

# FOR SALE



**±7,931 SF OFFICE / WAREHOUSE BUILDING | SUNSET ROAD FRONTAGE**

# 529 W. SUNSET ROAD

## HENDERSON, NV 89011

### TRAVIS NOACK

(702) 470-0786

TNoack@rcadvs.com

*NV-RE License: BS.0178655*

### KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadvs.com

*NV-RE License: BS.0144853*

### WARREN NOACK

(310) 739-5545

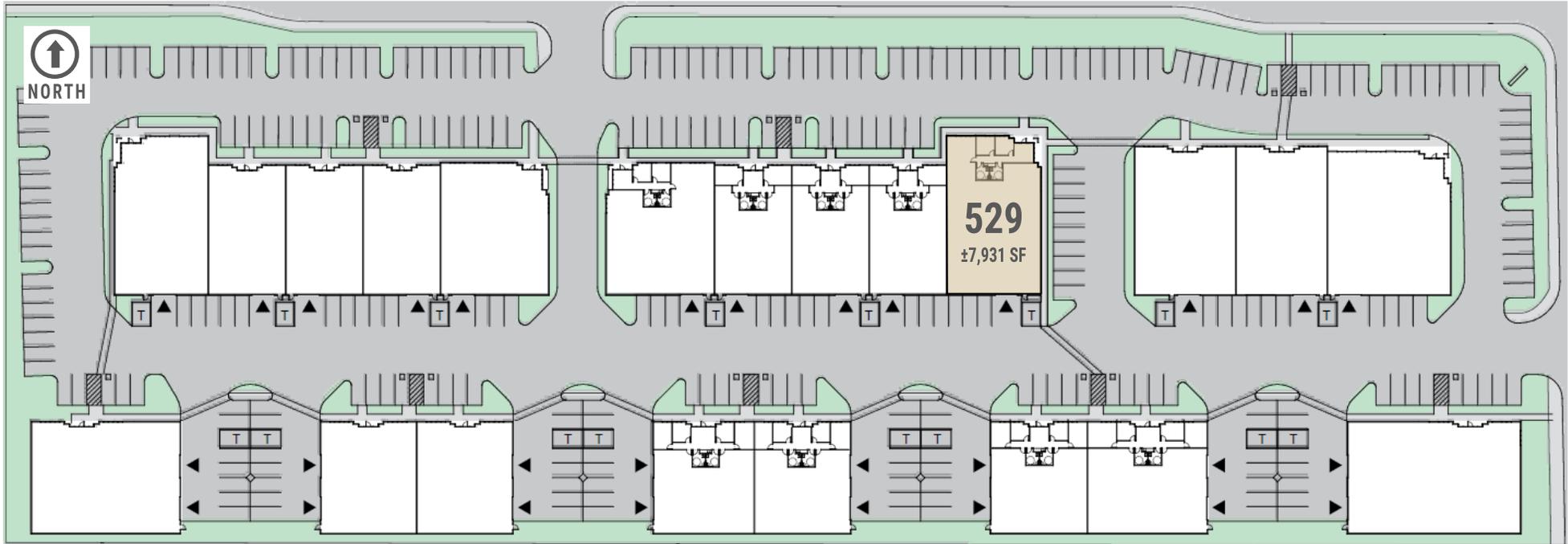
WNoack@rcadvs.com

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**FOR SALE**

W. SUNSET ROAD



▲ = GRADE LEVEL LOADING

T = TRASH ENCLOSURE

- Prime Henderson Location w/ Sunset Road Frontage
- Exterior Concrete-Tilt Construction
- Immediate Access to the I-11 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities

