



6320 S. Sandhill Road Suite 5
Las Vegas, Nevada 89120

**A Rare Sublease Opportunity
with Built-In Savings**





KINETIC[®]

Property Advisors

Energy Behind Every Deal

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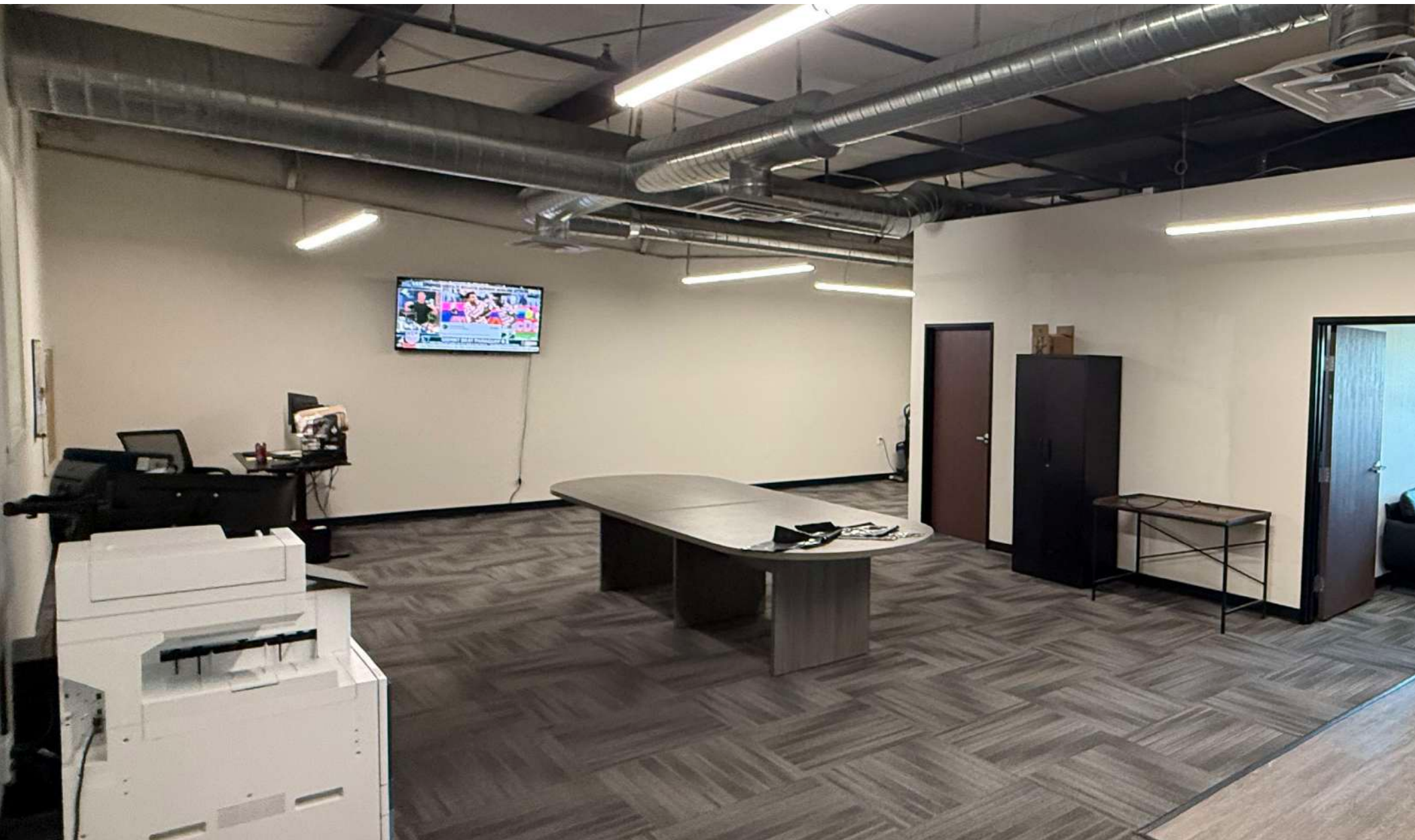
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SAVE TODAY. GROW INTO TOMORROW.



