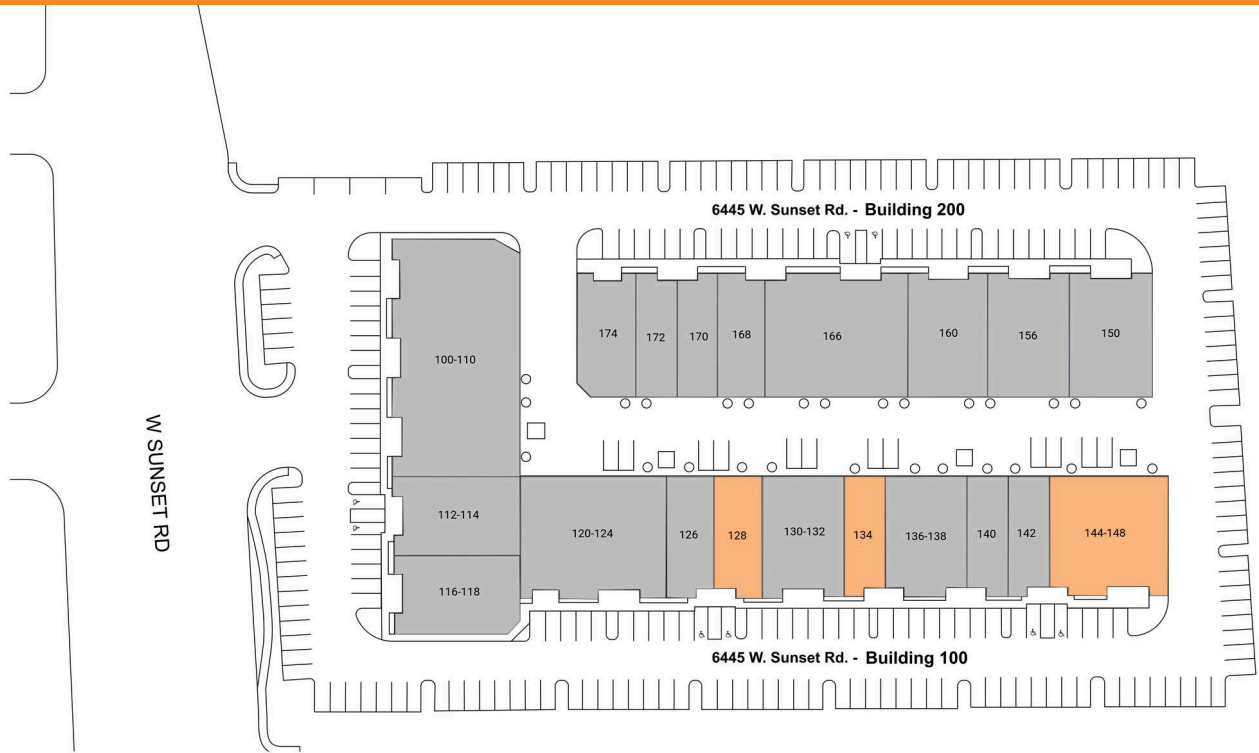
- 71,298 SF Industrial Property (2 Buildings)
- 24' Clear Height
- Fully fire sprinklered
- 12'x14' grade overhead doors
- Contiguous to UFC global HQ building
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport

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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

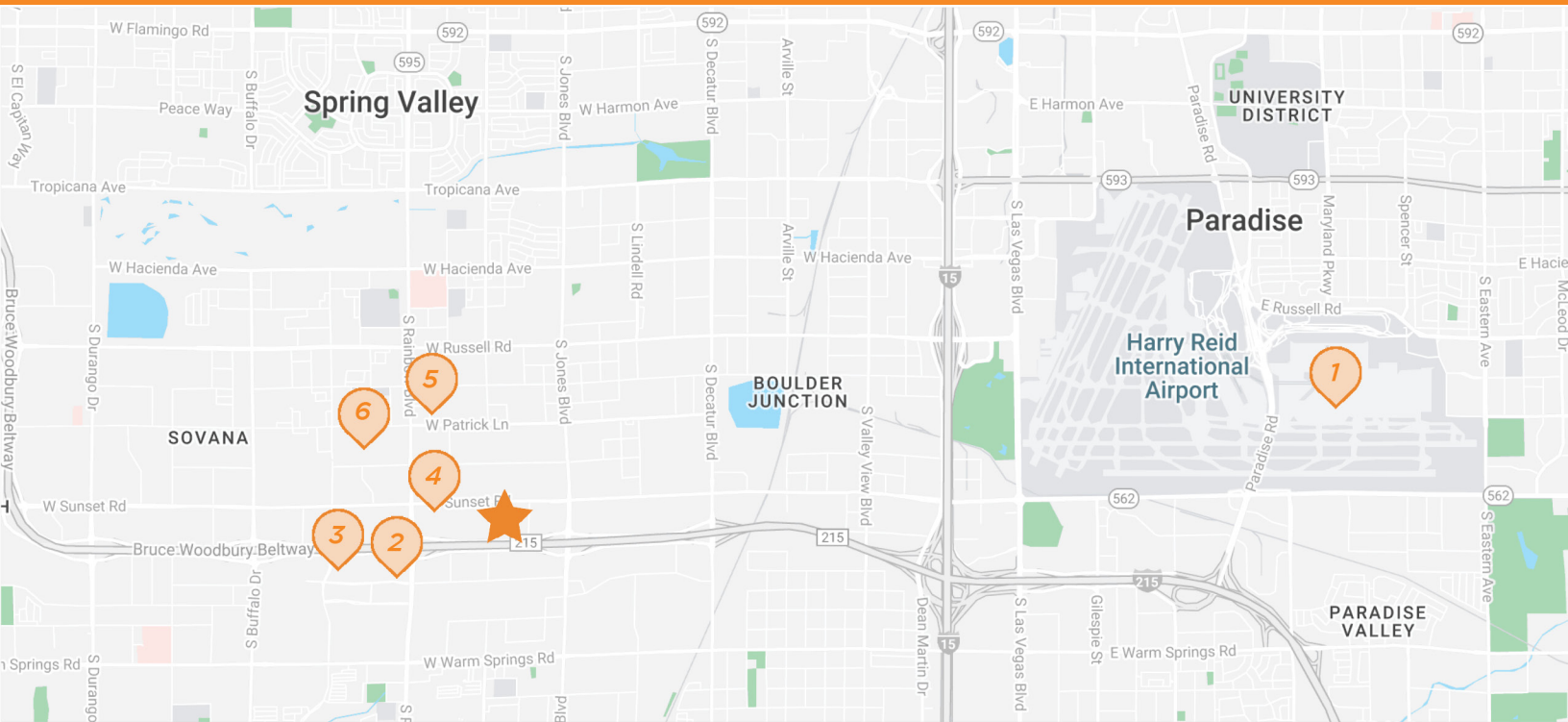
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|---|--|--|
|  1 HARRY REID INTERNATIONAL AIRPORT
5757 Wayne Newton Blvd
Las Vegas, NV 89119 |  2 THE HOME DEPOT
7015 Arroyo Crossing Pkwy
Las Vegas, NV 89113 |  3 WALMART SUPERCENTER
7200 Arroyo Crossing Pkwy
Las Vegas, NV 89113 |
|  4 IN-N-OUT BURGER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