

**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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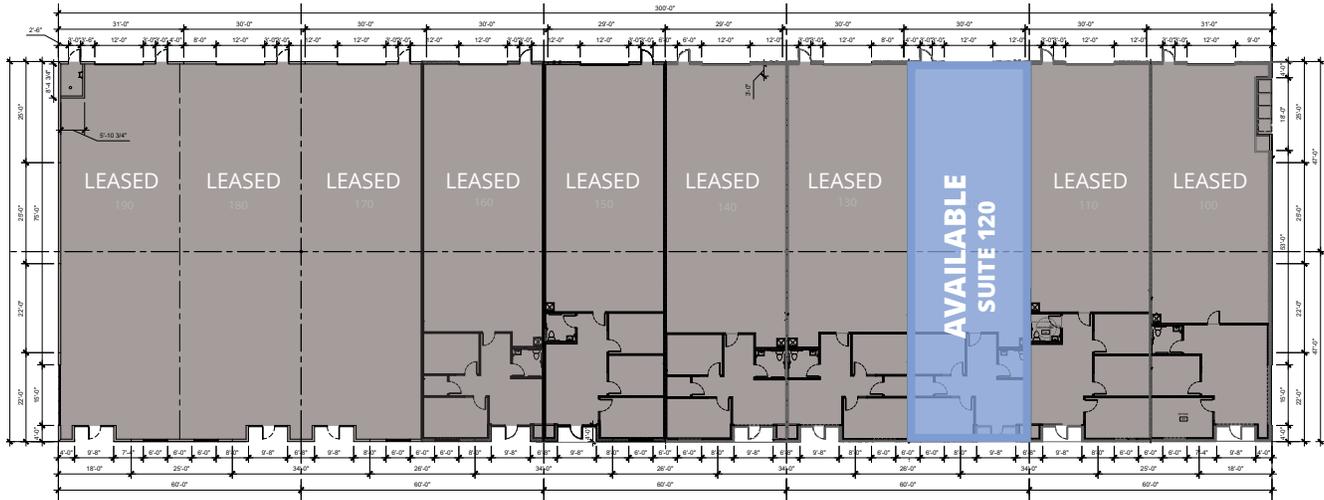
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Building C	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf	Total Rent/Mo (includes NNN)
6728	120	±2,820	±745	±2,075	1 (12' x 14')	\$1.95	\$0.36	\$6,514.20



SUITE 120

- 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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