



FOR SALE



±5,510 SF OFFICE / WAREHOUSE BUILDING | SUNSET ROAD FRONTAGE

549 W. SUNSET ROAD

HENDERSON, NV 89011

TRAVIS NOACK

(702) 470-0786

TNoack@rcadvs.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadvs.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

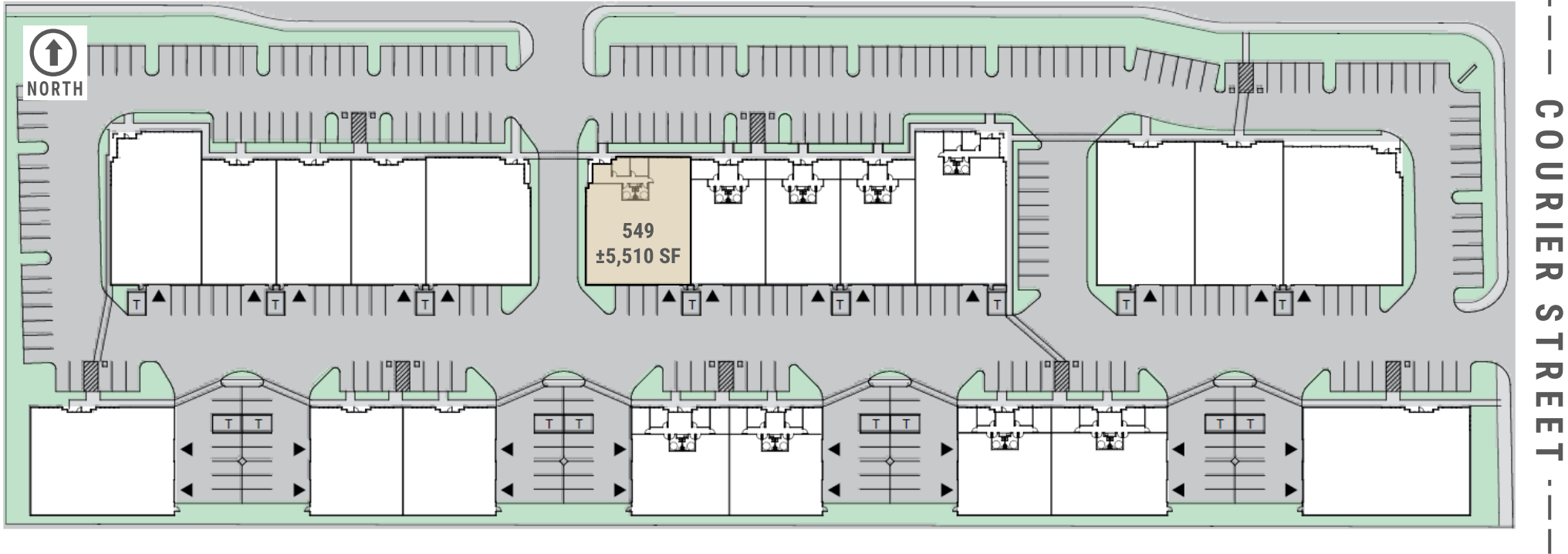
WNoack@rcadvs.com

NV-RE License: BS.0144993

549 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE

W. SUNSET ROAD



▲ = GRADE LEVEL LOADING

T = TRASH ENCLOSURE

- Prime Henderson Location w/ Sunset Road Frontage
- Exterior Concrete-Tilt Construction
- Immediate Access to the I-11 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities

TRAVIS NOACK

(702) 470-0786

TNoack@rcadvvs.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadvvs.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadvvs.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvvs.com



