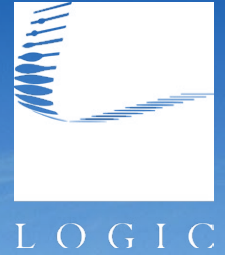


For Sublease

Sunset Corporate Center



Price Reduction!

[Click for a Virtual Tour](#)

6435 Sunset Corporate Dr.
Las Vegas, NV 89120

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Listing Snapshot



\$0.95 PSF FSG

Lease Rate



± 12,413 SF

Available Space



Airport

Submarket



Industrial Park (IP)

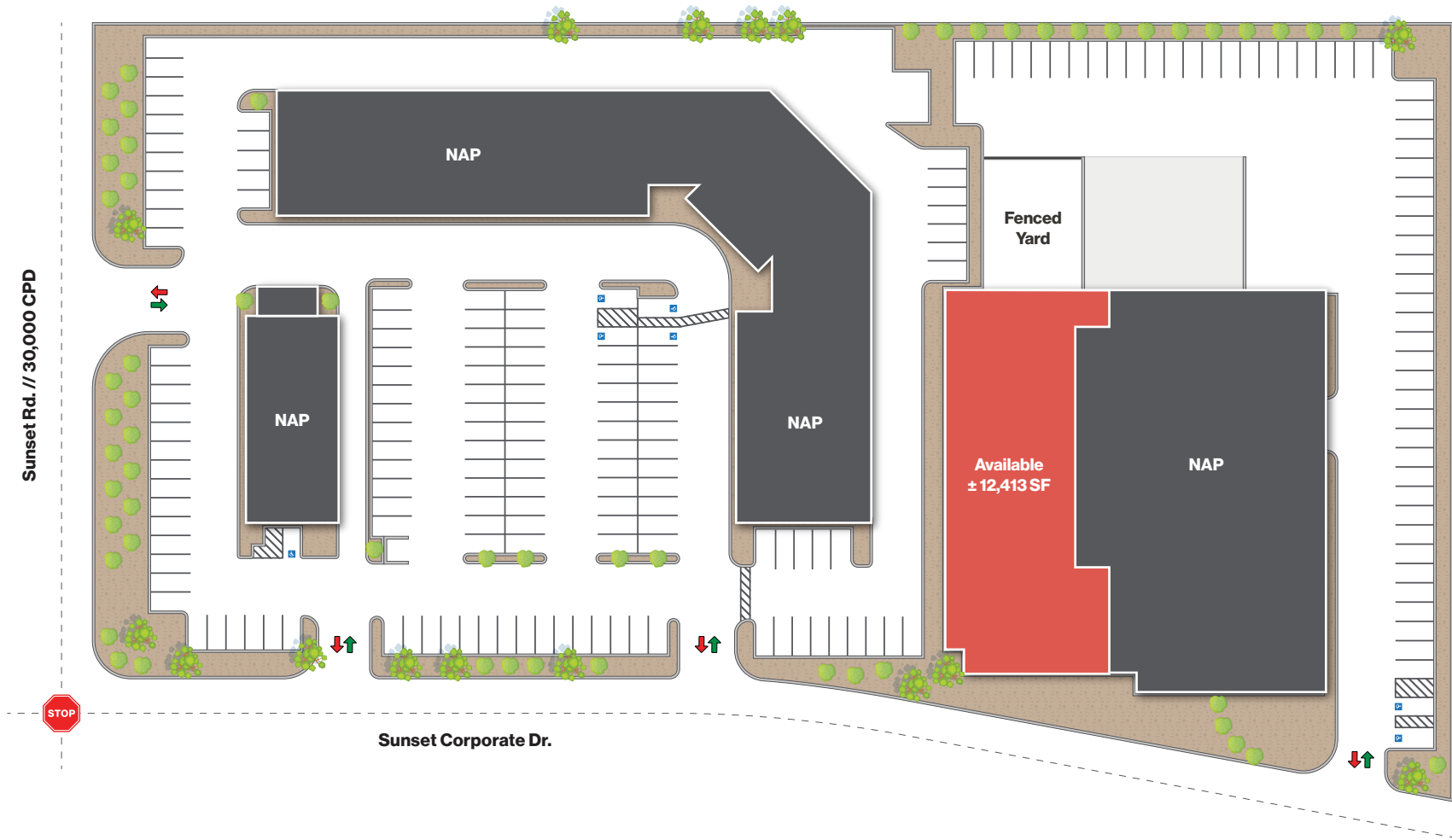
Zoning

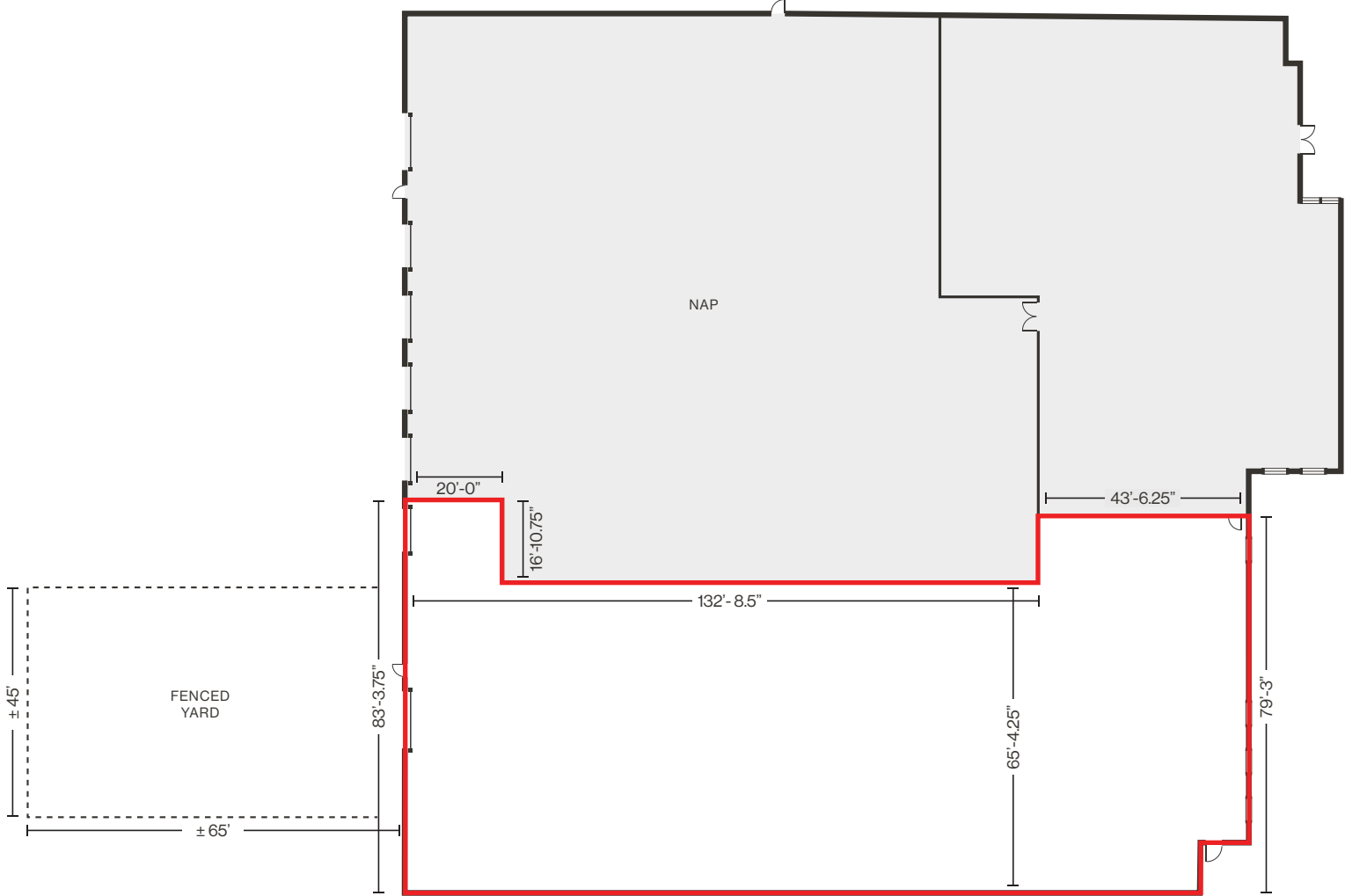
Property Highlights

- Located near the NWC of Sunset Rd. and Sunset Corporate Dr.
- ± 12,413 SF of warehouse space available
- One (1) dock door, one (1) grade level door
- 24' clear height
- Skylights, evaporative cooled warehouse, paved and secured fenced yard
- Master lease expires December 31, 2026