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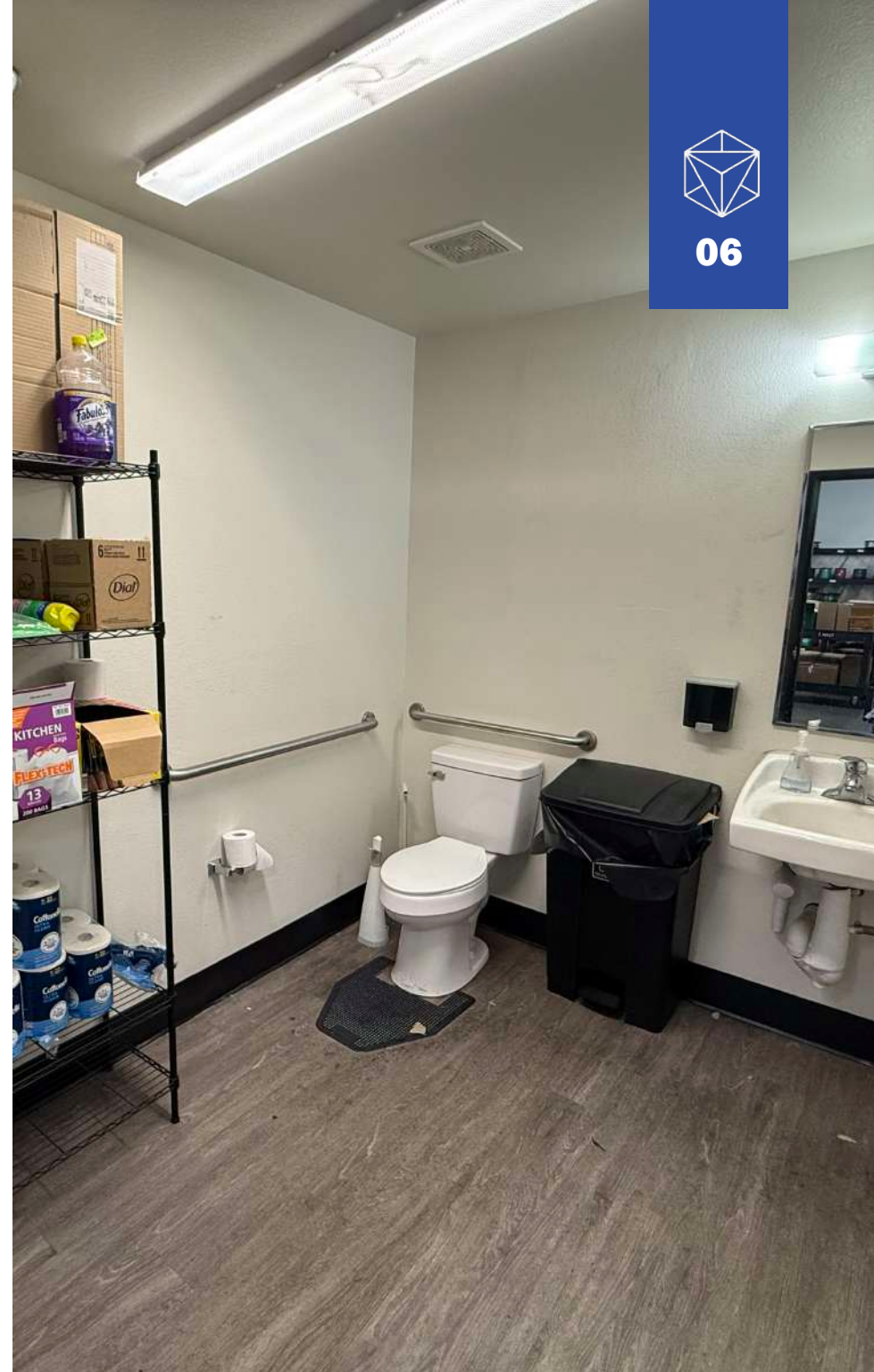


