

SANDHILL

AIRPORT PARK

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

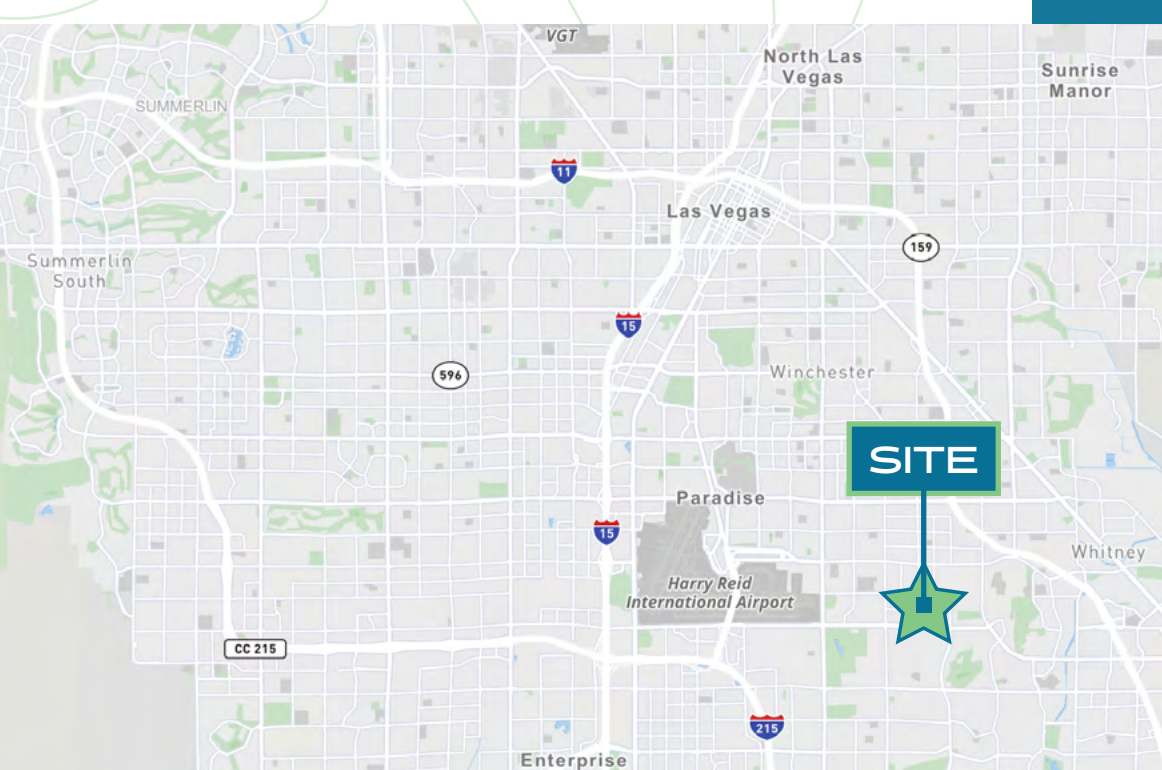
PRIME AIRPORT LOCATION!



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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.