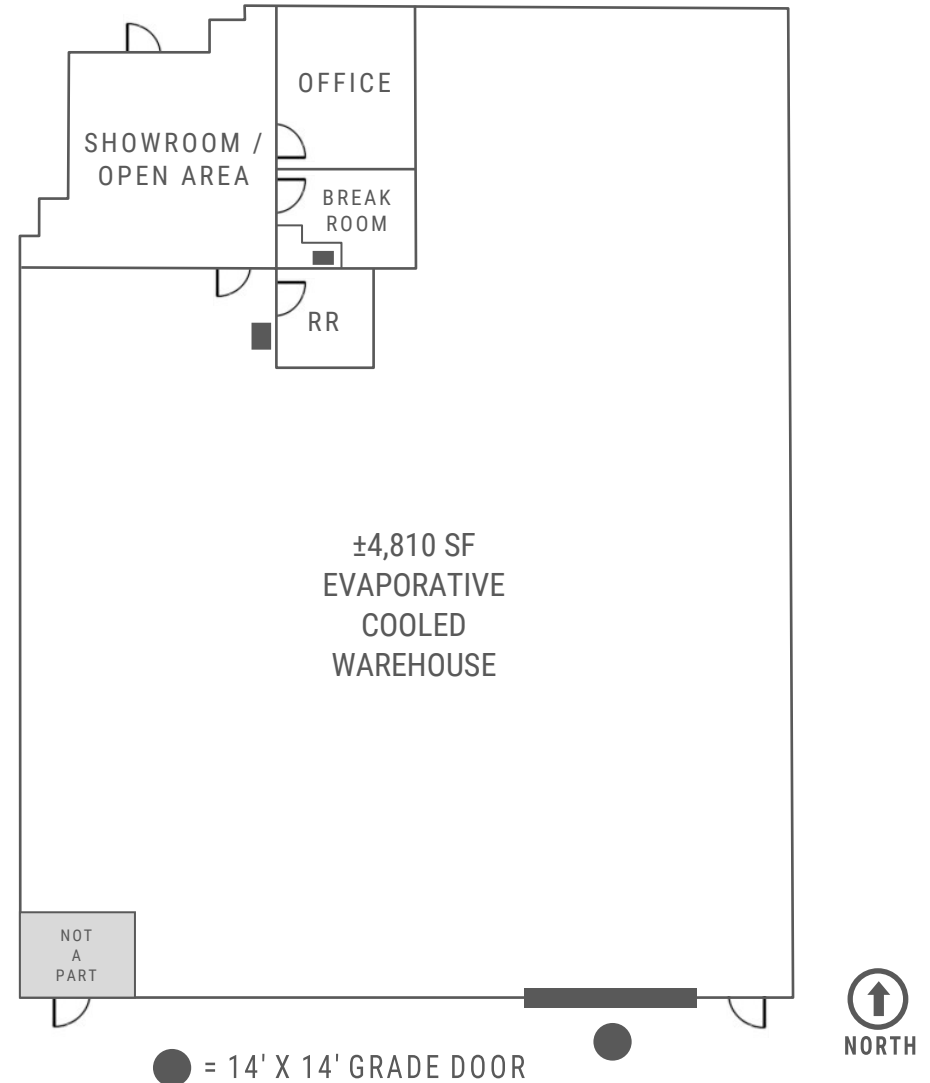
549 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE

±5,510 SF OFFICE / WAREHOUSE BUILDING

- ±700 SF HVAC Office
 - ⇒ Showroom / Open Area
 - ⇒ One (1) Private Office
 - ⇒ Break Room w/ Sink
- ±4,810 SF Evaporative Cooled Warehouse w/ Restroom
- ±18' Clear Height
- Fire Sprinkler System
- Warehouse Skylights
- 800 Amps, 120/208 Volt, 3-Phase Power
- One (1) - Oversized 14' x 14' Grade Level Loading Door
- Parking Ratio: 3.2 - 1,000 SF (18 Spaces)
- Zoning: IG (General Industrial - City of Henderson)

PURCHASE PRICE: \$1,700,000 (\$308.53/PSF)



TRAVIS NOACK

(702) 470-0786

TNoack@rcadv.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadv.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadv.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

