

# Sunset & Jones

5765 W Sunset Road  
Las Vegas, NV 89118

**±33,543 Total SF**  
Class "A" Industrial Building



**For Sale or Lease**

**Available Q4 2025**

**OFIR BEN-MOSHE**

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B.1002540.LLC

Developed By:



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# SUNSET & JONES

5765 West Sunset Road, Las Vegas, NV 89118

## Property Highlights

5765 W. Sunset Road is a high-image, class "A," new-construction, free-standing industrial building located in the Southwest submarket. Positioned just east of of S. Jones Blvd. and fronting W. Sunset Rd., this project offers excellent street visibility and city-wide accessibility. 5765 W. Sunset Road offers immediate access to the I-215 Beltway and convenient access to the I-15, Harry Reid International Airport, and Las Vegas Strip. Featuring  $\pm 33,543$  SF of functional warehouse and office space, this building can accommodate a variety of uses including showrooms, manufacturing, assembly, & distribution, among other uses. Now being offered for sale or pre-lease in entirety or a demised footprint - **contact for more info & pricing.**

Size  
 **$\pm 33,543$   
Total SF**

Delivery  
**Q4  
2025**

Location  
**Southwest  
Submarket**

Offering  
**For Sale  
or Lease**

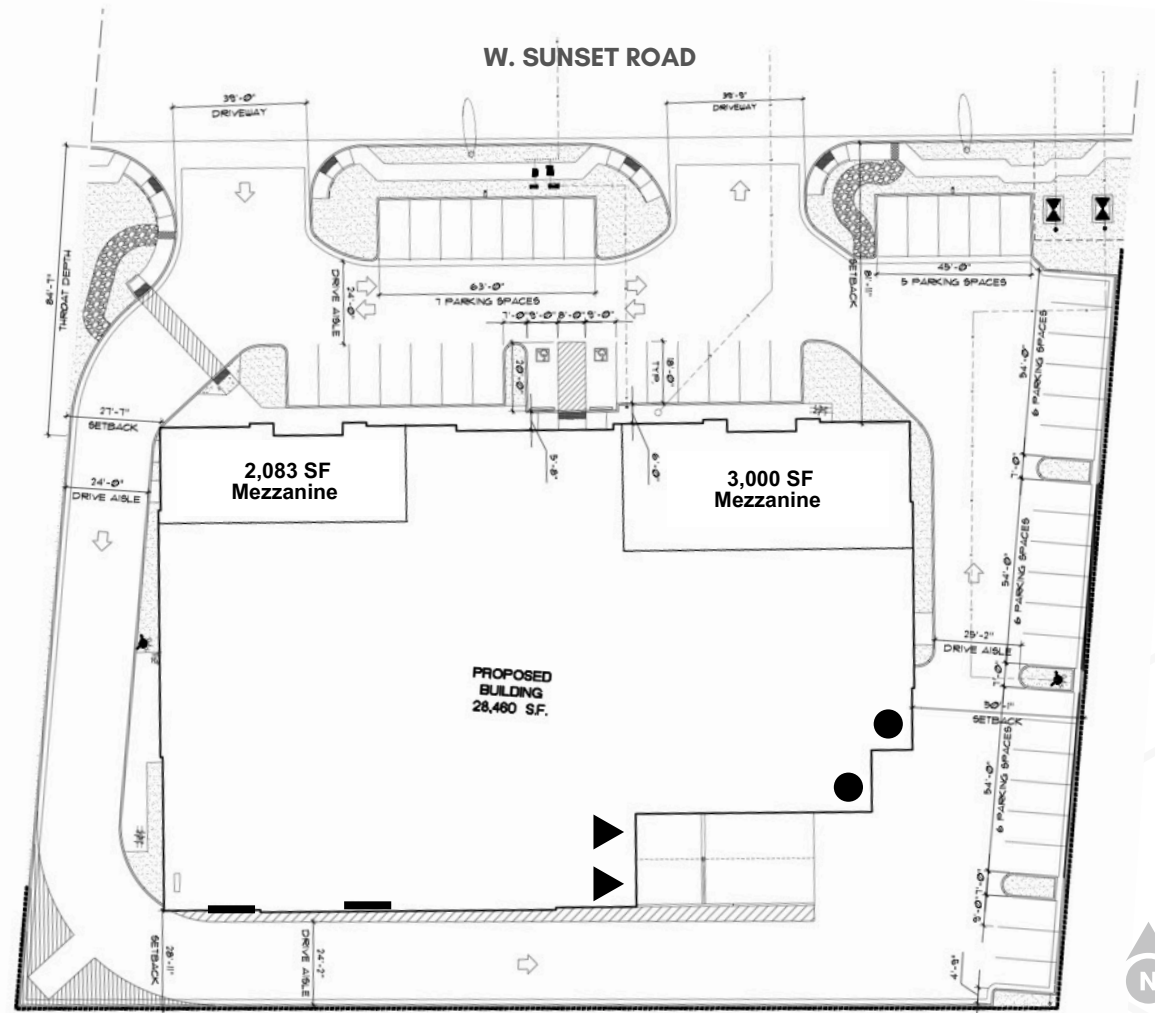
**NEW CONSTRUCTION, FREE-STANDING  
CLASS "A" INDUSTRIAL BUILDING  
AVAILABLE Q4 2025**