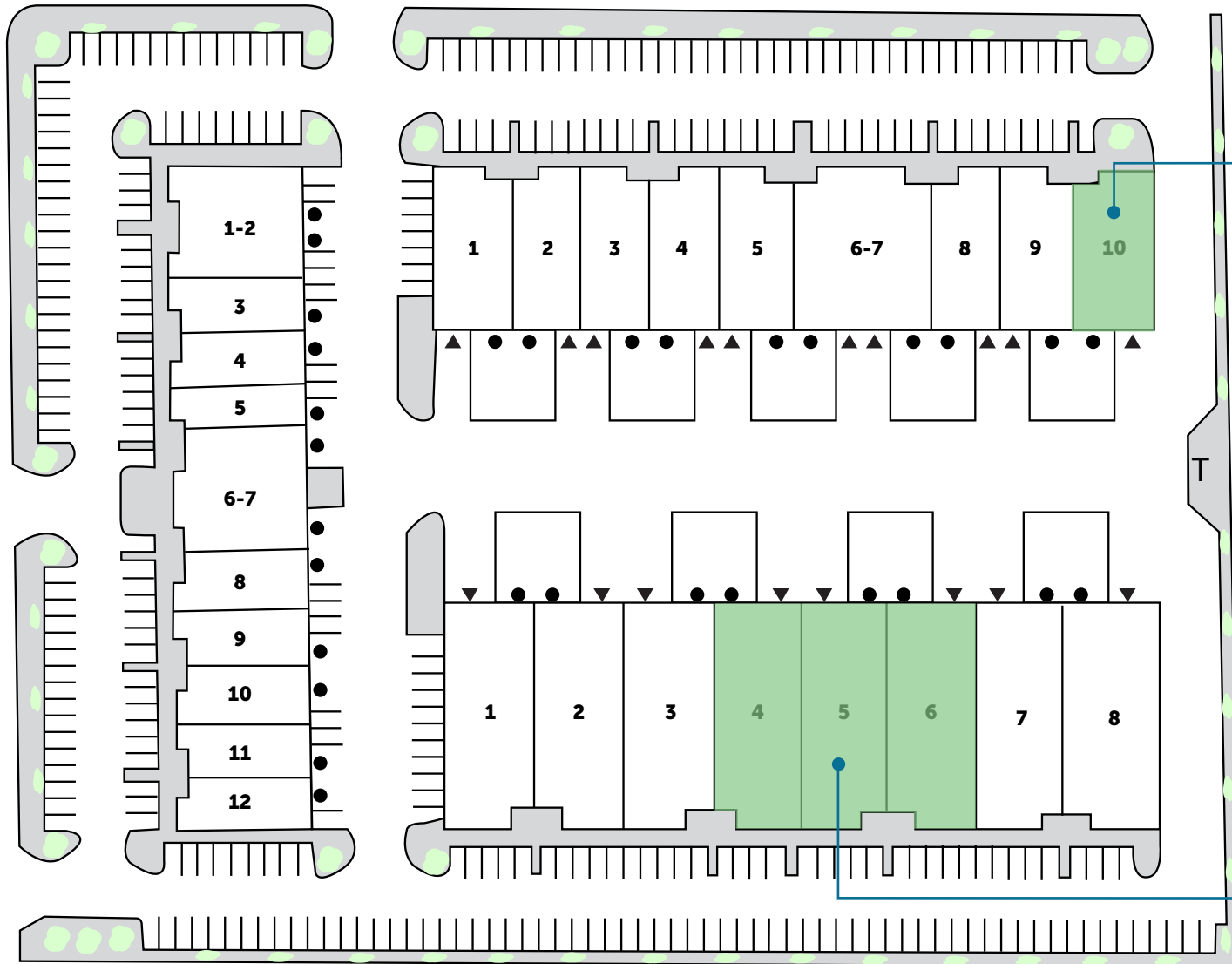
Property Highlights

- ±123,592 SF on ±7.78 acres
- SF Available:
 - Building 6320 = ±5,132 SF
 - Building 6340 = ±21,888 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

