

SANDHILL

AIRPORT PARK

6320 & 6340 S. SANDHILL ROAD
LAS VEGAS, NV 89120

PRIME AIRPORT LOCATION!



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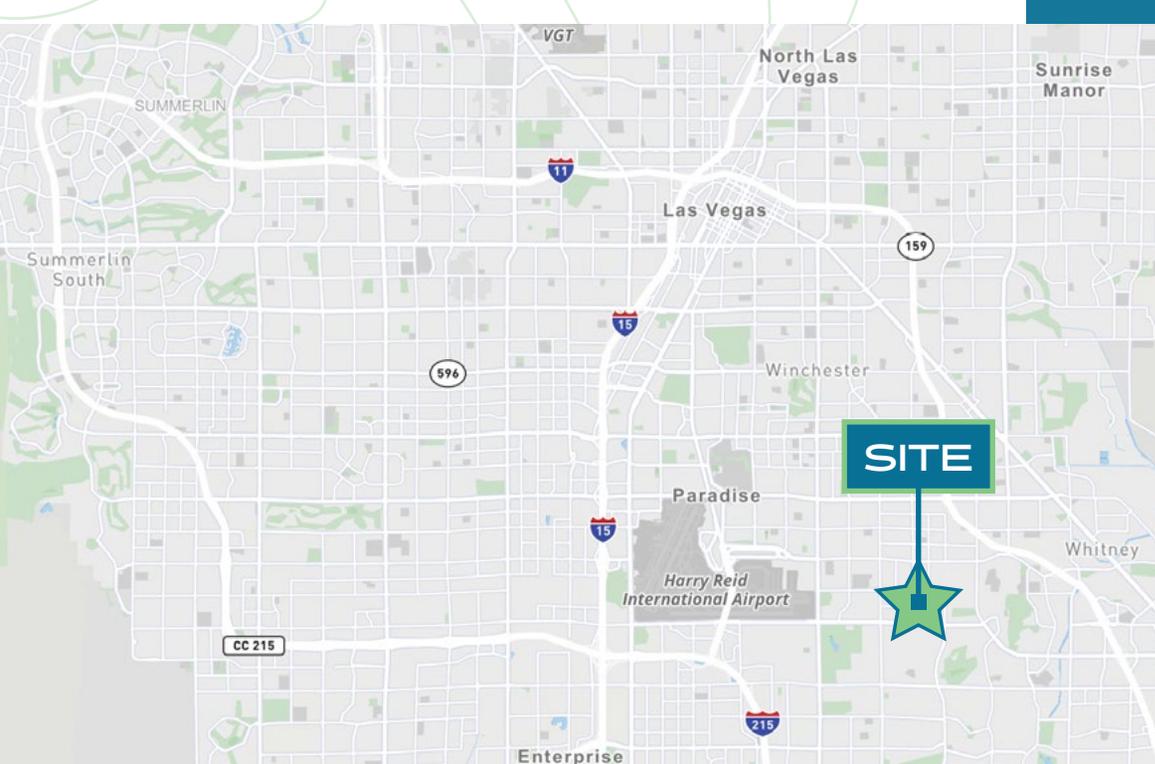
CBRE



Sandhill Airport Park is a ± 123,592 SF Project on ±7.78 Acres located in the heart of Las Vegas' Airport Industrial submarket, at the intersection of East Post Road and South Sandhill Road. The property is minutes from the I-215 and I-95 Free-ways, Harry Reid International Airport, the Las Vegas 'Strip' UNLV and is conveniently located near multiple retail and service amenities.

Property Highlights

- ±123,592 SF on ±7.78 acres
- SF Available:
 - Building 6320 = ±4,636 SF
 - Building 6340 = ±7,296 SF
- Clear Height:
 - Building 6320 - 24' avg.
 - Building 6330 - 18' avg.
 - Building 6340 - 24' avg.
- Dock high and grade level truck loading
- 3.5 per 1,000 SF parking ratio
- Natural gas service
- 3-phase power (*tenant to verify)
- Concrete tilt-up construction with glass storefronts
- Fire sprinkler systems throughout
- .2/1500 Sprinkler Density
- Zoned: IP (Industrial Park)
- Built in 1997
- Prime airport location with easy access to I-15, I-215, the Las Vegas Strip, and Harry Reid International Airport
- APN: 161-31-801-001



