

FOR LEASE: OFFICE/WAREHOUSE FLEX SPACE

SUNSET BUSINESS CENTER

12 SUNSET WAY, HENDERSON, NV 89014



CHRIS CONNELL

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3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

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www.colliers.com/lasvegas

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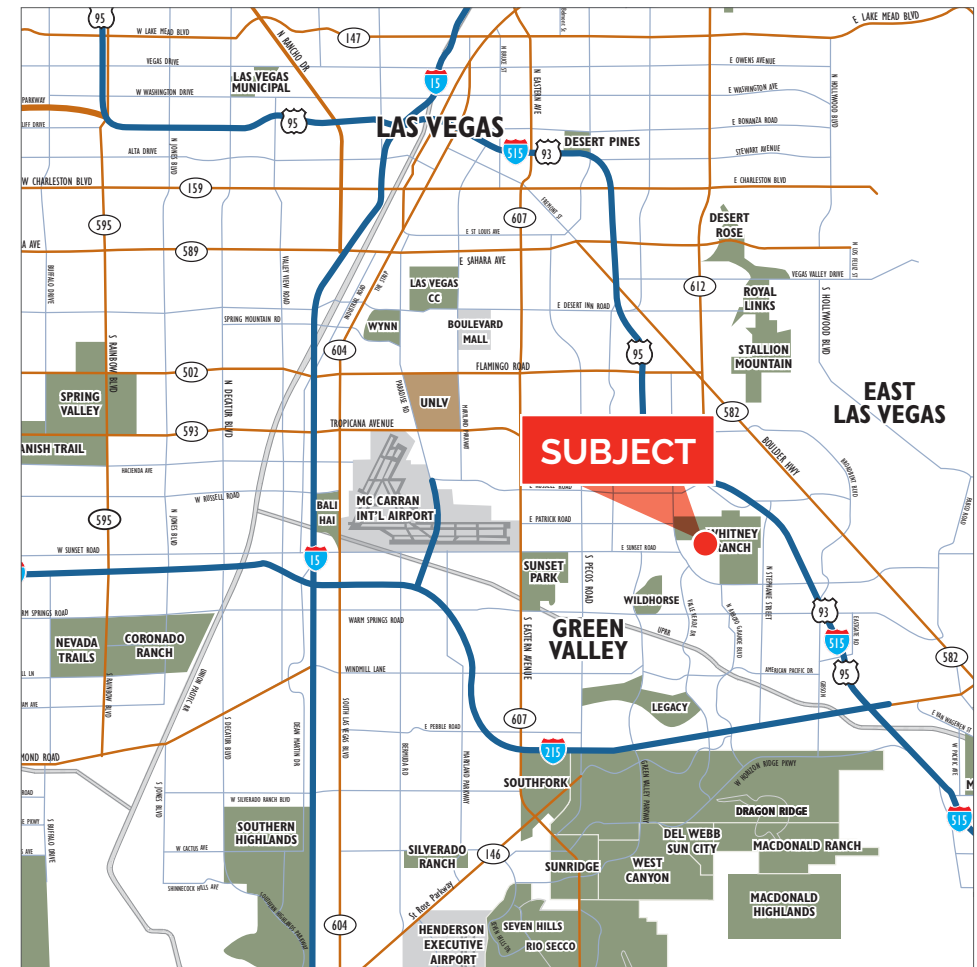
12 SUNSET WAY, HENDERSON, NV 89014



TWO OFFICE/WAREHOUSE INDUSTRIAL BUILDINGS EACH TOTALING ±10,000 SF ARE PART OF A 12.98 ACRE MASTER PLANNED INDUSTRIAL OFFICE PARK. CONVENIENT ACCESS TO THE I-215 BELTWAY AND US-95. LOCATED ACROSS THE STREET FROM ETHEL M. CHOCOLATE FACTORY AND CACTUS GARDEN. MINUTES FROM MCCARRAN INTERNATIONAL AIRPORT AND SEVERAL SHOPPING AND DINING ESTABLISHMENTS INCLUDING THE GALLERIA MALL.

