

SUNSET BUSINESS CENTER

6445 W. Sunset Road Las Vegas, NV 89118



Available SF
2,643-6,165 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
P. 702.836.3758
E. GABE.TELLES@COLLIERS.COM

Adam Murray

Leasing Manager
BKM Management Company
P. 702.359.4858
E. AMURRAY@BKMMGMT.COM

SUNSET BUSINESS CENTER

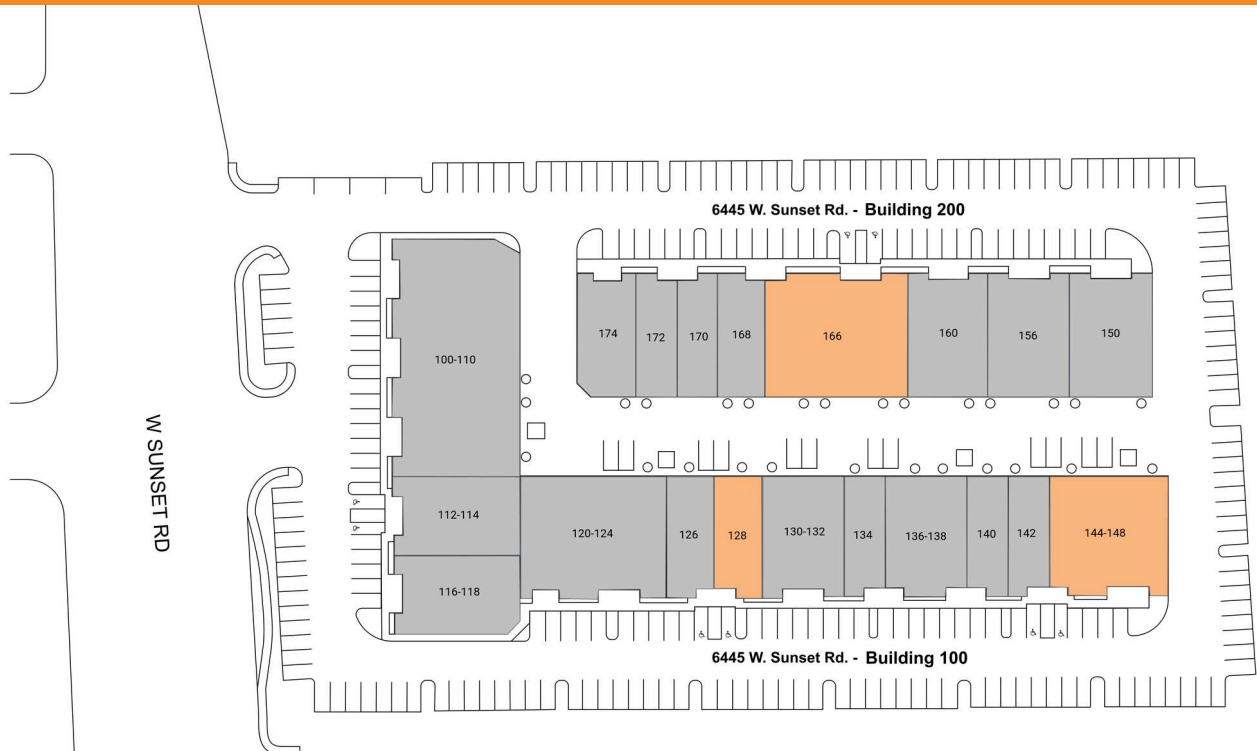
6445 W. Sunset Road Las Vegas, NV 89118



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	144-148	5,482	445	8%	IND	23	1	0
200	166	6,165	956	16%	IND	27	0	3