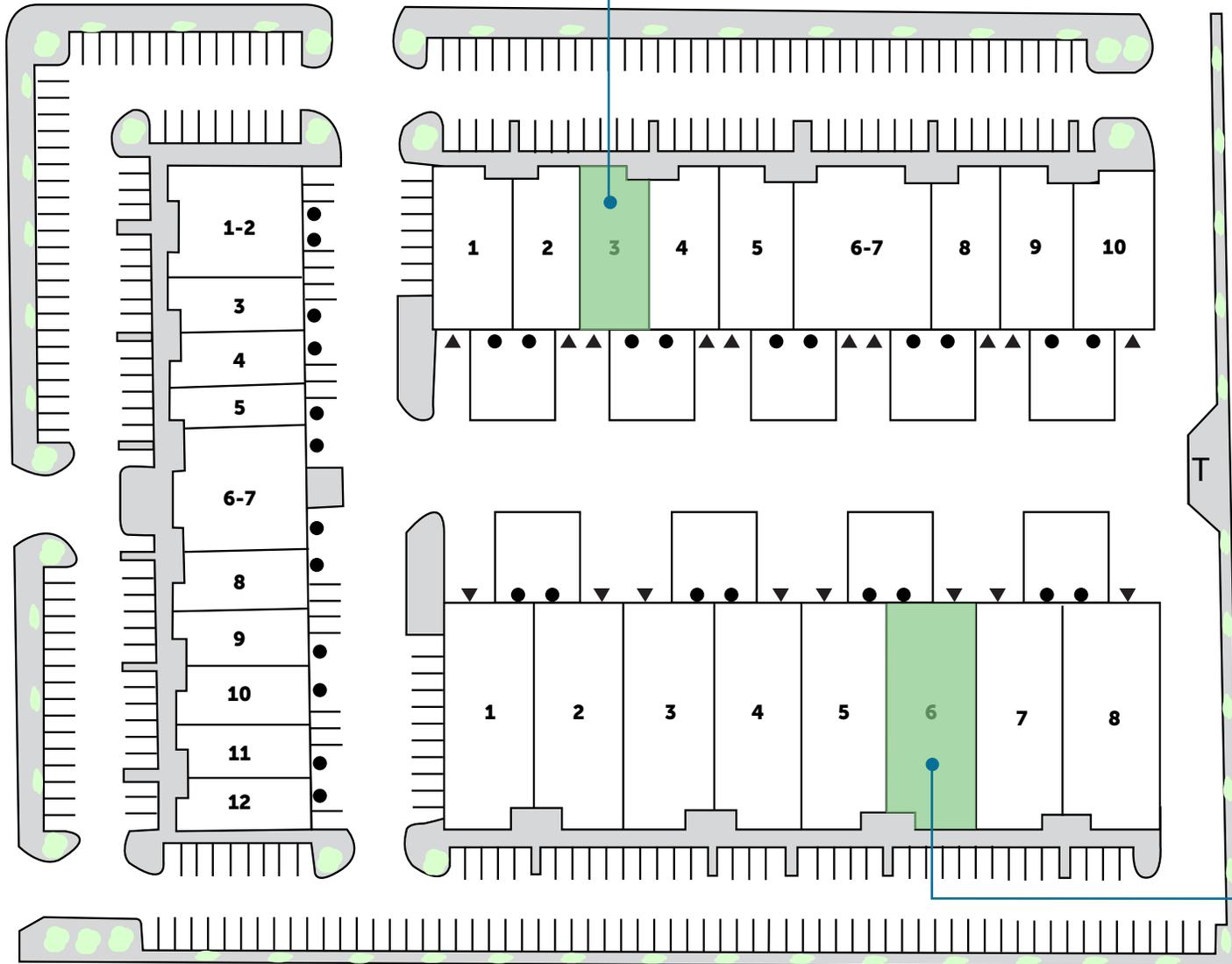
Site Plan

*not to scale

*all measurements are approximate

● = Grade Door

▲ = Dock Door



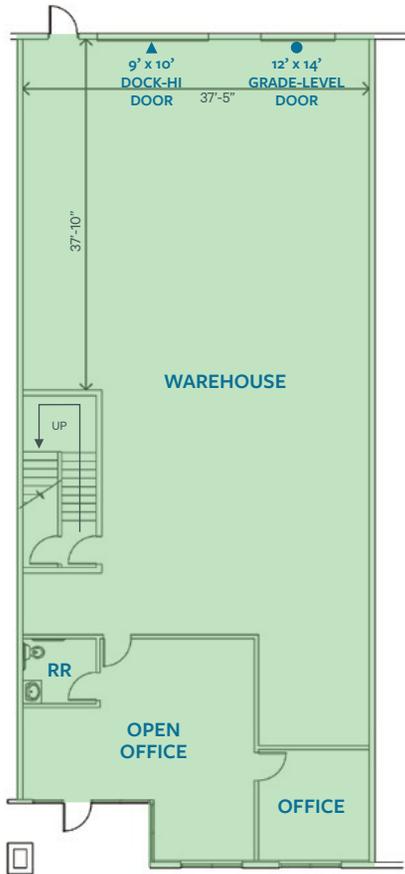
AVAILABLE
Building 6320
Suite 3
±4,636 SF