PROPERTY HIGHLIGHTS

- Available units ranging from ±1,658 SF to ±2,012 SF
- Turn Key Space Available for Immediate Occupancy
- Lease Rates Starting at \$0.60 PSF/Month NNN
- CAMs: \$0.24 PSF/Month
- Corporate Park Setting
- IP Industrial Park (Henderson) Zoning
- Close Proximity to the I-215 Beltway, US 95 and McCarran International Airport



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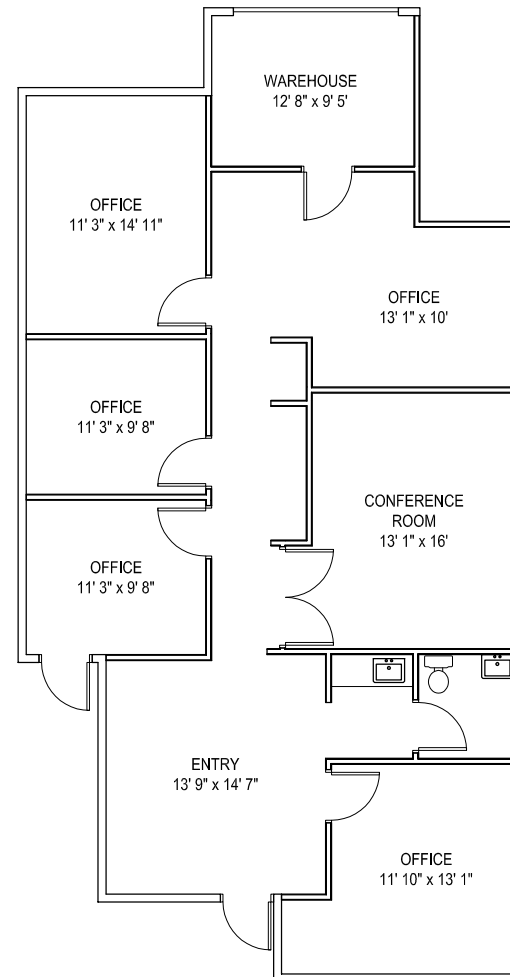
SUNSET BUSINESS CENTER

12 SUNSET WAY, HENDERSON, NV 89014



12A Sunset Way Suite 104 :: ±1,658 SF

- 125 Amp/240 Volt, 3-Phase Power
- One 8'x8' Roll Up Door
- 100% HVAC
- **Lease Rate: \$0.80 PSF/Month NNN**



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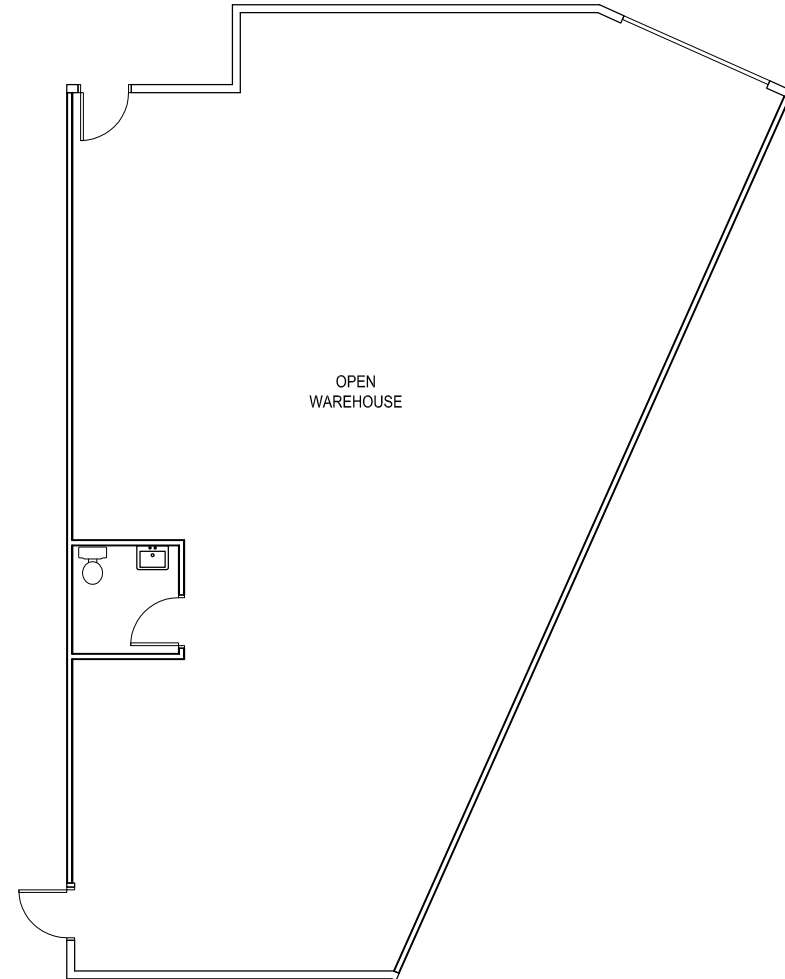
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12B Sunset Way Suite 210 :: ±2,012 SF