**MYD** REAL ESTATE

# Building Shell Specifications

<b>TOTAL SF</b>	<b>±33,543</b>
<b>FLOOR AREA</b>	<b>±28,460</b>
<b>2ND FLOOR MEZZ.</b>	<b>±5,083</b>
<b>CLEAR HEIGHT</b>	<b>26'</b>
<b>LOADING DOCKS</b>	<b>2 (9' x 10')</b>
<b>GRADE DOORS</b>	<b>2 (12' x 14')</b>
<b>PARKING SPACES</b>	<b>48</b>
<b>COLUMN SPACING</b>	<b>55' x 37'</b>
<b>SPRINKLER</b>	<b>ESFR</b>
<b>POWER</b>	<b>3-PHASE, 1,600 AMPS, 277/480V</b>
<b>ROOFING/INSULATION</b>	<b>TPO, R-38</b>
<b>FLOOR SLAB</b>	<b>5"</b>
<b>SITE AREA</b>	<b>1.93 AC</b>
<b>KNOCKOUT PANELS</b>	<b>2</b>
<b>FRONTAGE</b>	<b>±300'</b>
<b>ZONING</b>	<b>IP (CLARK COUNTY)</b>

\*Mezzanine Decks Included with Shell



Loading Dock



Grade Door



Knockout Panel

# Delivery Options

## Option A

### Shell Delivery

- $\pm 33,543$  SF Total
- $\pm 28,460$  SF Footprint
- $\pm 3,000$  SF 2nd Floor East Mezzanine
- $\pm 2,083$  SF 2nd Floor West Mezzanine

## Option B

### Turnkey Delivery

- $\pm 33,543$  SF Total
- $\pm 28,460$  SF Footprint
- BTS Office/Showroom
- $\pm 3,000$  SF 2nd Floor East Mezzanine
- $\pm 2,083$  SF 2nd Floor West Mezzanine

*\* Contact for possible divisibility options*



Loading Dock

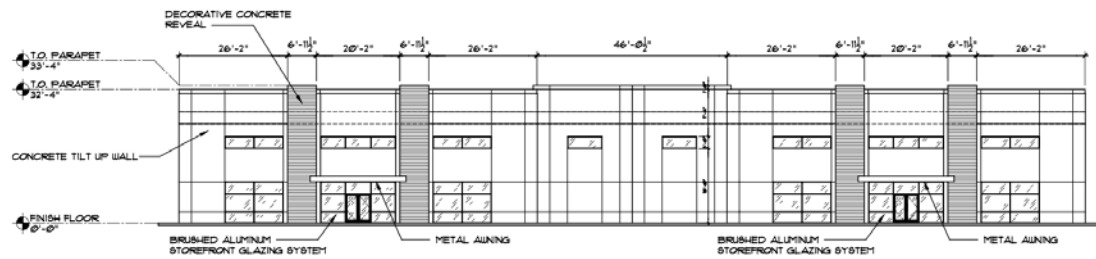


Grade Door

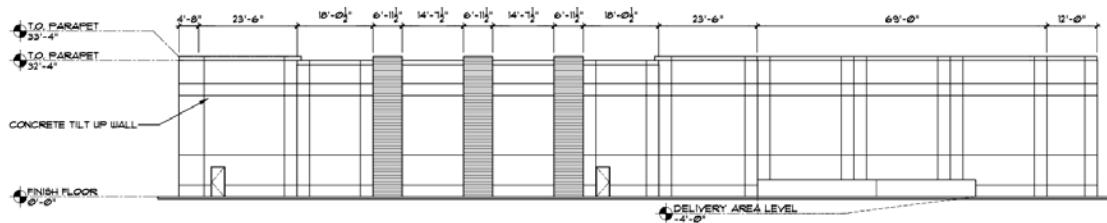


Knockout Panel

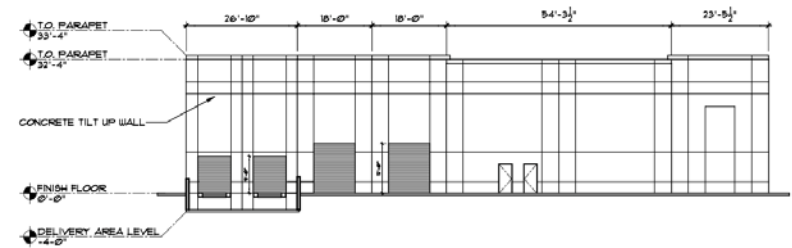
## Exterior Elevations



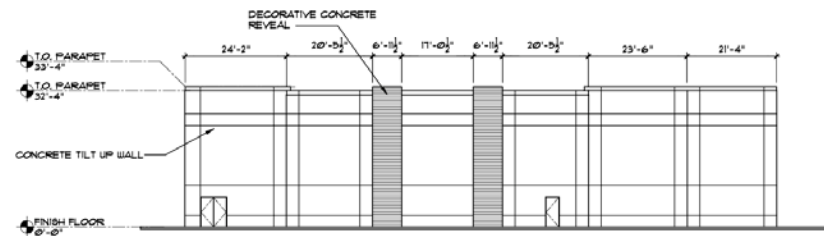
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