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REALCOMM ADVISORS

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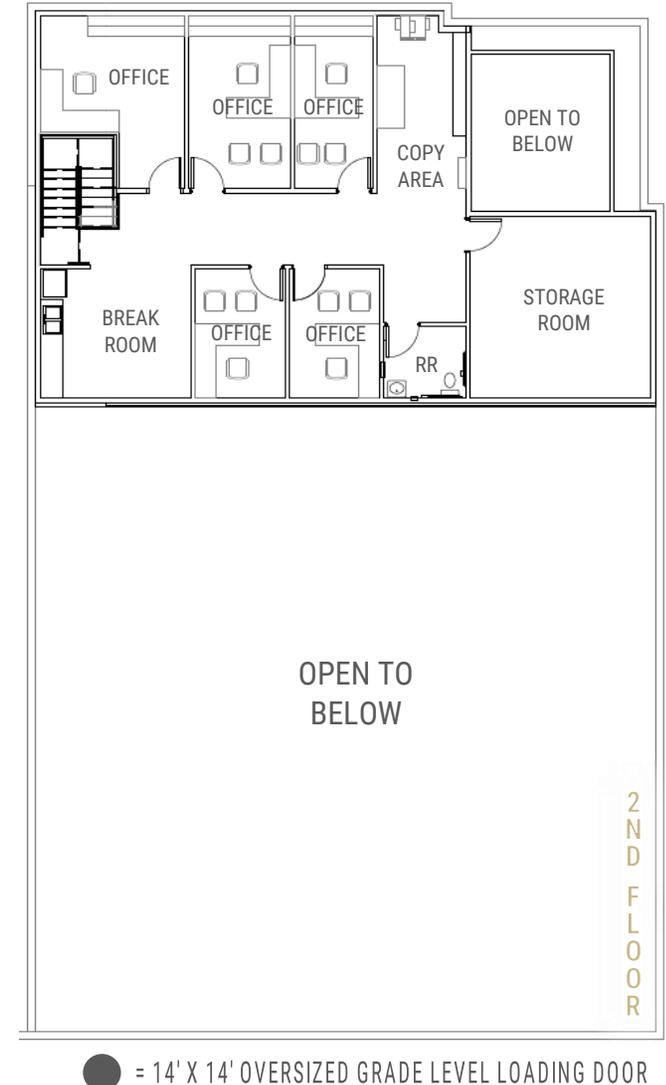
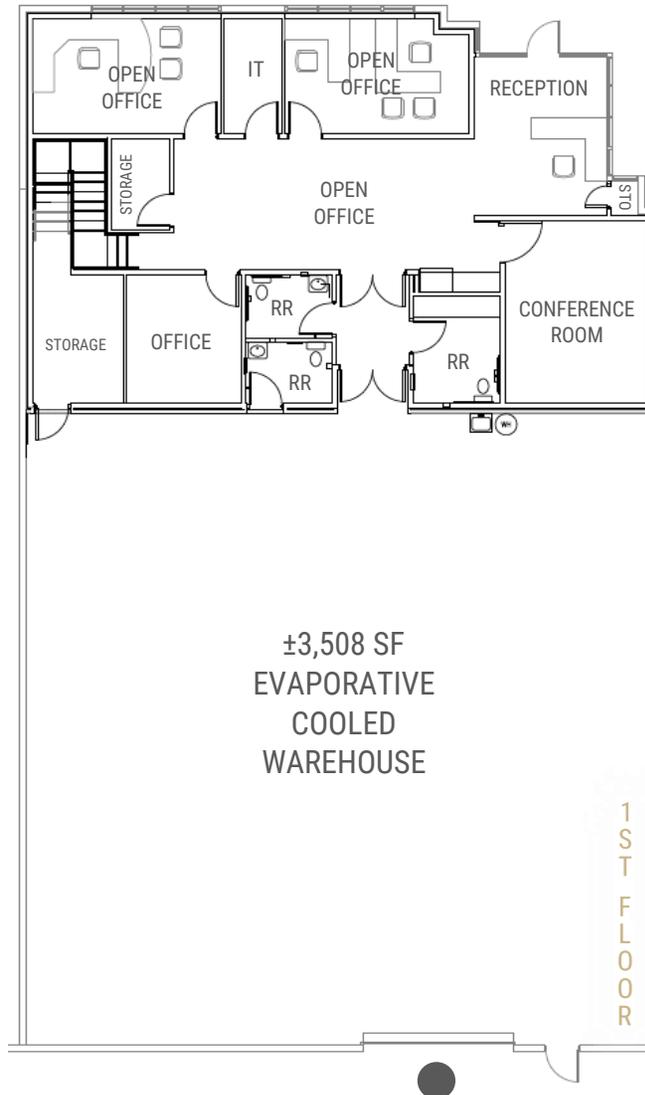
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±7,931 SF TOTAL

