

# THE PALMS @ GREEN VALLEY BUSINESS PARK



SUNSET WAY

FOR LEASE

6 & 8 SUNSET WAY

HENDERSON, NV 89014



**ELIZABETH MOORE**

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LISTING LEAD

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GREEN VALLEY  
BUSINESS PARK

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## THE PALMS @ GREEN VALLEY BUSINESS PARK

is located one block East of Sunset Road & Sunset Way, directly across from the Ethel M Chocolate Factory. This location is the gateway to Henderson with plenty of nearby restaurant & retail amenities and provides easy access to Harry Reid International Airport, the I-215 & I-15 Freeways, and the Las Vegas Strip.

- Available Suites:  $\pm 1,951$  SF up to  $\pm 3,920$  SF
- Corporate Office / Warehouse Business Park
- Located Off Sunset Road in Henderson
- Prominent Signage
- 10' x 12' Grade Level Loading
- $\pm 16'$  Clear Height
- 200 Amps, 120/208 Volt, 3-Phase Power
- Fire Sprinkler System
- Zoning: IP (Industrial Park - Clark County)



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REALCOMM ADVISORS

770 E. Warm Springs Road

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Las Vegas, NV 89119

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100% HVAC OFFICE

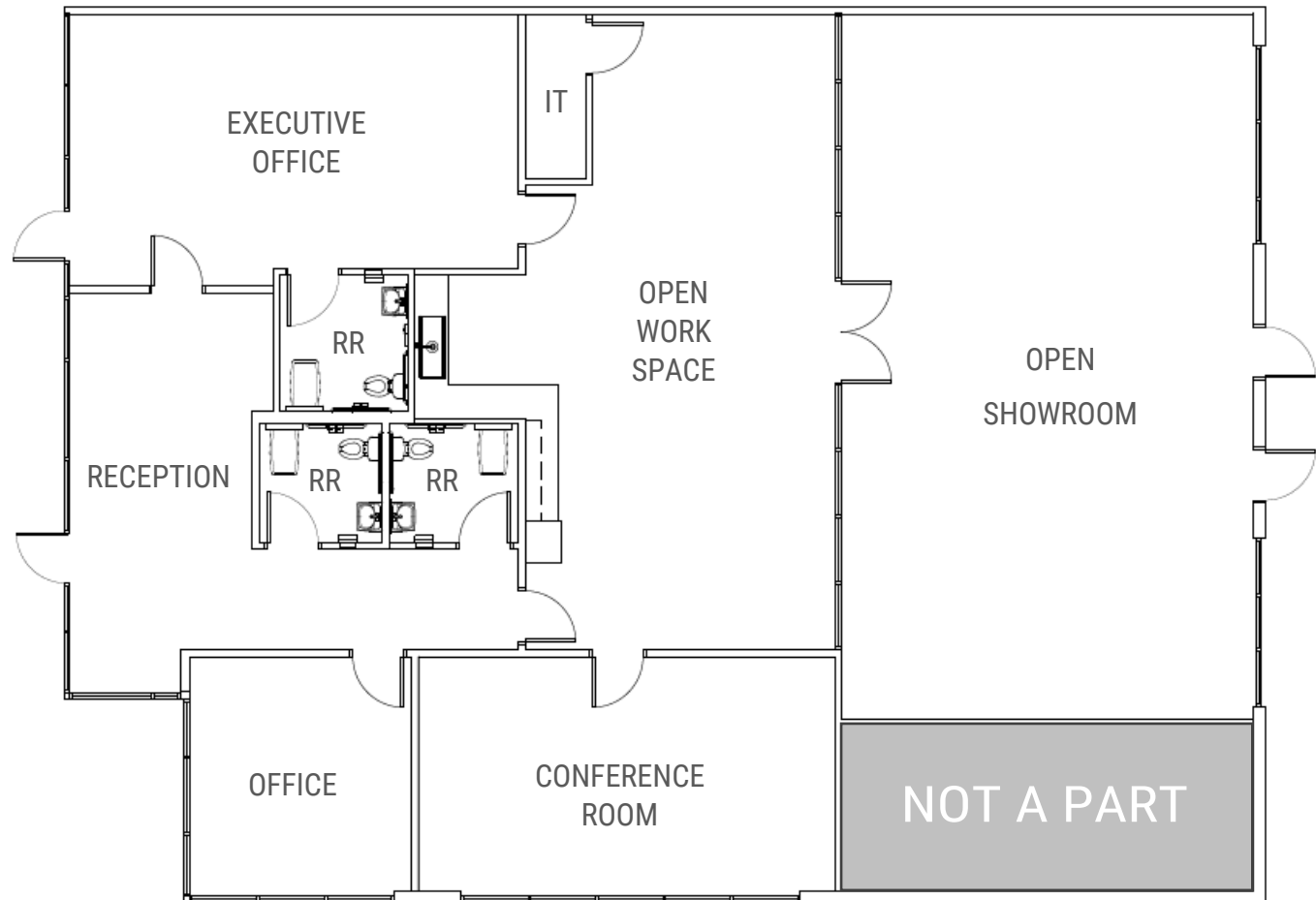
8 SUNSET WAY  
101 & 102  
±3,920 SF

TOTAL MONTHLY: \$7,370  
Base Rent (NNN): \$1.50/SF  
NNN Fee: \$0.38/SF



NORTH

## BRAND NEW SPEC SUITE



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

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THE PALMS @  
GREEN VALLEY  
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FOR LEASE