# Aerial & Proximity Map



# Aerial & Proximity Map

**MYD** REAL ESTATE



Rendered Building

# Conceptual Renderings



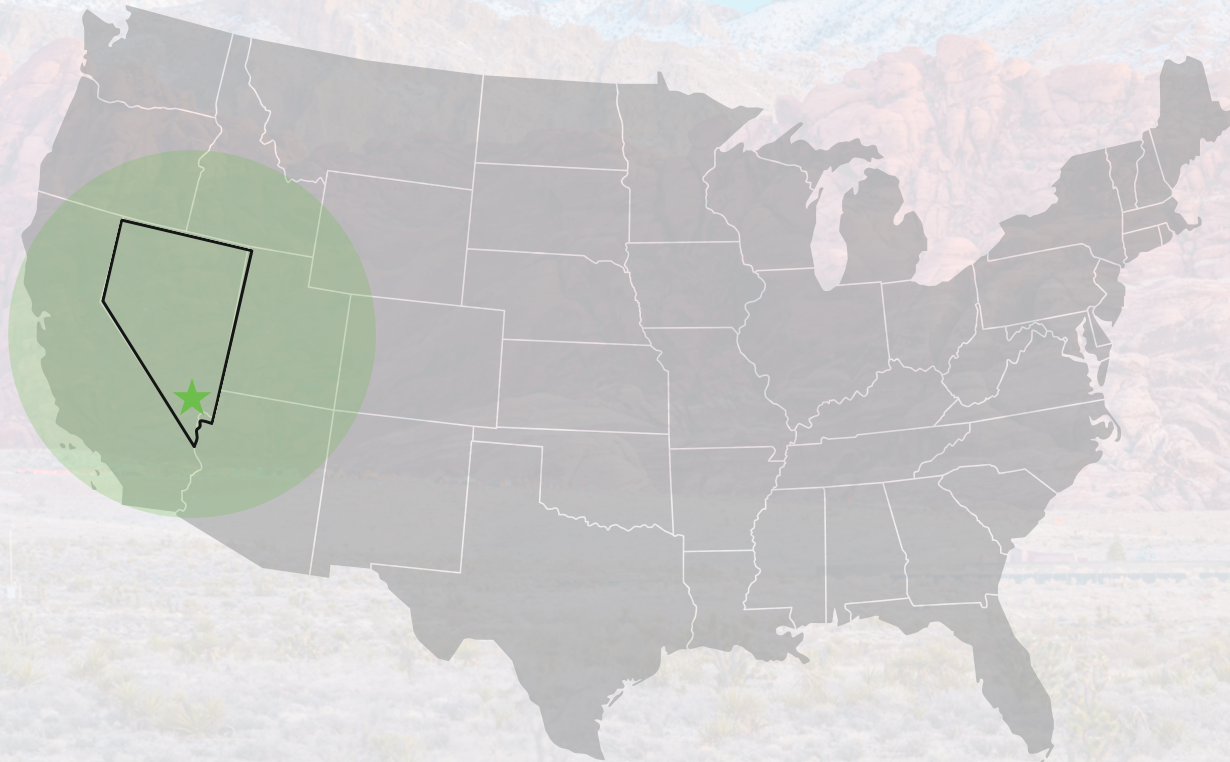
# Conceptual **Renderings**



# NEVADA'S ADVANTAGE

Nevada is among one of the nation's most business-friendly states, providing many reasons and incentives for small businesses and corporations to conduct business in. **Some of Nevada's tax advantages include:**

- ✓ No Corporate Income Tax
- ✓ No Personal Income Tax
- ✓ No Franchise Tax
- ✓ No Franchise Income Tax
- ✓ No Estate Tax
- ✓ No Corporate Shares Tax
- ✓ No Inheritance Tax



one day transit

## ONE DAY TRANSIT ANALYSIS

	DISTANCE (mi.)	TIME (est.)
LOS ANGELES, CA	260	3 hrs 54 min
PHOENIX, AZ	302	4 hrs 40 min
SAN DIEGO, CA	326	4 hrs 48 min
SALT LAKE CITY, UT	431	5 hrs 55 min
RENO, NV	451	6 hrs 50 min
SAN FRANCISCO, CA	566	8 hrs 25 min
SACRAMENTO, CA	574	8 hrs 40 min

## LOCATION PROXIMITY

	I-215 FREEWAY	±0.5 mi.
	I-15 FREEWAY	±3 mi.
	HARRY REID INTERNATIONAL AIRPORT	±5 mi.
	LAS VEGAS STRIP	±5.5 mi.

\*consult with your tax professional for advise and feasibility

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