

SUNSET BUSINESS CENTER



FOR LEASE

6445 W. SUNSET ROAD | LAS VEGAS | NV | 89118

SAM NEWMAN, SIOR

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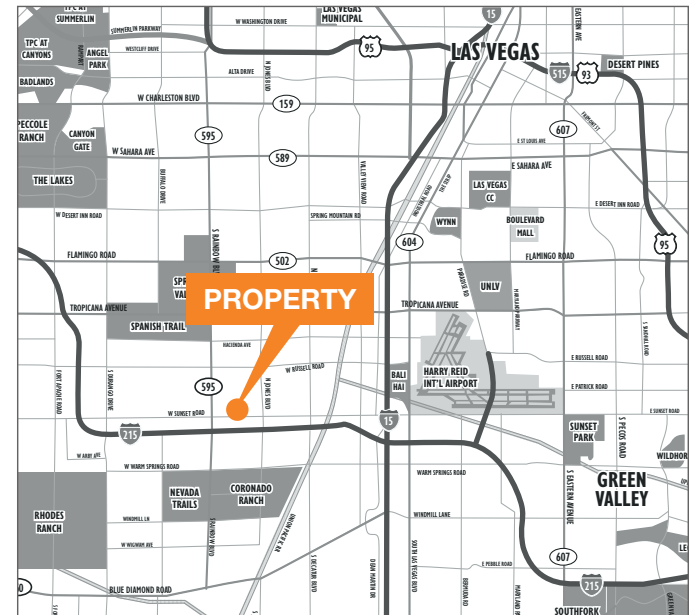
charlie.newman@colliers.com

LIC. # NV-S.196915



PROPERTY FEATURES

- ±71,399 Total SF Industrial Park
- ±24' – ±26' Clear Height
- Fully Fire Sprinklered
- ±12' x ±14' 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



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

FOR LEASE



FOR MORE INFORMATION

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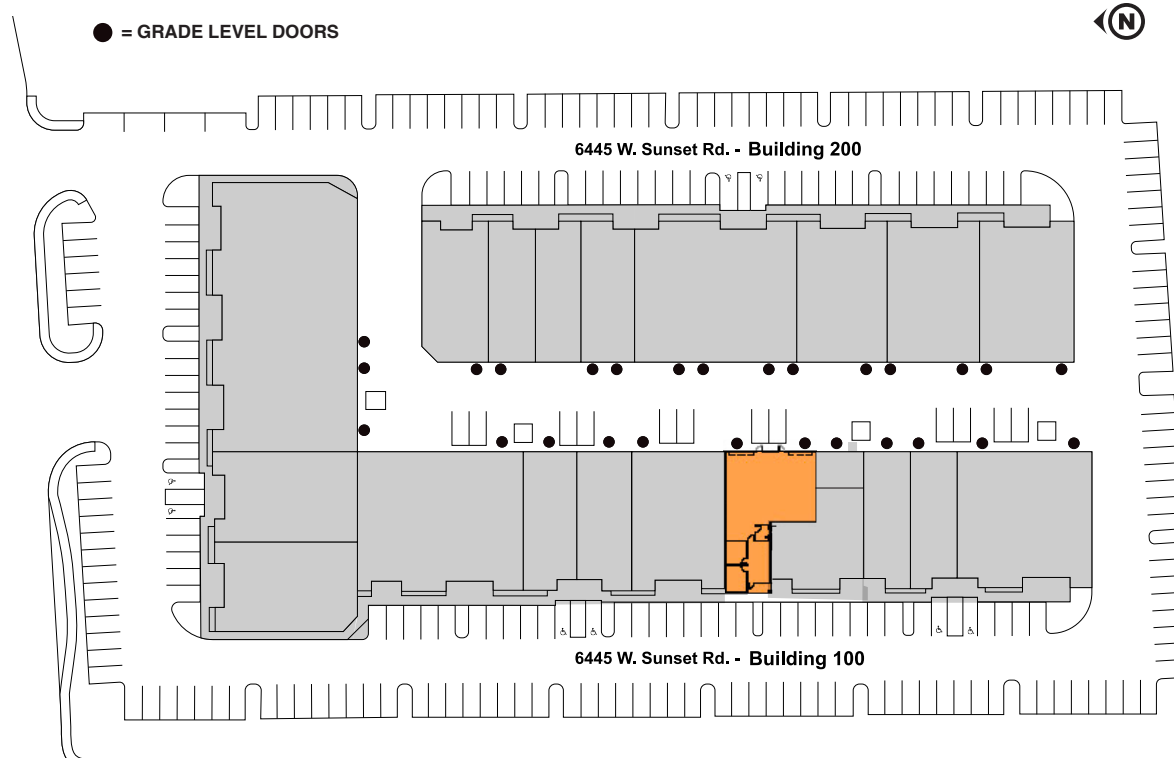
LIC. # NV-S.196915

