



**FOR
LEASE**

Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

Sunset Airport Center is a 272,827 SF mixed use office and industrial complex. The project offers office/warehouse from 1,600 SF to 15,200 SF. Situated on the NW corner of South Pecos Road and East Sunset Road, Sunset Airport Center offers excellent access to Harry Reid International Airport (LAS), the Las Vegas Strip, US-95, I-15 & I-215 freeways.

- On-site leasing and management office
- Excellent access to US-95, I-15 & I-215 freeways
- Evaporative Cooled Warehouses
- Grade level loading doors
- Shareable Docks
- Parking ratio: 1.5:1,000

CONTACT

Judith Tamayo • Leasing Associate

702.366.1026 • juditht@SchnitzerProperties.com

Tasha Blackburn • Senior Property Manager

702.366.1027 • tashab@SchnitzerProperties.com

SchnitzerProperties.com



Formerly Harsch Investment Properties

**FOR
LEASE**

Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120

**VARIOUS DINING OPTIONS & EASY
FREEWAY ACCESS**



CONTACT

Judith Tamayo • Leasing Associate
702.366.1026 • juditht@SchnitzerProperties.com
Tasha Blackburn • Senior Property Manager
702.366.1027 • tashab@SchnitzerProperties.com
SchnitzerProperties.com



Formerly Harsch Investment Properties

**FOR
LEASE**

Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120

AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6325 S. Pecos Road, Suite 2*	2,000	198	1,802	\$1.35	\$0.26	\$3,220	Early 2025
6325 S. Pecos Road, Suite 3*	2,000	198	1,802	\$1.35	\$0.26	\$3,220	Early 2025
6335 S. Pecos Road, Suite 33	2,000	198	1,802	\$1.35	\$0.26	\$3,220	Immediately
6355 S. Pecos Road, Suite 68	2,000	198	1,802	\$1.25	\$0.26	\$3,020	Immediately