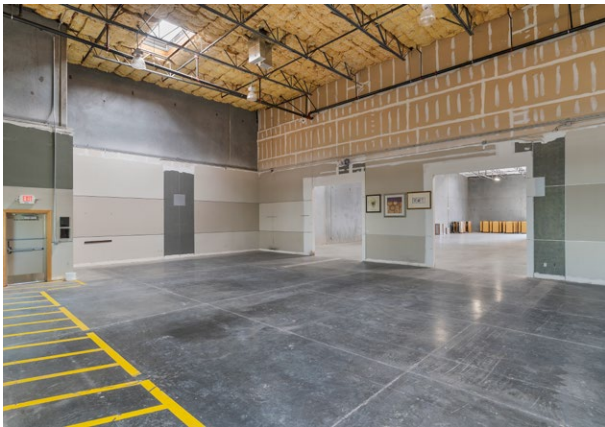
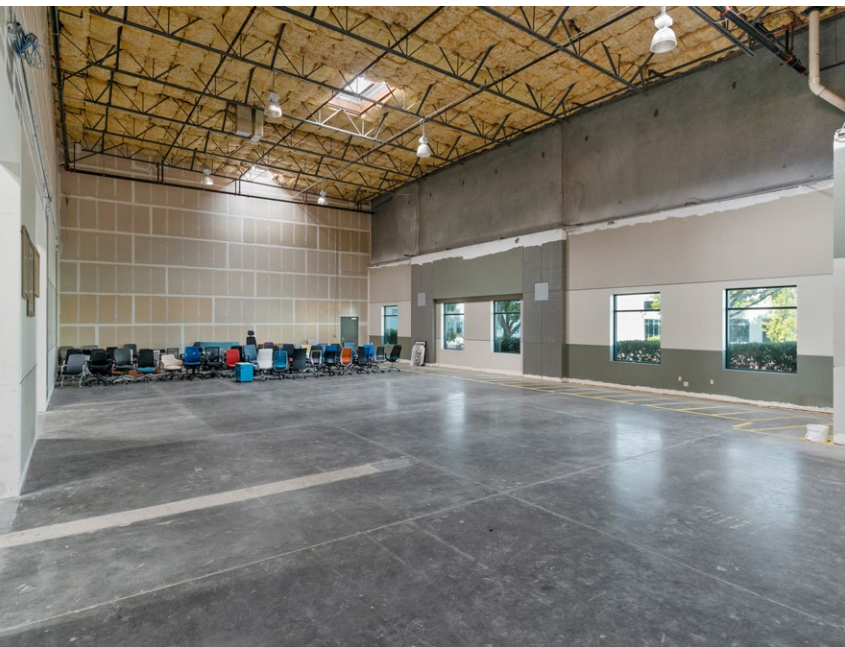
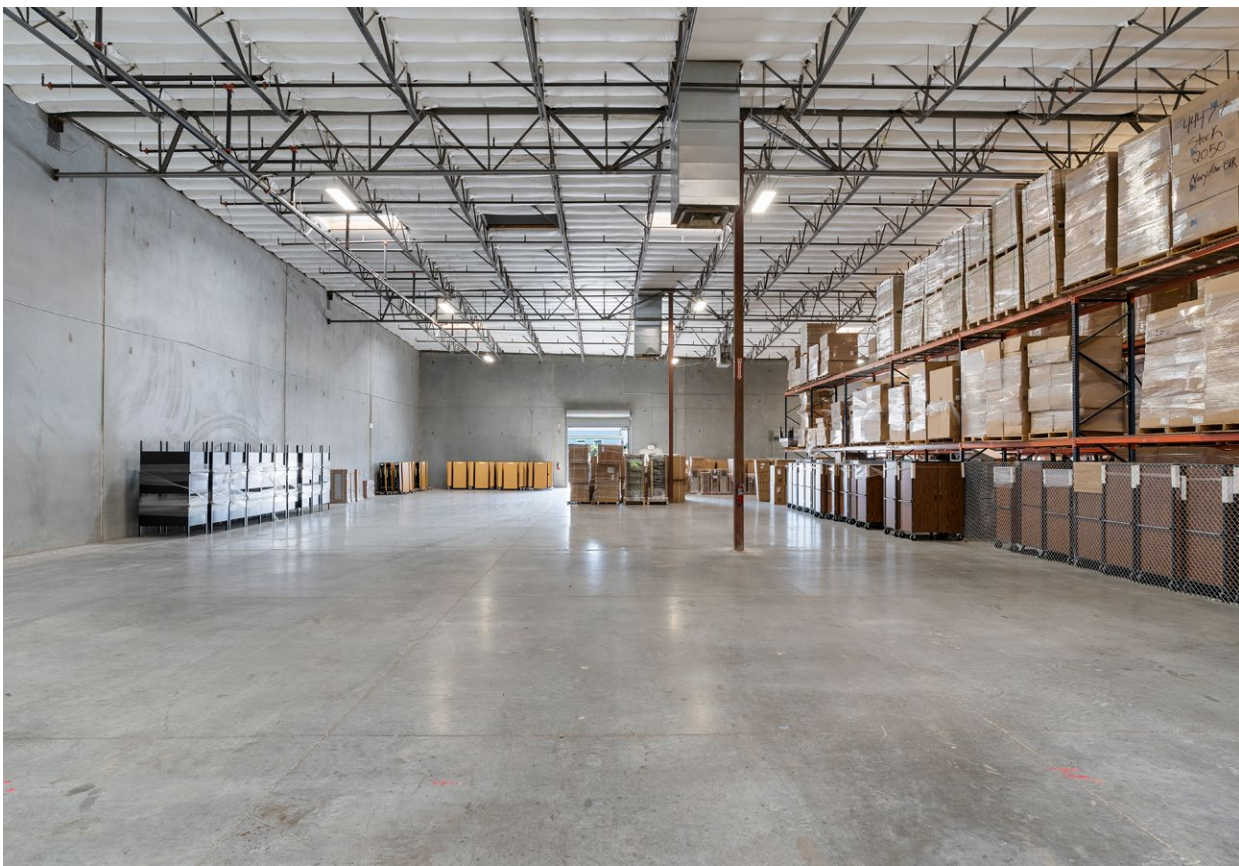






