

THE PALMS @ GREEN VALLEY BUSINESS PARK



6 & 8 SUNSET WAY

HENDERSON, NV 89014



FOR LEASE

ELIZABETH MOORE

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

LISTING LEAD

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

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6 & 8 SUNSET WAY | HENDERSON, NV 89014

THE PALMS @
GREEN VALLEY
BUSINESS PARK

FOR LEASE

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: ±1,951 SF up to ±3,920 SF
- Corporate Office / Warehouse Business Park
- Located Off Sunset Road in Henderson
- Prominent Signage
- 10' x 12' Grade Level Loading
- ±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

Suite 120

Las Vegas, NV 89119

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6 & 8 SUNSET WAY | HENDERSON, NV 89014

THE PALMS @
GREEN VALLEY
BUSINESS PARK

FOR LEASE

100% HVAC OFFICE

8 SUNSET WAY
101 & 102
±3,920 SF

TOTAL MONTHLY: \$7,370

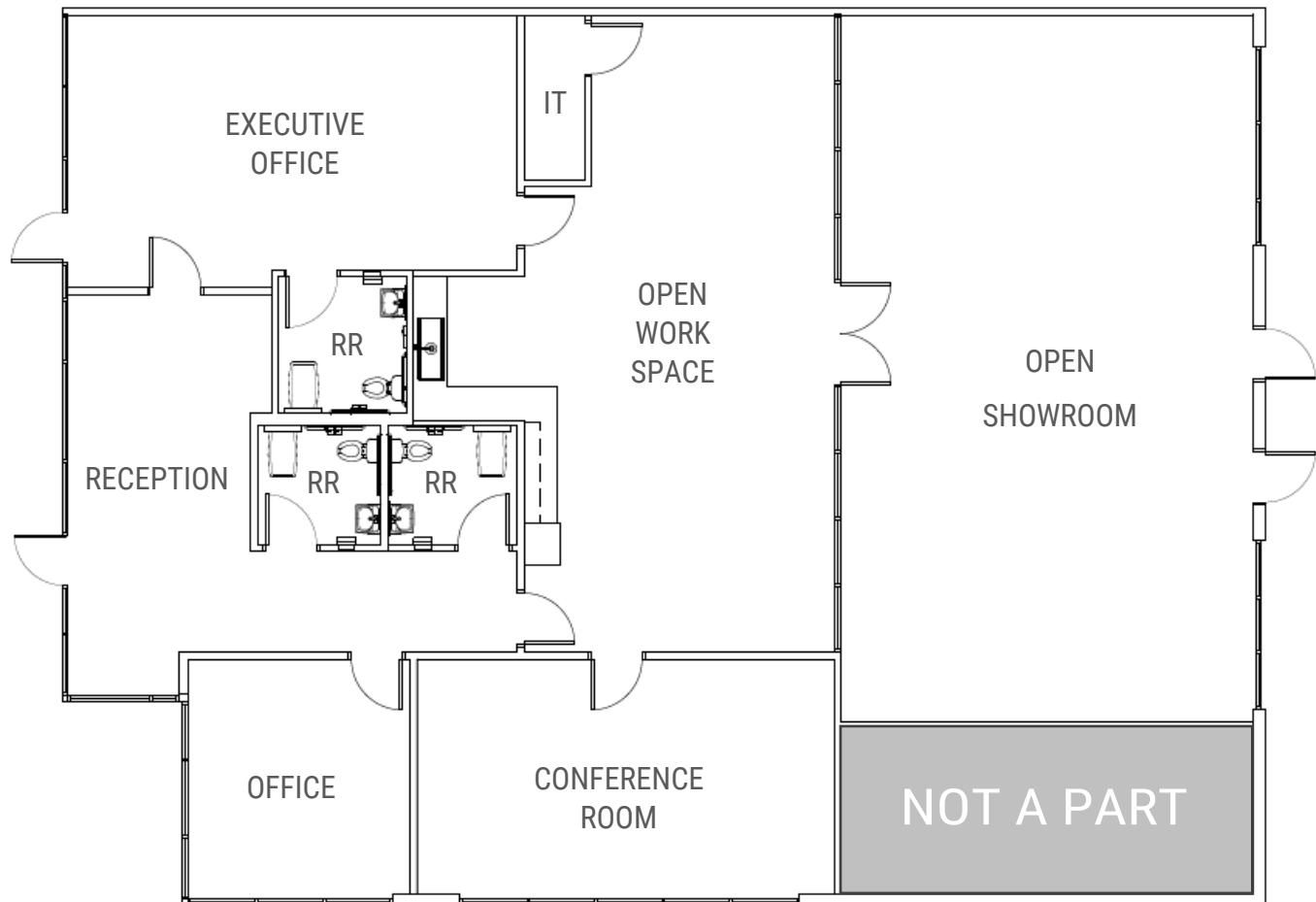
Base Rent (NNN): \$1.50/SF

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
BUSINESS PARK

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



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8 SUNSET WAY
107 & 108
±3,514 SF