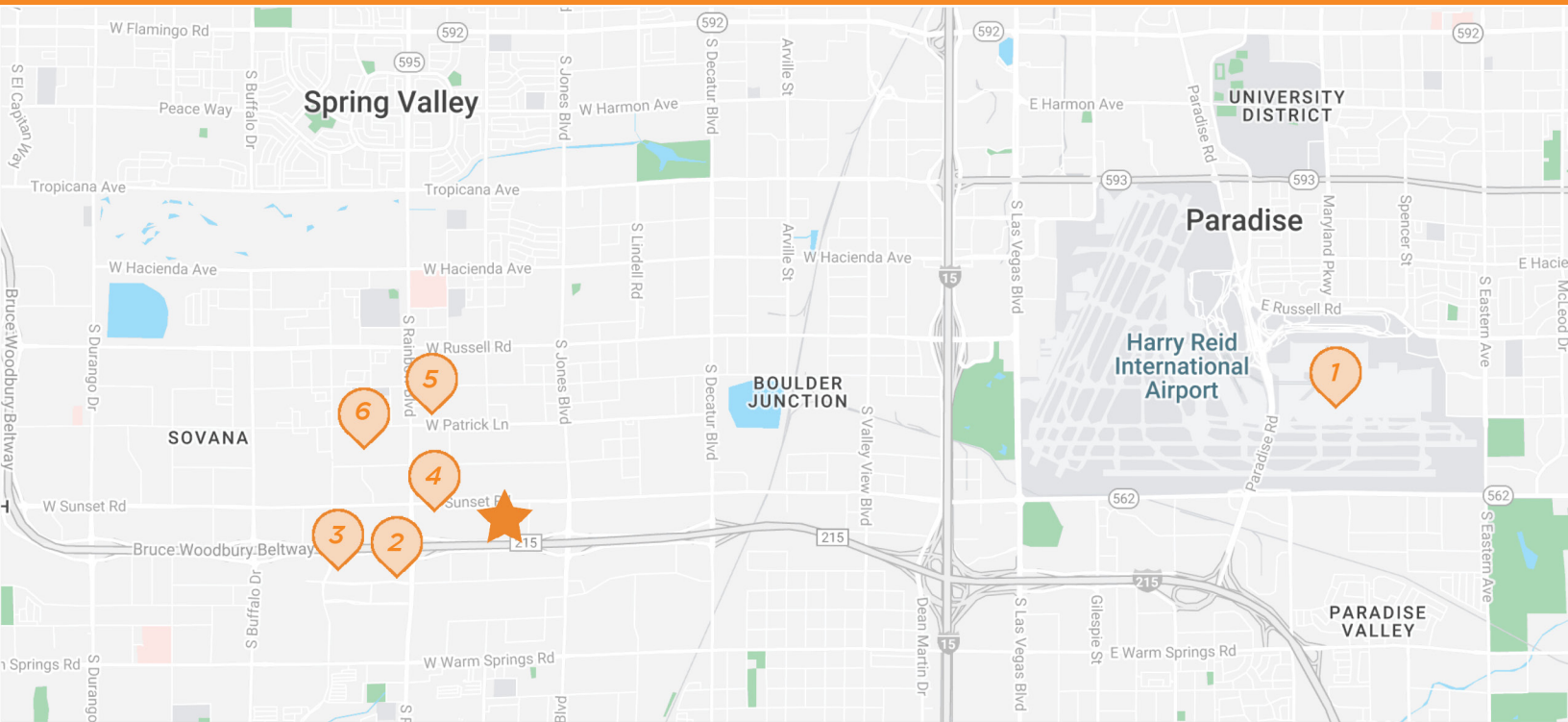
SUNSET BUSINESS CENTER

6445 W. Sunset Road Las Vegas, NV 89118



SUNSET BUSINESS CENTER

6445 W. Sunset Road Las Vegas, NV 89118



SUNSET BUSINESS CENTER

6445 W SUNSET ROAD | LAS VEGAS, NV 89118



HARRY REID INTERNATIONAL AIRPORT

5757 Wayne Newton Blvd
Las Vegas, NV 89119



THE HOME DEPOT

7015 Arroyo Crossing Pkwy
Las Vegas, NV 89113



WALMART SUPERCENTER

7200 Arroyo Crossing Pkwy
Las Vegas, NV 89113



IN-N-OUT BURGER

6530 S Rainbow Blvd
Las Vegas, NV 89118



ROSALLIE LE FRENCH CAFE

6090 S Rainbow Blvd
Las Vegas, NV 89118



PRIMETIME BATTING CAGES & SPORTS TRAINING

7200 W Post Rd, Suite 140
Las Vegas, NV 89113