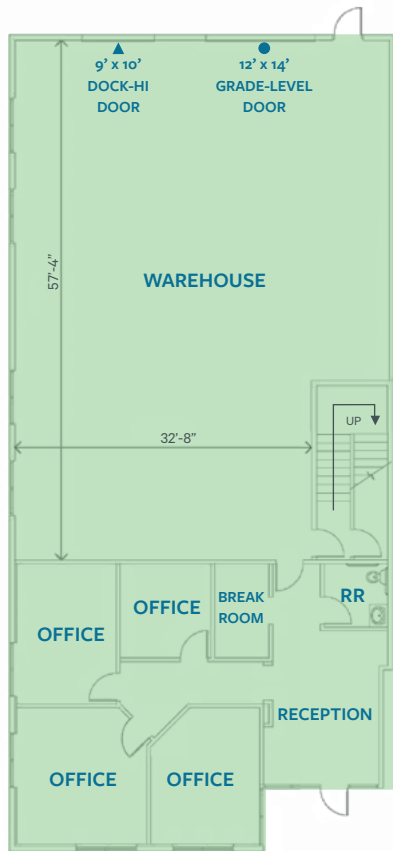


AVAILABLE
Building 6320
Suite 10
±5,132 SF

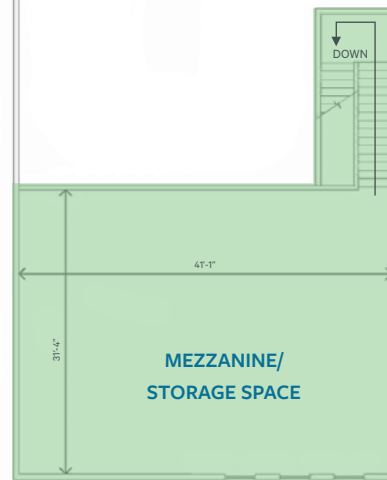
AVAILABLE
Building 6340
Suites 4-6
±7,296 - ±21,888 SF



6320 South Sandhill Road Suite 10 Highlights



2ND STORY MEZZANINE



- ±5,132 Total SF
- ±1,883 SF of HVAC Office
- ±1,890 SF Evap-cooled Warehouse
- ±1,359 SF Mezzanine Storage Space
- Reception
- Four (4) Private Offices
- Break Room
- One (1) Restroom
- One (1) 12'x14' Grade Level Truck Door
- One (1) 9'x10' dock-hi truck door
- 24' minimum clear height
- Fully sprinklered
- 3-Phase Power (*tenant to verify)



*not to scale
*all measurements are approximate

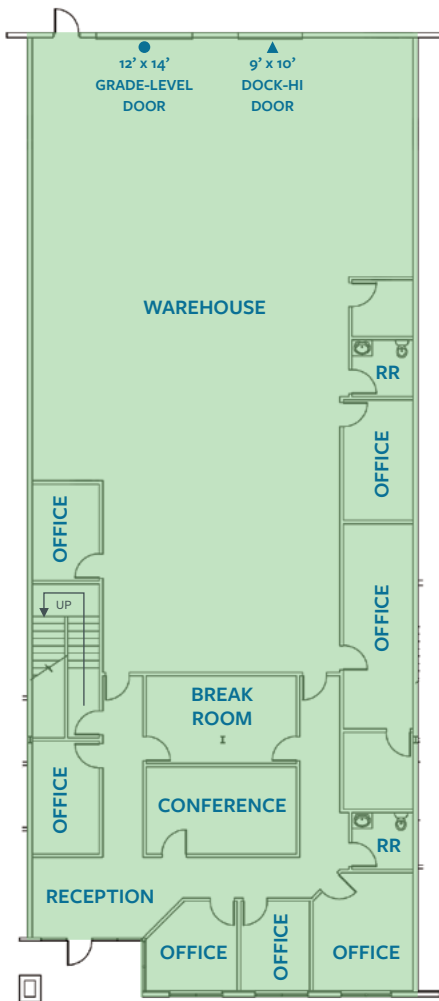
● = Grade Door

▲ = Dock Door

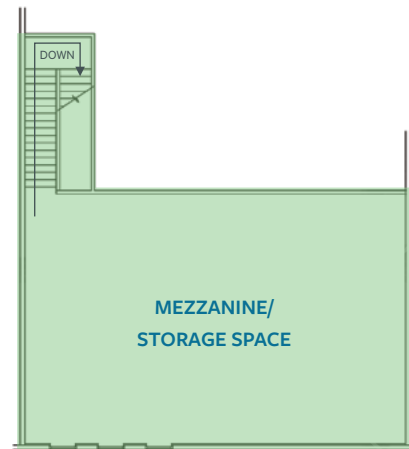
LEASE RATE : \$1.40/SF (NNN)

2024 CAMs : \$0.215/SF

AVAILABILITY : NOW AVAILABLE!



