

**AVISON  
YOUNG**

FLEX/INDUSTRIAL SPACE AVAILABLE FOR LEASE

# **SOUTHWEST SUNSET CORPORATE CENTER**

6738 West Sunset Road  
Las Vegas NV 89118



- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Professionally managed and maintained
- Zoned M-D (Clark County)

Located within the rapidly-growing 215 corridor, this prime property in the Southwest submarket is made up of six flex/industrial buildings ranging from 19,200 sf to 28,200 sf in size. The site is situated on Sunset Road and Rainbow Boulevard offering excellent access to the 215 Beltway.

OWNED BY



**MARK IV CAPITAL**

**AVISON YOUNG**

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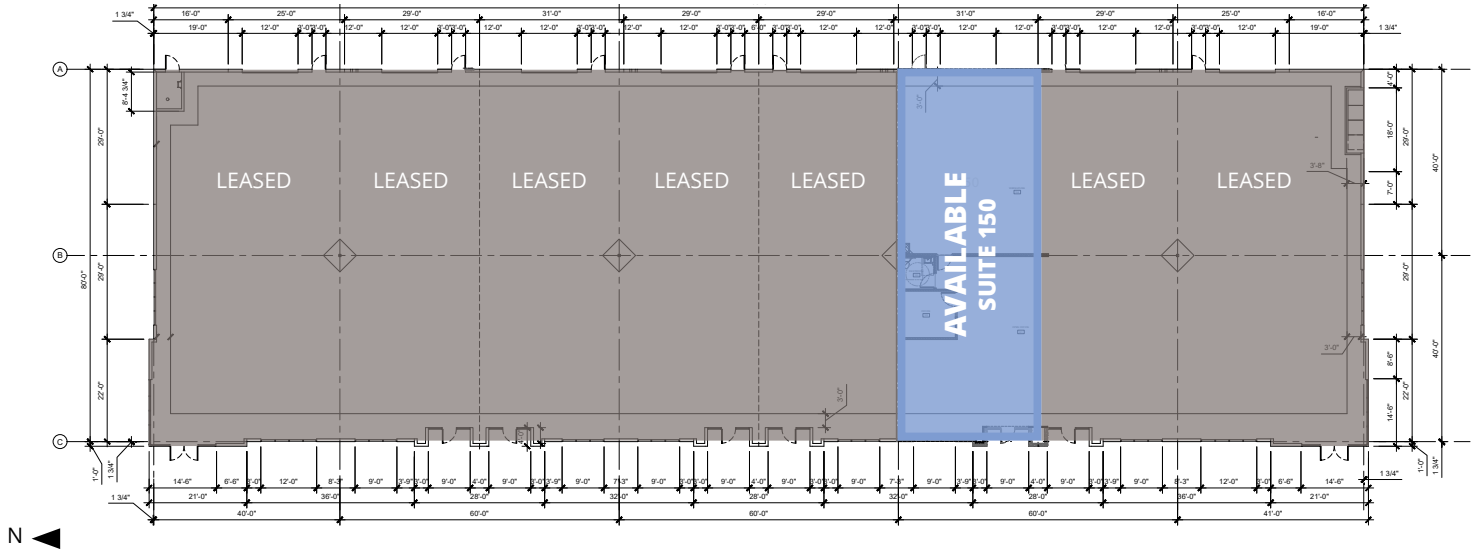
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# SOUTHWEST SUNSET CORPORATE CENTER

6738 W. Sunset Road • Las Vegas • NV 89118

Building A	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf	Total Rent/Mo (includes NNN)
6738	150	±2,414	1,207	1,207	1 (12' x 14')	\$2.00	\$0.377	\$5,738

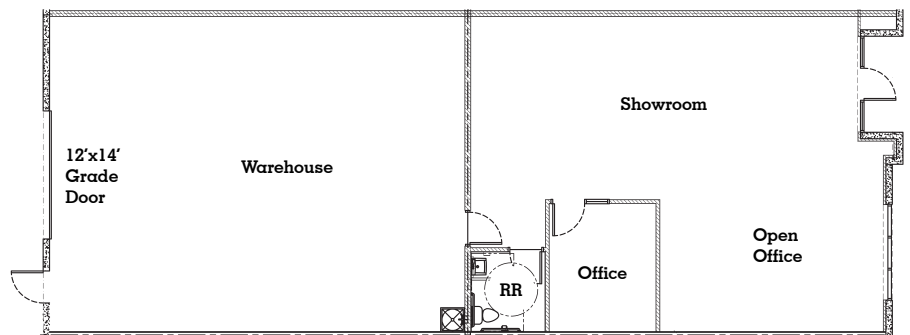
\* NNN expenses for 2024 only. Subject to change.



SUITE 150

## BUILDING FEATURES

- ±28,200 total sf
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf



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