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
100	134	±2,722	±736	±1,986	\$1.90 PSF/Mo	\$0.43 PSF/Mo	04/01/2026

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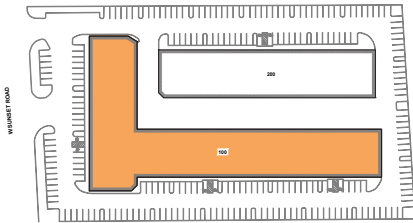
FLOOR PLAN

BUILDING 100

SUITE 134

- ±2,722 Total SF
- ±736 SF Office
- ±1,986 SF Warehouse
- ±22'3" – ±23'6" Clear Height
- 2 Grade Level Loading Doors
- Rate \$1.90 PSF/Mo
- NNN \$0.43 PSF/Mo

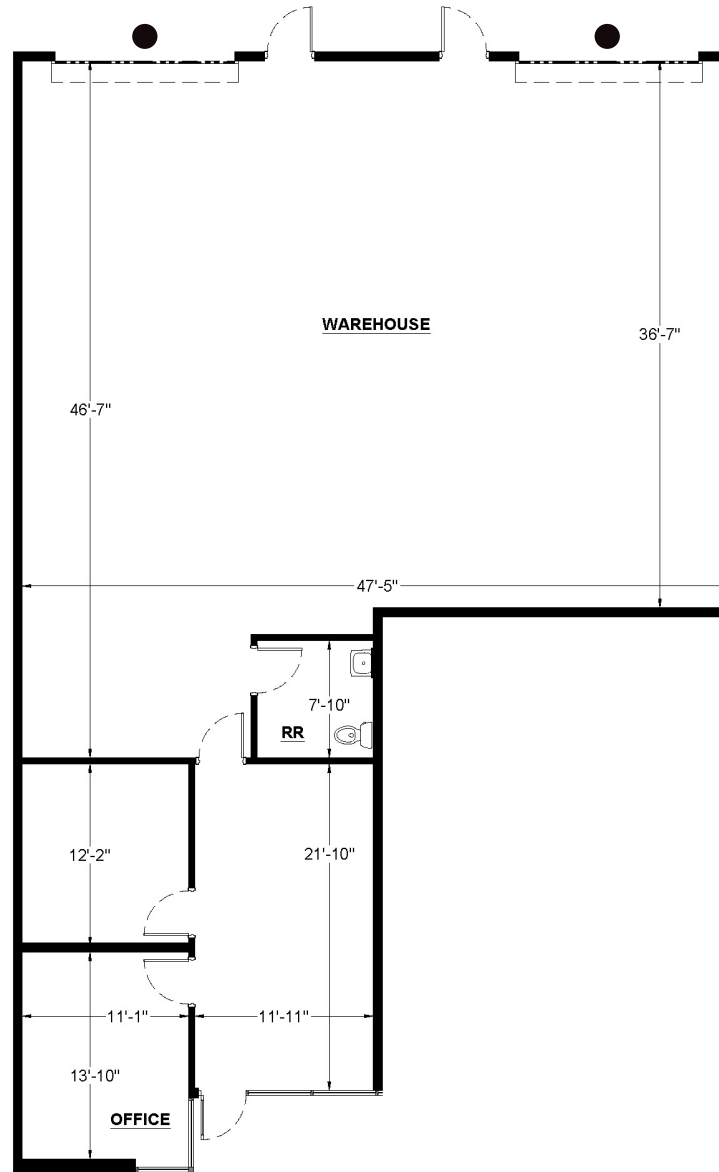
SITE KEY PLAN



BUILDING KEY PLAN



● = GRADE LEVEL DOORS



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PROPERTY PHOTOS

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AMENITIES & IMPROVEMENTS

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