



FOR SALE

600 W Sunset Rd
Henderson, NV 89011

±0.53 ACRES | LAND

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

The property is located at 600 W Sunset Road in Henderson, Nevada, within a well-established industrial corridor near the Valley Auto Mall.

The property offers a compelling value-add strategy through continued yard income, potential rent increases, and future redevelopment of the existing building. A buyer may elect to maintain interim cash flow while completing roof replacement and interior build-out for an owner-user or multi-tenant industrial configuration.

SALE PRICE	\$765,000
TOTAL YARD SF	±0.53 Acres
ZONING	I-G
APN	17802611005, 17802611004, 17802611003, 17802611002

- ±0.53 acres of General Industrial (I-G) zoned land
- ±6,300 SF industrial building (roof and interior improvements required)
- Four secured fenced yard areas with upgraded iron fencing and individual gates
- Current month-to-month yard income: approximately \$2,400/month (modified gross)
Yard 1: \$500 | Yard 2: \$500 | Yard 3: \$650 | Yard 4: \$750
- Nine (9) roll-up door cutouts, with five (5) roll-up doors currently in place and operable
- Electrical panels on site; no active meters currently installed
- Concrete slab and block walls remain intact
- ±0.03 miles to I-11 freeway access via Sunset Road
- Proximity to Valley Auto Mall, Boulder Highway, and major arterial routes
- Ideal for contractor yard, service use, auto-related uses, or redevelopment



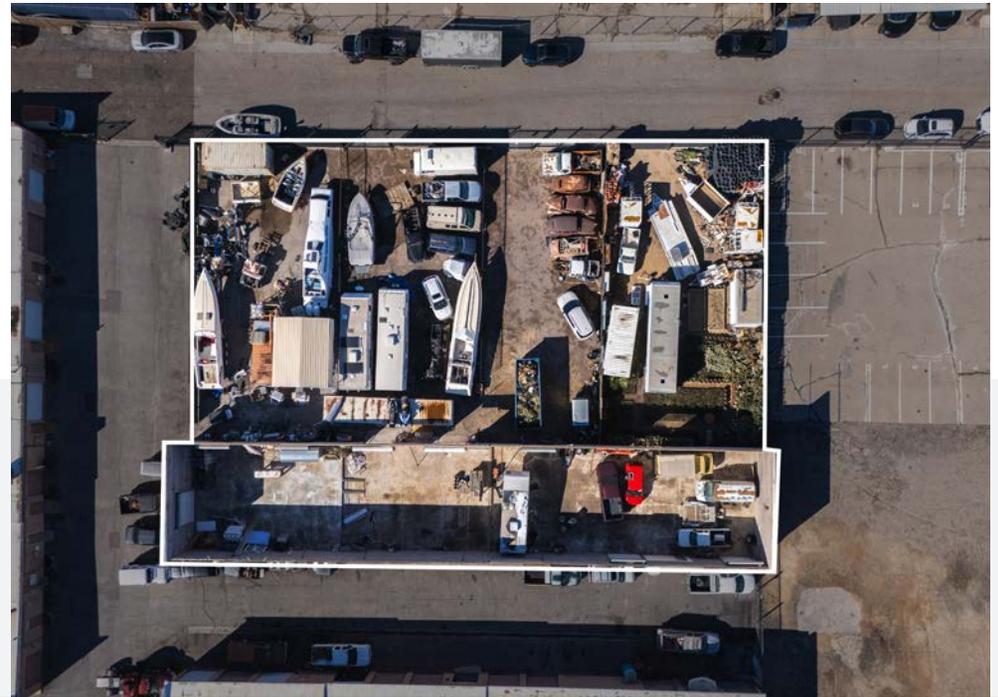
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PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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