AVAILABLE
Building 6340
Suite 6
±7,296 SF

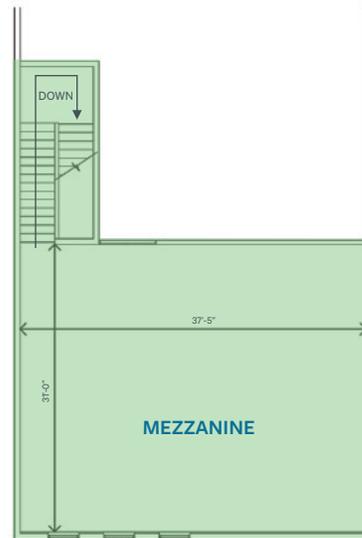


6320 South Sandhill Road Suite 3 Highlights

- ±4,636 SF
- One (1) restroom
- One (1) private office
- Open office area
- One (1) 12' x 14' grade level truck door
- One (1) 9' x 10' dock-hi truck door
- ±24' minimum clear height
- Fire Sprinklers
- 360 amps, 120/208 volt, 3-phase power (*tenant to verify)



2ND STORY MEZZANINE



*not to scale
*all measurements are approximate

● = Grade Door ▲ = Dock Door

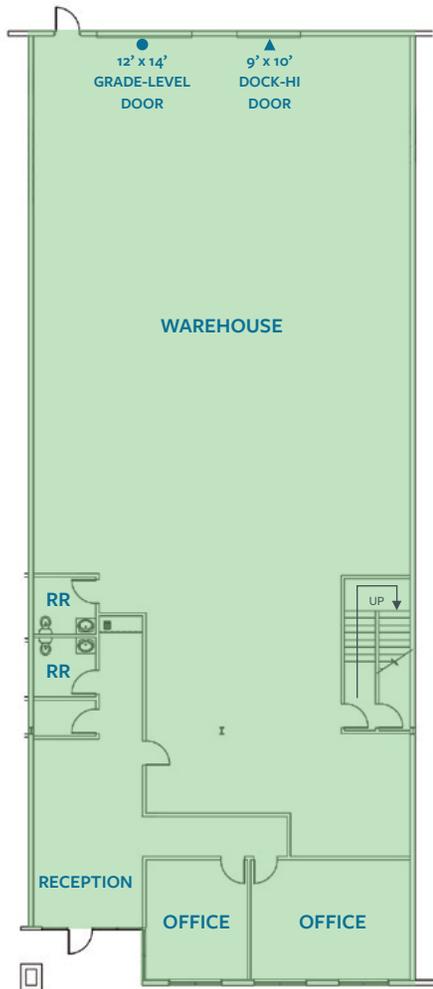
LEASE RATE : \$1.40/SF (NNN)

2024 CAMs : \$0.25/SF

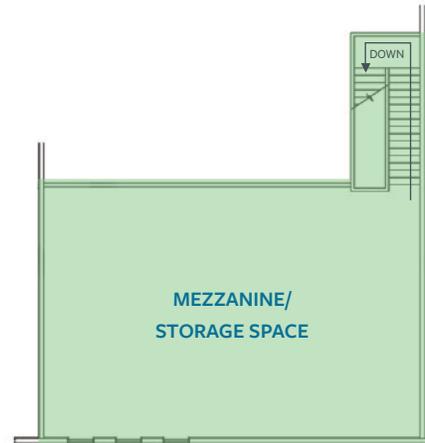
AVAILABILITY : NOW AVAILABLE!

