



**FOR
LEASE**

Sunset Pine

3190 East Sunset Road, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

Sunset Pine is comprised of ±7120 total square feet. The Project offers open showroom space with roll-up doors. Situated on the NW corner of Pine Street and Sunset Road, Sunset Pine offers excellent access to Harry Reid International Airport (LAS), the Las Vegas Strip, US-95, I-215 & I-15 freeways.

- Nearby Leasing and Property Management office
- Excellent access to US-95, I-15 & I-215 freeways
- HVAC Showroom Space
- Grade level loading doors
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Parcel #: 162-36-801-012

CONTACT

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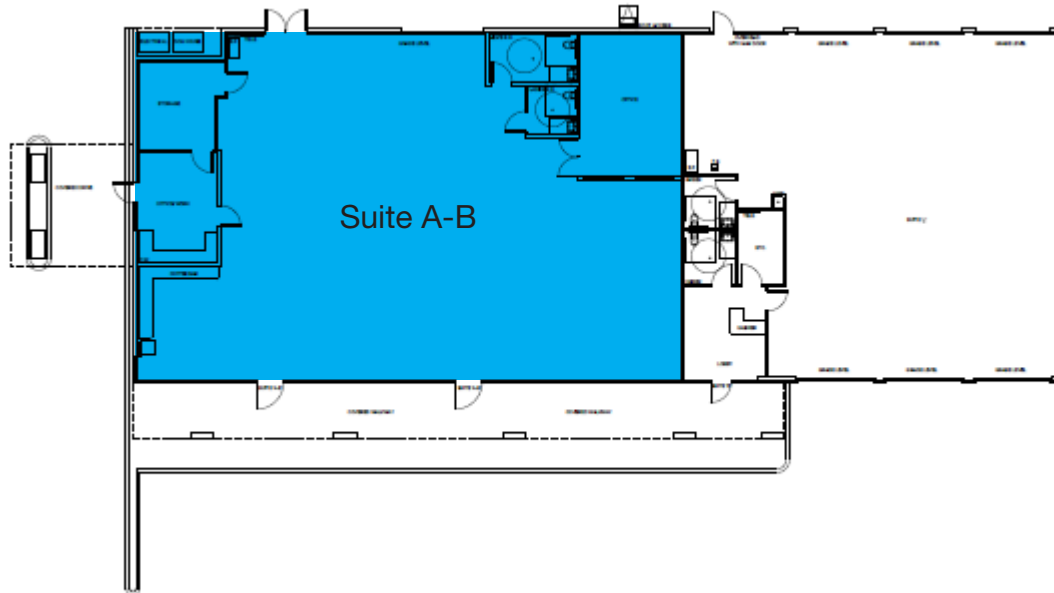


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3190 E. SUNSET RD., SUITE A-B

Total Square Feet **±4,160 SF**

Available:	TBD
Grade Loading Doors:	1 (11'x12')
Lease Rate:	\$1.40 PSF/M
Cam Rate:	\$0.35 PSF/M
Total Monthly:	\$7,280

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