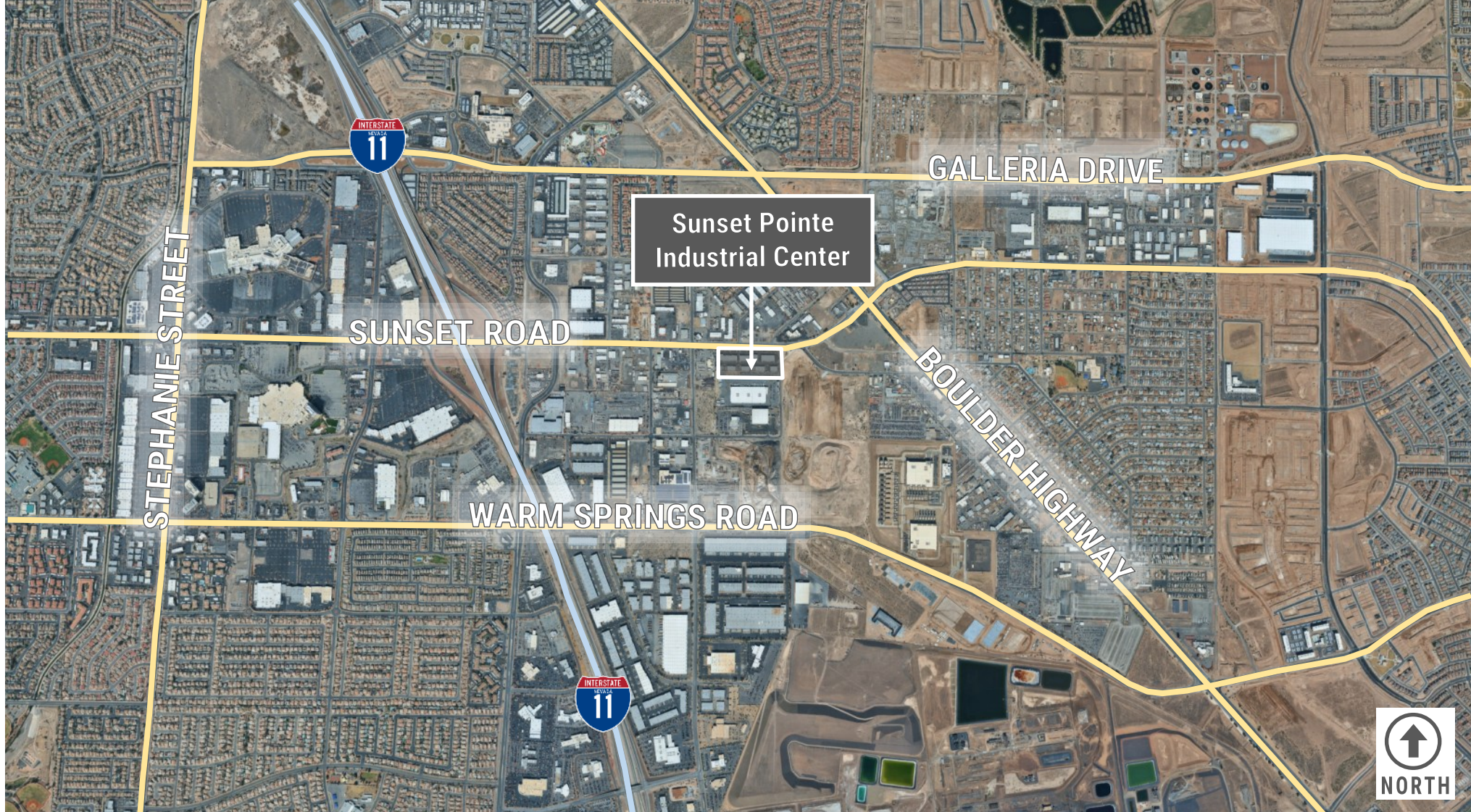
(702) 515-1010

www.rcadv.com



549 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE



TRAVIS NOACK

(702) 470-0786

TNoack@rcadv.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadv.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadv.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com

