

WEST  
**SUNSET**  
INDUSTRIAL PARK

±39,833 TOTAL SF

6430 WARBONNET WAY, LAS VEGAS, NV 89113

Colliers

LEASE WITH OPTION TO PURCHASE AVAILABLE!



AVAILABLE NOW

FOR SALE OR LEASE

A Quality Project By:



[www.mca-realty.com](http://www.mca-realty.com)



[www.ebsrp.com](http://www.ebsrp.com)

# ±39,833 TOTAL SF

## PROPERTY HIGHLIGHTS

- Two Turn-Key Concrete Tilt-Up Buildings:
  - Building 1: ±39,888 SF
  - Building 2: ±39,833 SF
- Situated on ±3.68 Acres
- ±28' Clear Height
- Zoning: Designed Manufacturing (M-D)
- ±190' Truck Court (shared yard)
  - Fully Secured with Manually Operated Gates
- Loading per Building:
  - Four (4) ±9' x ±10' Dock Doors
  - One (1) ±14' x ±16' Grade Level Door
- Anti-Freeze Heaters in Warehouse
- ESFR Fire Suppression System
- ±52' x ±50' Column Spacing with ±60' Speed Bay
- 83 Auto Parking Stalls
- ±2,000 amp, 480/277v, 3-Phase Power per Building
- Evaporative Cooled Warehouse
- LED Warehouse Lights
- Painted Warehouse walls and Columns (white box condition)
- R-19 Batt Insulation

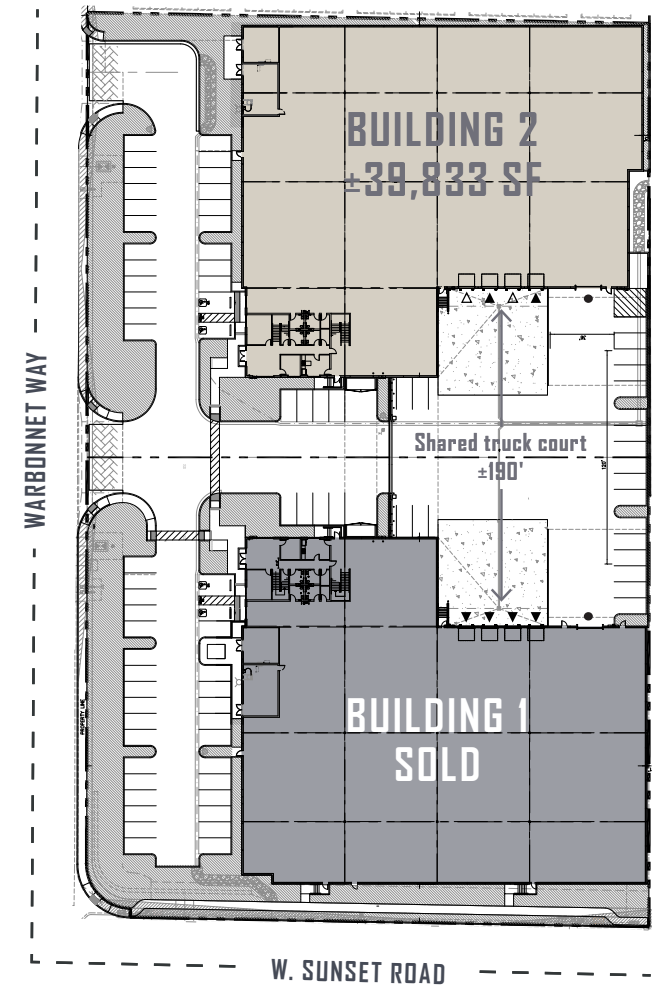
● = DRIVE-IN DOOR    ▲ = DOCK HIGH DOOR    △ = PIT LEVELER

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Not to scale. For illustration purposes only.