2ND STORY MEZZANINE



6340 South Sandhill Road Suite 4 Highlights

- ±7,296 Total SF
- ±2,000 SF Office
- ±1,488 SF of 2nd Story Mezzanine
- ±4,760 SF Warehouse
- 100% HVAC throughout
- Seven (7) Private Offices
- Reception
- Conference Room
- Break Room
- 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)



*not to scale
*all measurements are approximate

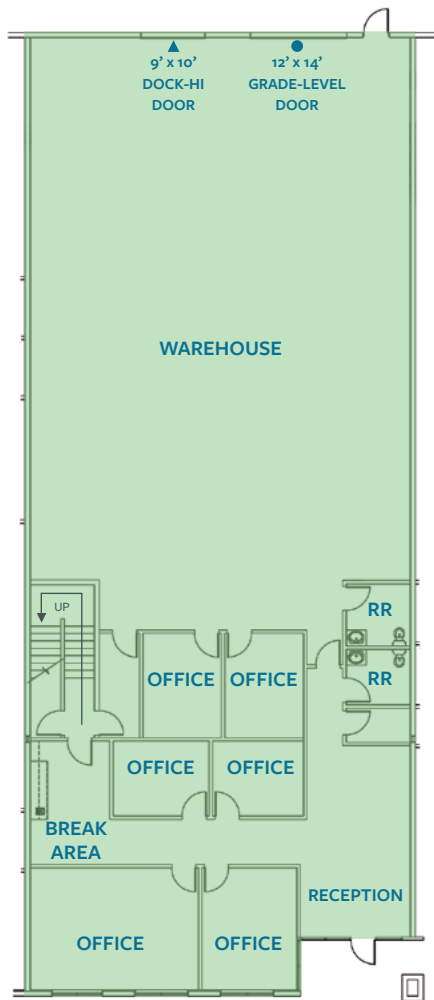
LEASE RATE : \$1.40/SF (NNN)

2024 CAMs : \$0.215/SF

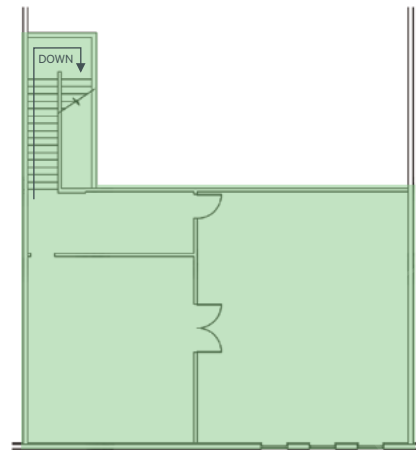
AVAILABILITY : FEBRUARY 1st, 2025

6340 South Sandhill Road Suite 5 Highlights

- ±7,296 Total SF
- ±1,800 SF of HVAC Office
- ±1,488 SF of 2nd Story Mezzanine
- ±4,008 SF Evap-cooled Warehouse
- Six (6) Private Offices
- Reception
- Storage
- Break Room
- 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



*not to scale
*all measurements are approximate

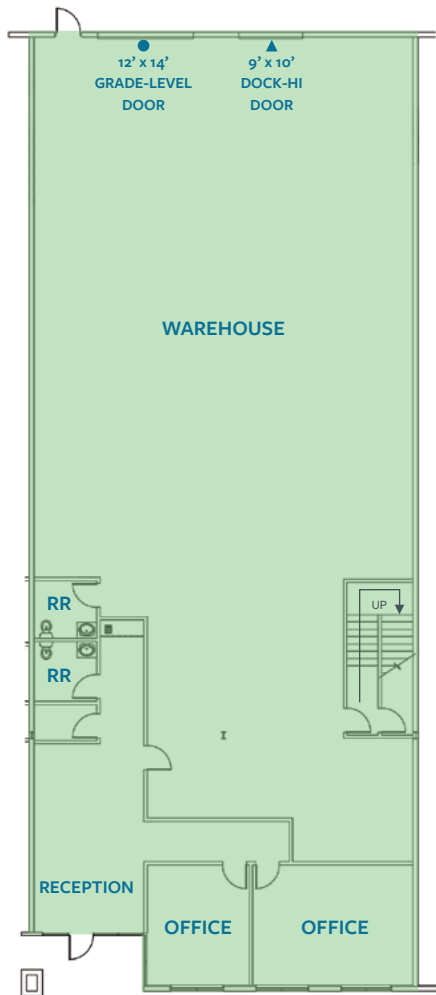
LEASE RATE : \$1.40/SF (NNN)