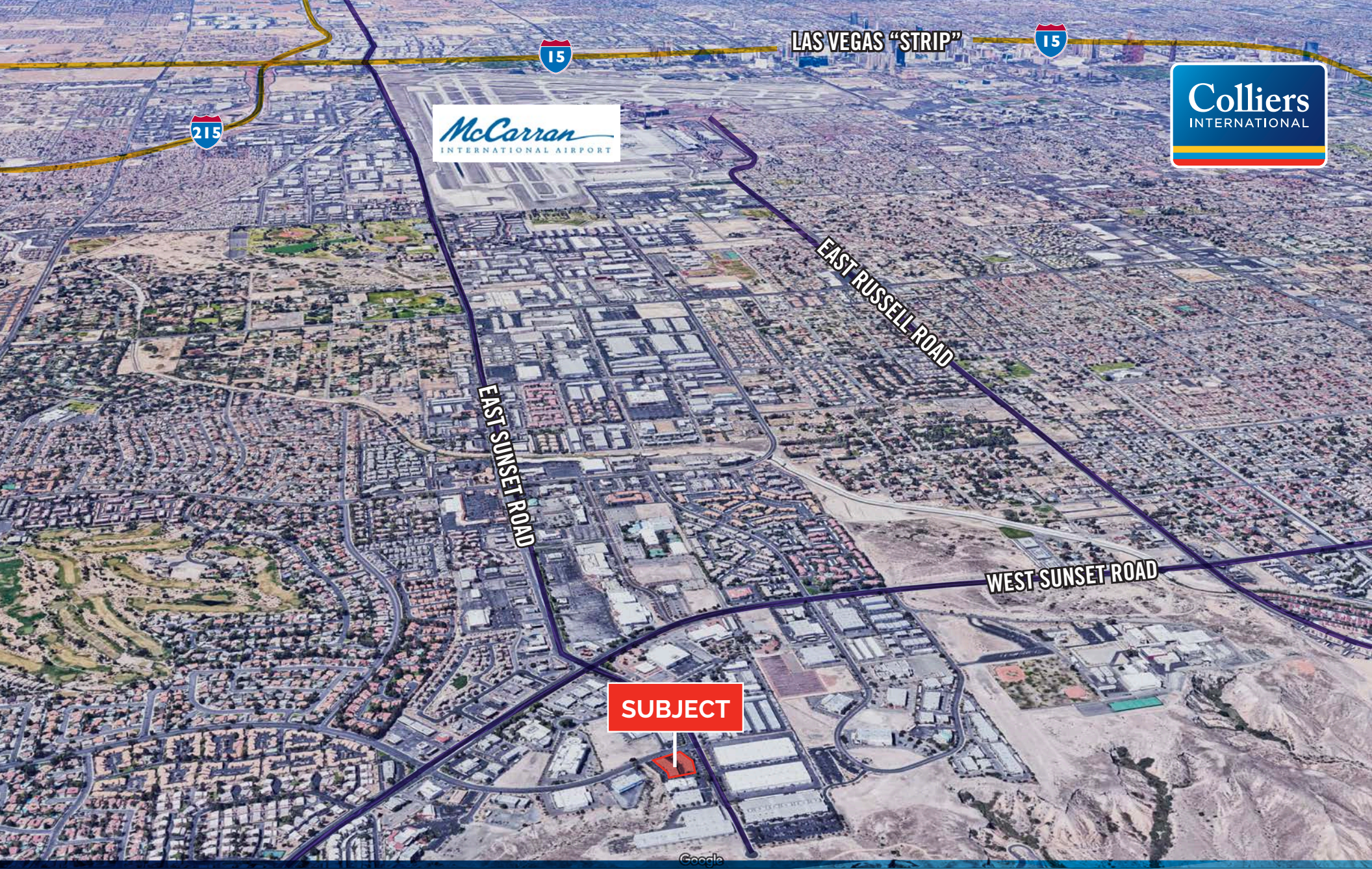
- 125 Amp/240 Volt, 3-Phase Power
- 12' Clear Height
- One 8'x8' Roll Up Door
- Swamp Cooled
- **Lease Rate: \$0.60 PSF/Month NNN**



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