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Property Address	6320 S. Sandhill Road Suite 5 Las Vegas, NV 89120
Property Type	Industrial
Parcel Number	161-31-801-001
Parcel Size	7.78 Acres
Rentable Sq. Ft.	+/- 4,675
Zoning	Industrial Park (IP)
Power	120/208 v, 3-Phase
Parking Ratio	3.5:1000 SF
Year Built	1997





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OPPORTUNITY OVERVIEW



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Base Rent

\$1.35 PSF NNN

CAM

\$0.25 PSF

Size

4,675 SF

Product Type

Industrial

Jurisdiction

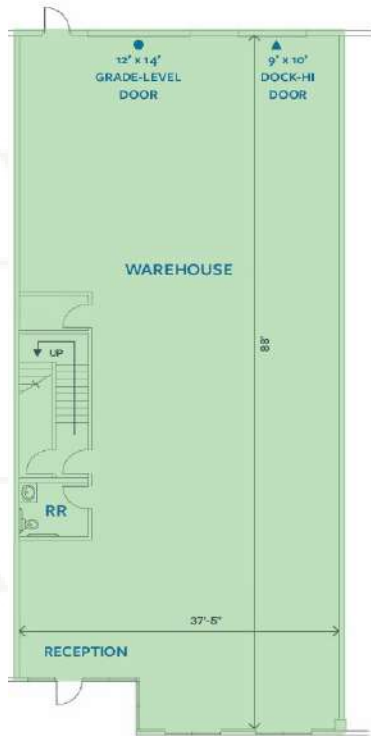
Clark County

Take advantage of below-market rental rates through the master lease expiration on October 31, 2027, before transitioning to a direct lease with the landlord.

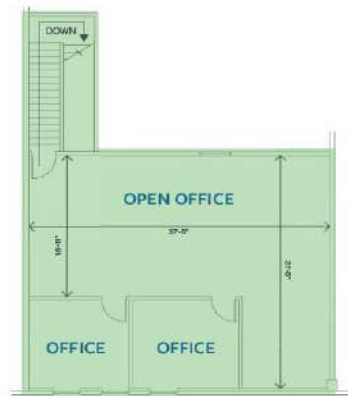
- Save on occupancy costs today while planning for long-term growth.
- Functional 4,675 SF industrial suite with both dock-high and grade-level loading.
- Prime Airport Industrial location with immediate access to I-15, I-215, I-95, and Harry Reid International Airport.
- Well-appointed office build-out featuring reception, open office, private offices, kitchen, and warehouse.
- Opportunity to negotiate a direct lease with the landlord upon expiration of the master lease.
- Located within an established Henderson medical/professional corridor
Strong surrounding demographics, convenient access, and ample parking support both patient access and staff operations.
- 24-foot clear warehouse with 120/208V, 3-phase power to accommodate a variety of industrial and distribution users.



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2ND STORY OFFICE



*not to scale
*all measurements are approximate

● = Grade Door

▲ = Dock Door

6320 South Sandhill Road Suite 5 Highlights

- +/- 4,675 Total SF
- +/- 1,250 SF of HVAC Office
- +/- 3,425 SF Evap-cooled Warehouse
- Reception
- Open Office
- Two (2) Private Offices
- Kitchen Built-out
- One (1) Restroom
- One (1) 12'x14' Grade Level Truck Door
- One (1) 9'x10' dock-hi Truck Door
- 24' minimum clear height
- Fully sprinklered
- 120/208 Volt, 3-Phase Power



Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



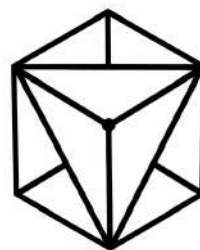
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DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile
population	 2025 Projection 2019 Estimate 2010 Census Growth 2019 - 2024	22,087 18,782 10,766 3.29% 6.20%	144,238 124,713 87,548 2.95% 3.90%	357,485 320,311 255,560 2.22% 2.47%
households	 2025 Projection 2019 Estimate 22010 Census Growth 2019 - 2024	7,945 6,818 3,993 3.11%	54,951 47,782 34,287 2.84%	146,705 123,374 100,480 2.07%
household income	 2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses	 # of Businesses # of Employees	749 8,281	4,323 42,331	9,658 91,762



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Kinetic Deal Acceleration System[™]