- ±4,423 SF High-End, Two-Story Office
  - ⇒ 1st Floor: ±2,242 SF  
(Three (3) Private Offices, Conference Room, IT Room, File/Storage Room, Coffee Bar & Two (2) Restrooms)
  - ⇒ 2nd Floor: ±2,181 SF  
(Six (6) Private Offices, Kitchen, Copy / Printer Area & One (1) Restroom)
- ±3,508 SF Warehouse w/ Restroom & Skylights
- LED Lighting Throughout
- ±18' Average Clear Height
- Fire Sprinkler System
- 1,600 Amps, 120/208 Volt, 3-Phase Power
- One (1) - Oversized 14' x 14' Grade Level Loading Door
- Parking Ratio: 3.47 - 1,000 SF (20 Spaces)
- Zoning: IG (General Industrial—City of Henderson)

**PURCHASE PRICE: \$2,418,955 (\$305/PSF)**



● = 14' X 14' OVERSIZED GRADE LEVEL LOADING DOOR

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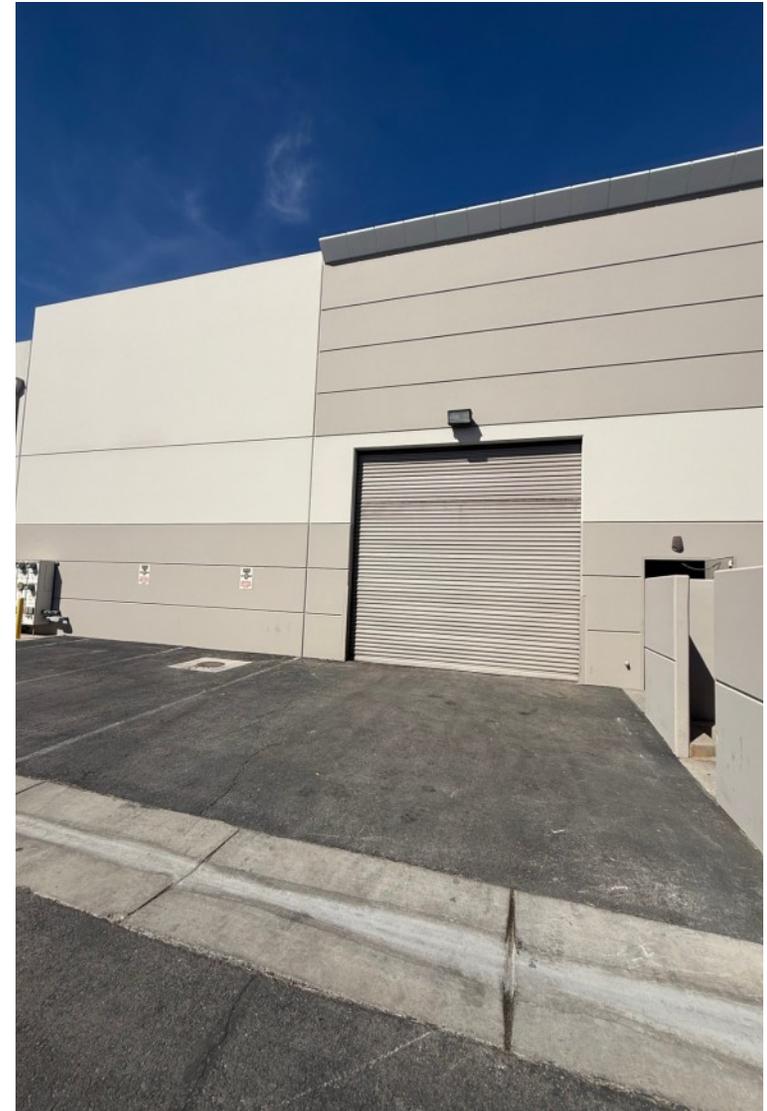
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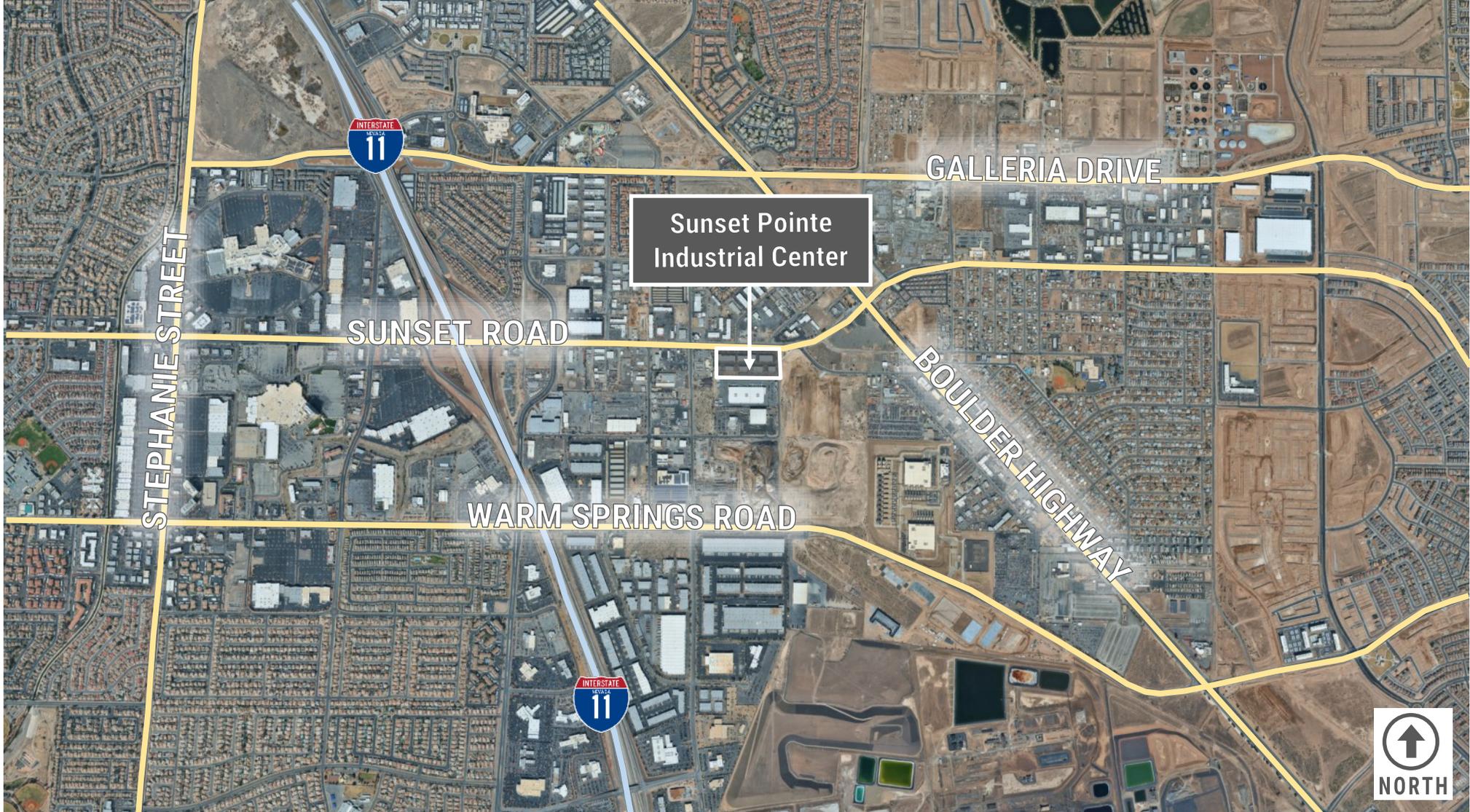
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