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## BUILDING 2

# ±39,833 SF

### BUILDING HIGHLIGHTS

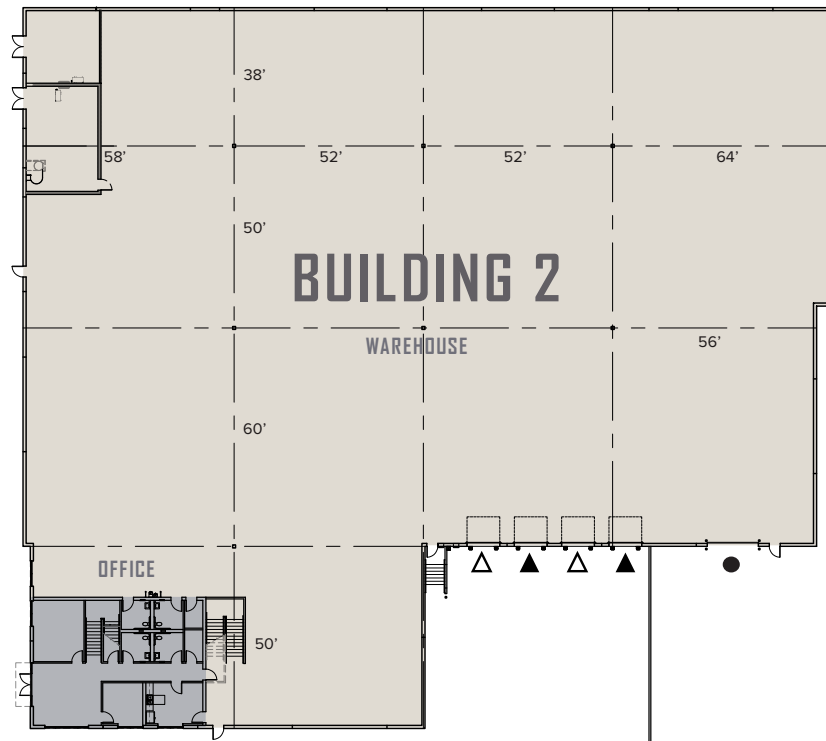
- ±39,833 Total SF
- Two Story Office:
  - First Floor: ±1,900 SF
  - Second Floor: ±1,493 SF
- ±36,440 SF Warehouse
- ±28' Clear Height throughout
- ±2,000 amp, 480/277v, 3-Phase Power
- ±52' x ±50' Column Spacing with ±60' Speed Bay
- Four (4) ±9' x ±10' Dock Doors
  - Two (2) Pit Levelers
- One (1) ±14' x ±16' Grade Level Door



Not to scale. For illustration purposes only.

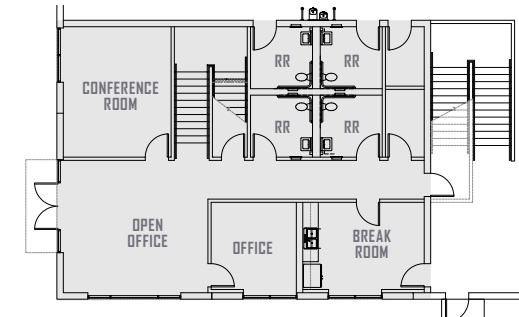


■ = OFFICE ● = DRIVE-IN DOOR ▲ = DOCK HIGH DOOR △ = PIT LEVELER



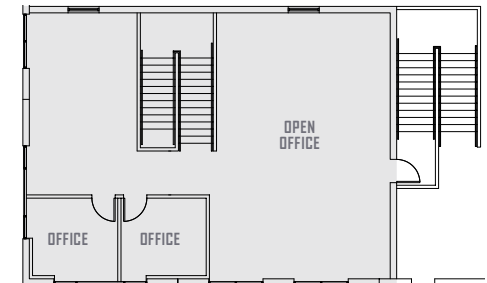
### FIRST FLOOR OFFICE

#### ±1,900 SF



### SECOND FLOOR OFFICE

#### ±1,493 SF



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## PROPERTY PHOTOS



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0.8 miles to  
the I-215



5 miles to I-15



9 miles to Harry Reid  
International Airport



7.2 miles to  
Las Vegas Strip



# WEST SUNSET INDUSTRIAL PARK

LAS VEGAS STRIP

Colliers

BUILDING 2  
±39,833 SF

BUILDING 1  
SOLD

WARBONNET WAY

W. SUNSET ROAD

#### EXCLUSIVE LISTING AGENTS:

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