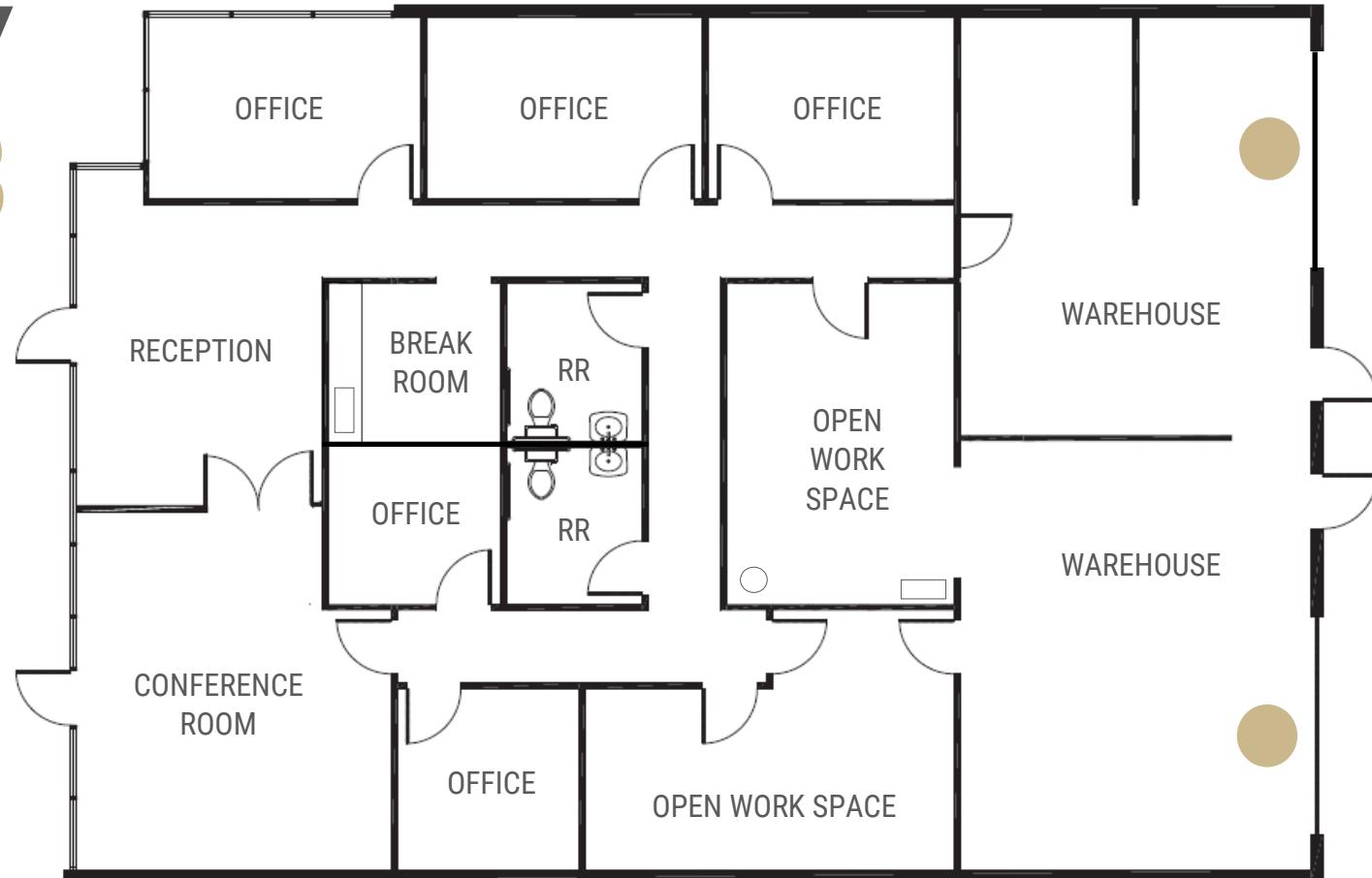
TOTAL MONTHLY: **\$6,606**

Base Rent (NNN): **\$1.50/SF**

NNN Fee: **\$0.38/SF**

 = 10' x 12' GRADE LOADING DOOR

 **NORTH**



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