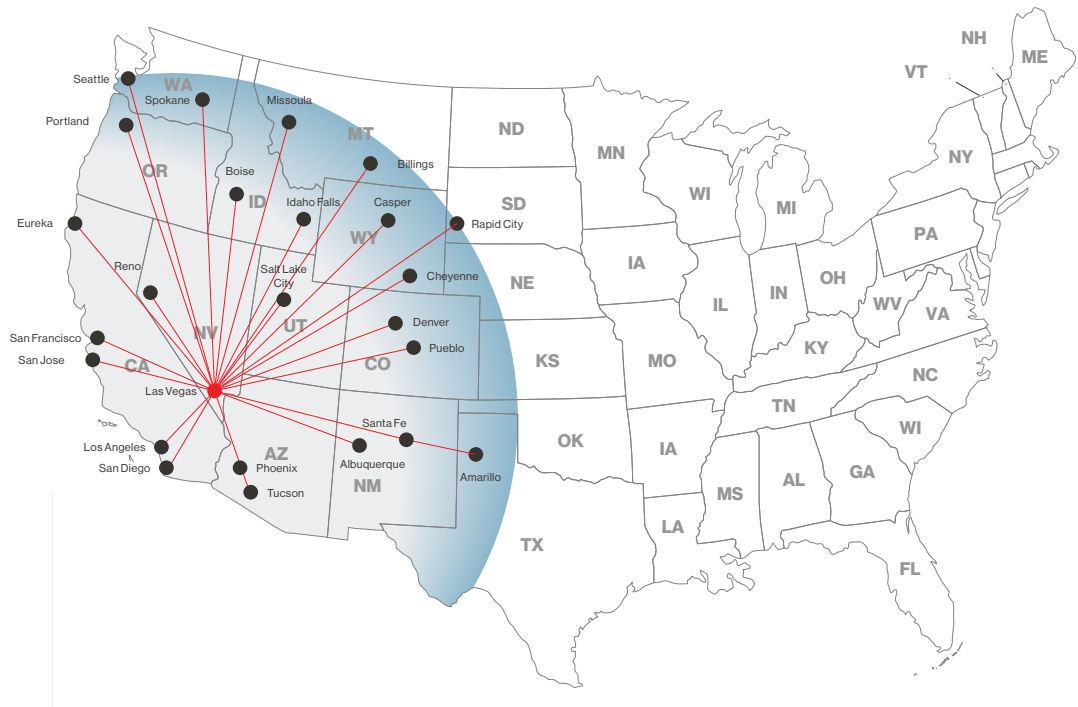


Property Photos



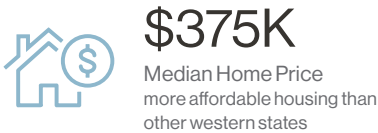
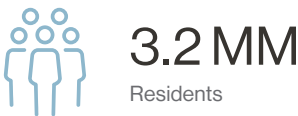
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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