2024 CAMs : \$0.215/SF

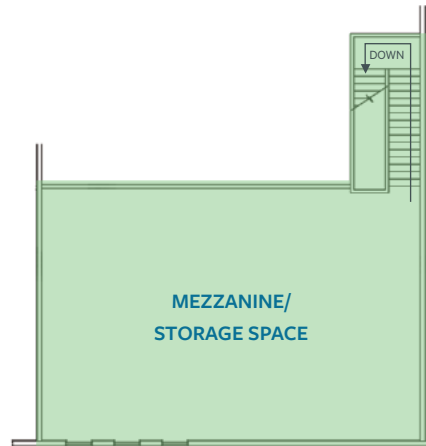
AVAILABILITY : FEBRUARY 1st, 2025

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



*not to scale
*all measurements are approximate

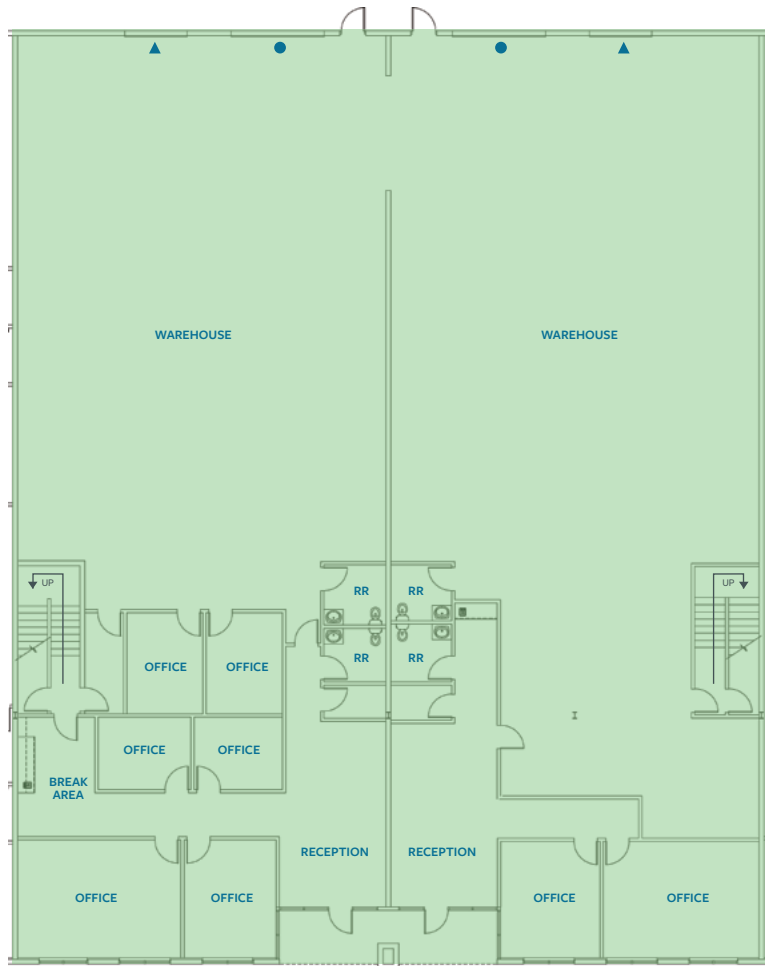
LEASE RATE : \$1.40/SF (NNN)

2024 CAMs : \$0.215/SF

AVAILABILITY : FEBRUARY 1st, 2025

6340 South Sandhill Road Suite 5/6 Highlights

- ±14,592 Total SF
- ±2,808 SF of HVAC Offices
- ±2,976 SF 2nd Story Mezzanines
- ±8,808 SF Evap-cooled Warehouses
- Eight (8) Private Offices
- Reception Areas
- Break Area
- Storage
- Four (4) Restrooms
- Two (2) 12'x14' Grade Level Truck Doors
- Two (2) 9'x10' Dock-Hi Truck Doors
- 24' minimum clear height
- Fully sprinklered
- 400 amps, 3-Phase Power (*tenant to verify)