6340 South Sandhill Road Suite 6 Highlights

- ±7,296 Total SF
- ±1,008 SF of HVAC Office
- ±1,488 SF of 2nd Story Mezzanine
- ±4,800 SF Evap-cooled Warehouse
- Reception
- Two (2) Private Offices
- Two (2) Restrooms
- One (1) 12'x14' Grade Level Truck Door
- One (1) 9'x10' Dock-Hi Truck Door
- 24' minimum clear height
- Fully sprinklered
- 200 amps, 3-Phase Power (*tenant to verify)



2ND STORY MEZZANINE



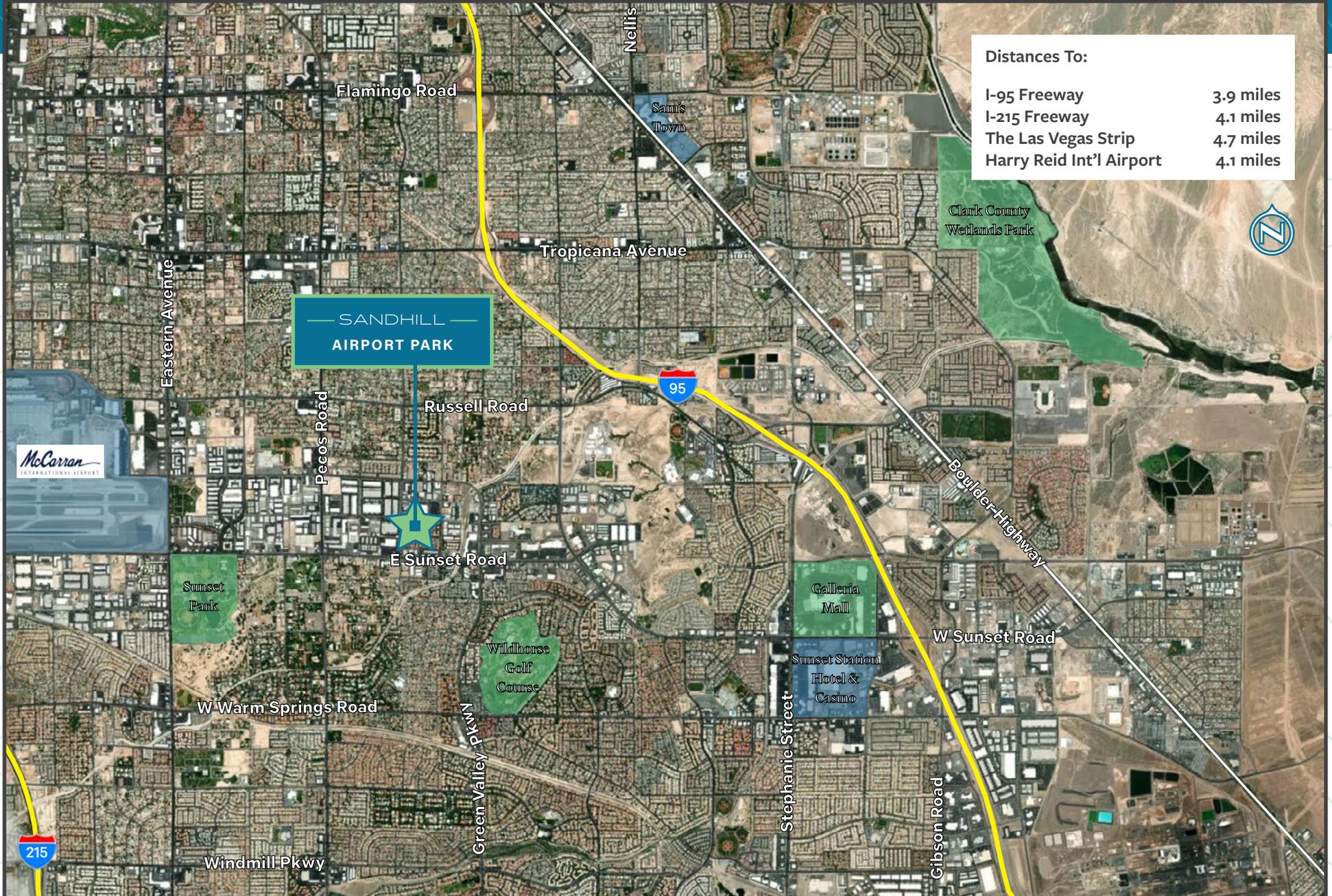
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LEASE RATE : \$1.40/SF (NNN)

2024 CAMs : \$0.25/SF

AVAILABILITY : NOW AVAILABLE!

Aerial Map



Distances To:	
I-95 Freeway	3.9 miles
I-215 Freeway	4.1 miles
The Las Vegas Strip	4.7 miles
Harry Reid Int'l Airport	4.1 miles

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