**Limited Time Winter-Specials*

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

CONTACT

Judith Tamayo • Leasing Associate

702.366.1026 • juditht@SchnitzerProperties.com

Tasha Blackburn • Senior Property Manager

702.366.1027 • tashab@SchnitzerProperties.com

SchnitzerProperties.com



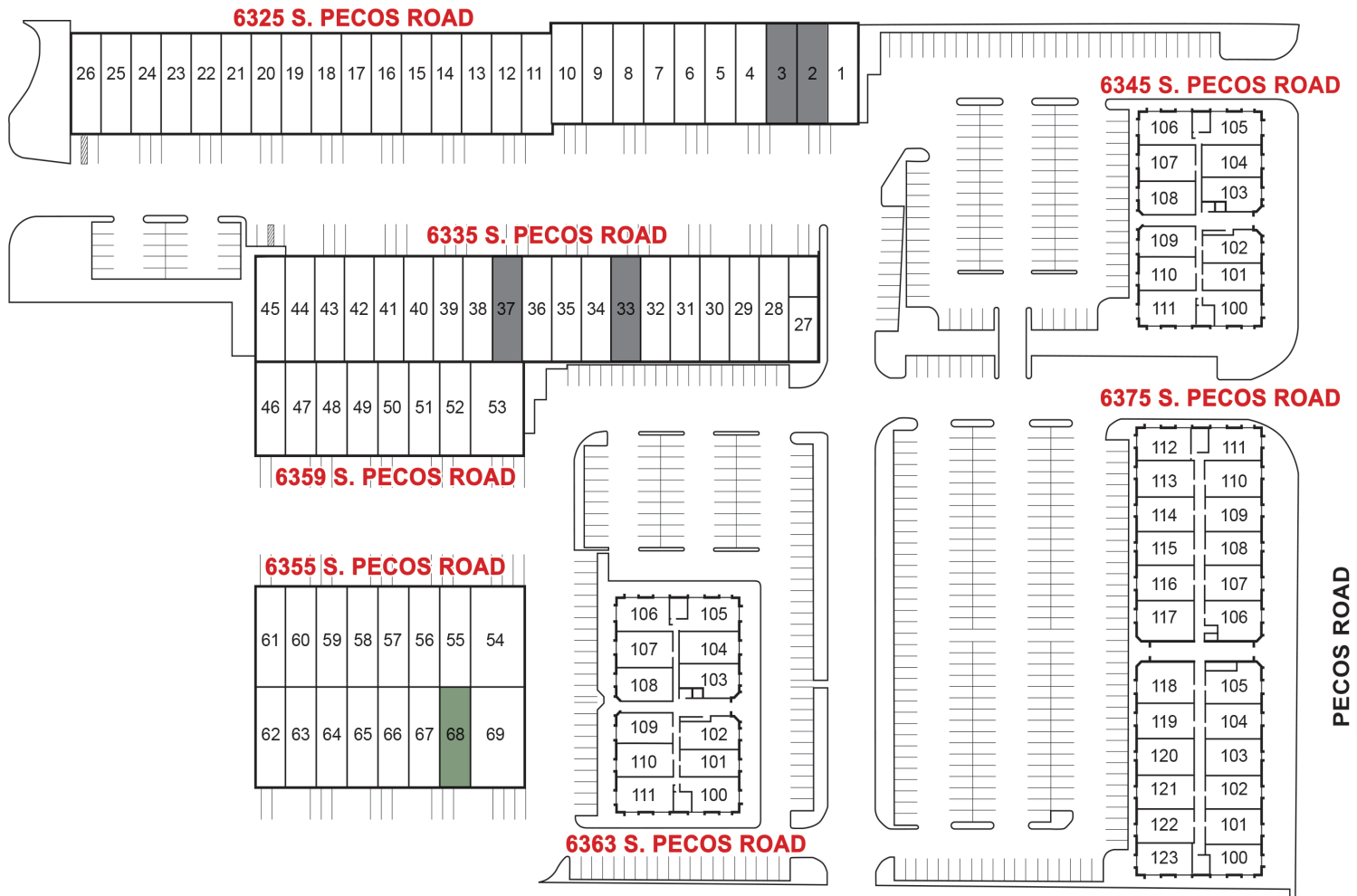
Formerly Harsch Investment Properties

**FOR
LEASE**

Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120

PINE STREET



CONTACT

Judith Tamayo • Leasing Associate
702.366.1026 • juditht@SchnitzerProperties.com
Tasha Blackburn • Senior Property Manager
702.366.1027 • tashab@SchnitzerProperties.com
SchnitzerProperties.com



Formerly Harsch Investment Properties

**FOR
LEASE**

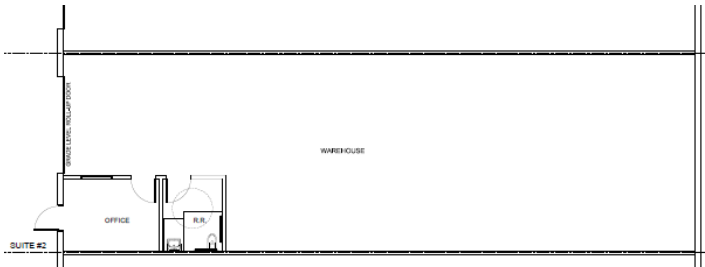
Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120

6325 S. PECOS ROAD, SUITE 2

Total Square Feet

±2,000 SF



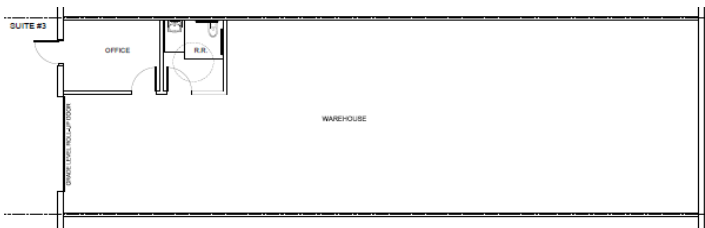
Available:	Early 2025
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.26 PSF/M
Total Monthly:	\$3,220
Power:	120/208 Volt, 3 Phase, 100 Amps

**Landlord in process of doing a spec build-out to add a single office and restroom. Please call for more info.*

6325 S. PECOS ROAD, SUITE 3

Total Square Feet

±2,000 SF



Available:	Early 2025
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.26 PSF/M
Total Monthly:	\$3,220
Power:	120/208 Volt, 3 Phase, 100 Amps

**Landlord in process of doing a spec build-out to add a single office and restroom. Please call for more info.*

CONTACT

Judith Tamayo • Leasing Associate

702.366.1026 • juditht@SchnitzerProperties.com

Tasha Blackburn • Senior Property Manager

702.366.1027 • tashab@SchnitzerProperties.com

SchnitzerProperties.com



Formerly Harsch Investment Properties

**FOR
LEASE**

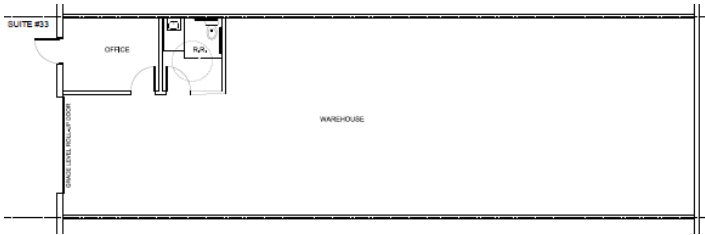
Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120

6335 S. PECOS ROAD, SUITE 33

Total Square Feet

±2,000 SF



Available:	Immediately
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.26 PSF/M
Total Monthly:	\$3,220
Power:	120/208 Volt, 3 Phase, 100 Amps

6355 S. PECOS ROAD, SUITE 68

Office Space

±2,000 SF



Available:	Immediately
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.26 PSF/M
Total Monthly:	\$3,020
Power:	120/208 Volt; 3 Phase; 100 Amps

*Winter
Special*

CONTACT

Judith Tamayo • Leasing Associate

702.366.1026 • juditht@SchnitzerProperties.com

Tasha Blackburn • Senior Property Manager

702.366.1027 • tashab@SchnitzerProperties.com

SchnitzerProperties.com



**Schnitzer
PROPERTIES**

Formerly Harsch Investment Properties