*not to scale
*all measurements are approximate

▲ = Dock-Hi Door
● = Grade Door

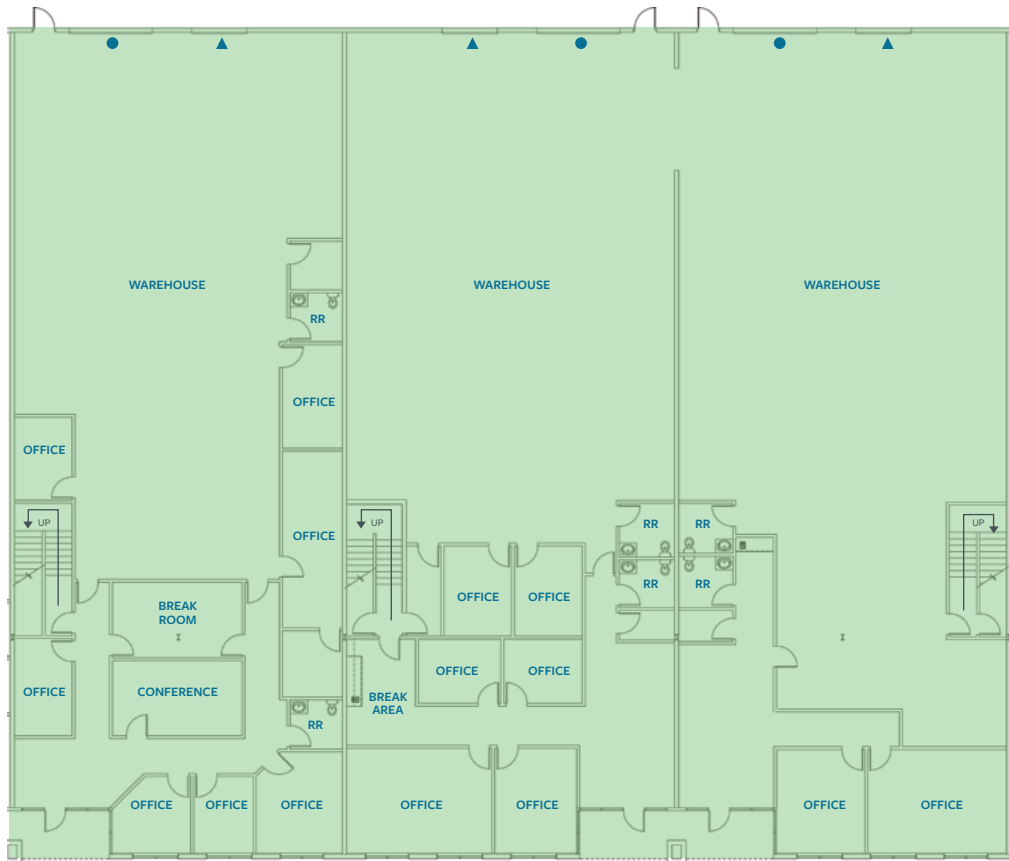
LEASE RATE : \$1.35/SF (NNN)

2024 CAMs : \$0.215/SF

AVAILABILITY : FEBRUARY 1st, 2025

6340 South Sandhill Road Suite 4/5/6 Highlights

- ±21,888 Total SF
- ±4,808 SF of HVAC Offices
- ±4,464 SF 2nd Story Mezzanines
- ±13,568 SF Evap-cooled Warehouses
- Fifteen (15) Private Offices
- Reception Areas
- Conference Room
- Break Rooms
- Storage
- Six (6) Restrooms
- Three (3) 12'x14' Grade Level Truck Doors
- Three (3) 9'x10' Dock-Hi Truck Doors
- 24' minimum clear height
- Fully sprinklered
- 600 amps, 3-Phase Power (*tenant to verify)



*not to scale
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▲ = Dock-Hi Door
● = Grade Door

LEASE RATE : \$1.30/SF (NNN)

2024 CAMs : \$0.215/SF

AVAILABILITY : FEBRUARY 1st, 2025

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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