8 SUNSET WAY

106

±1,951 SF

TOTAL MONTHLY: \$3,668

Base Rent (NNN): \$1.50/SF

NNN Fee: \$0.38/SF

● = 10' x 12' GRADE LOADING DOOR

±168 SF  
WAREHOUSE

±1,783 SF  
SHOWROOM



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THE PALMS @  
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FOR LEASE

# 8 SUNSET WAY 107 & 108

±3,514 SF

TOTAL MONTHLY: \$6,606

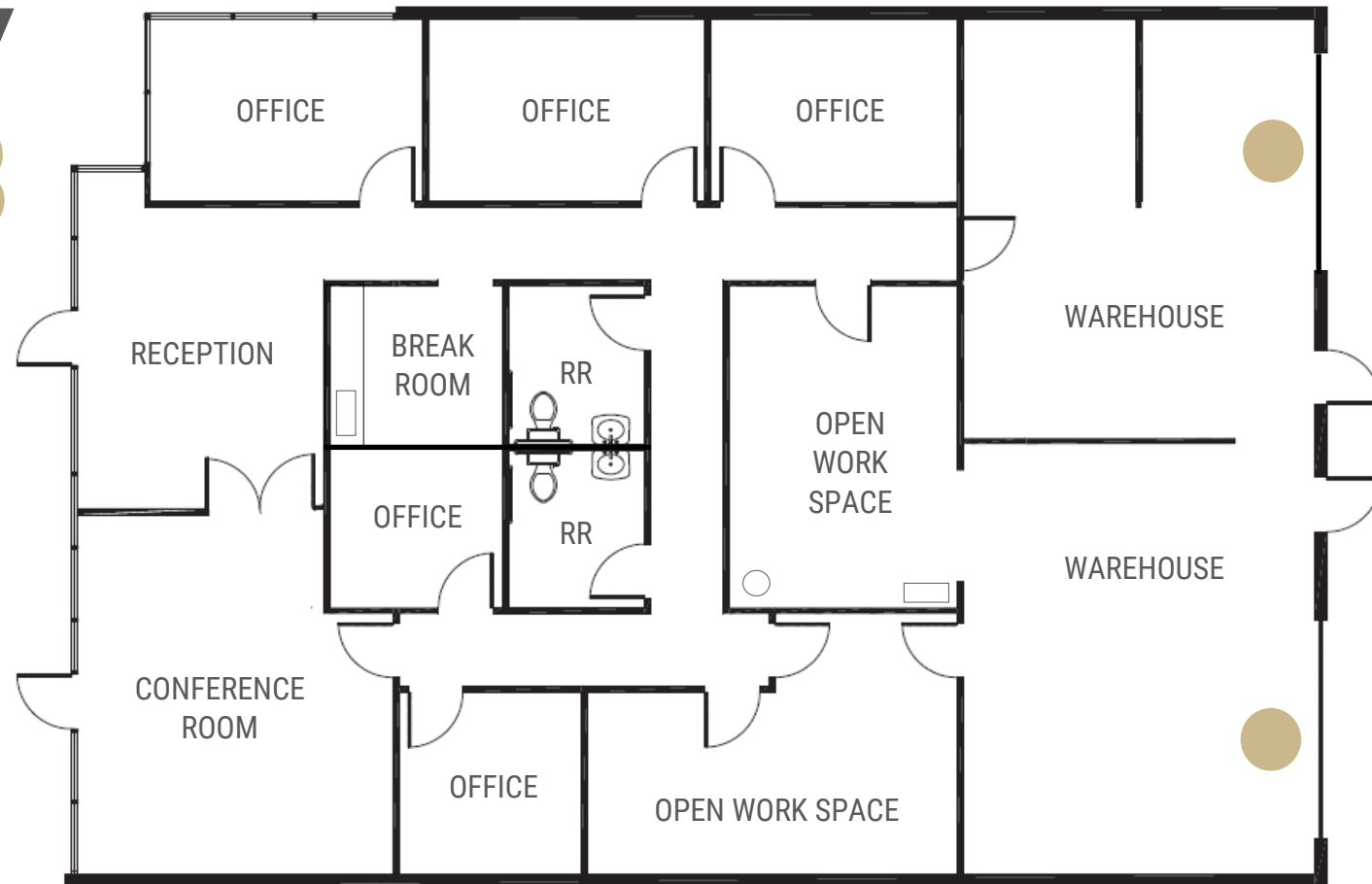
Base Rent (NNN): \$1.50/SF

NNN Fee: \$0.38/SF

● = 10' x 12' GRADE LOADING DOOR



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