



6,810 SF OFFICE / WAREHOUSE WITH SUNSET ROAD FRONTAGE

FOR LEASE

509 W. SUNSET ROAD | HENDERSON, NV 89011

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REALCOMM ADVISORS

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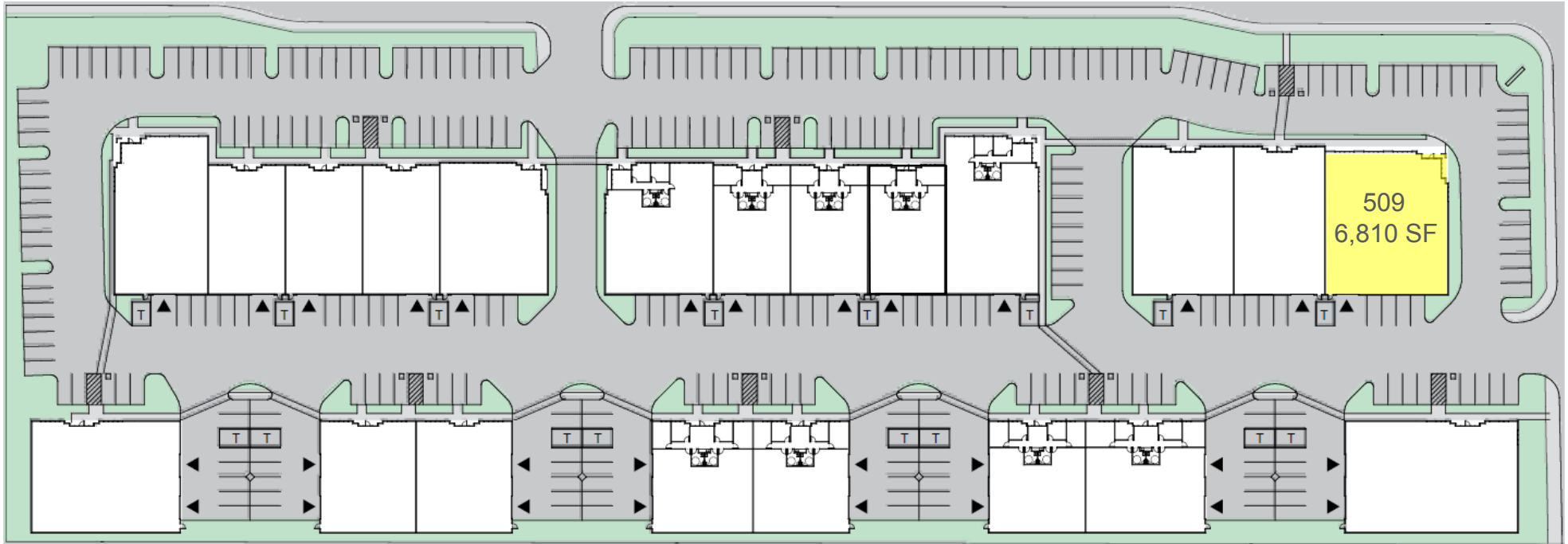
SITE PLAN



NORTH

W. SUNSET ROAD

COURIER STREET



▲ = GRADE LEVEL LOADING

T = TRASH ENCLOSURE

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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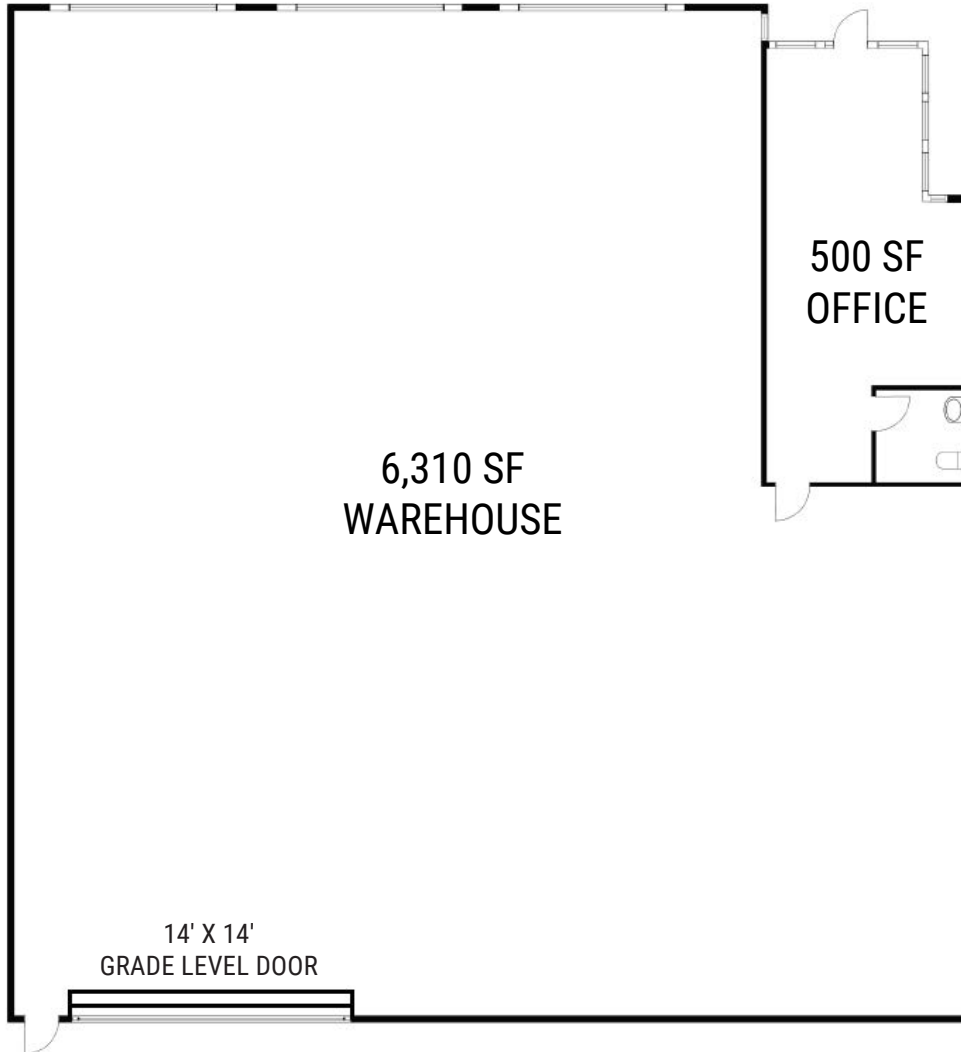
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- **6,810 SF OFFICE / WAREHOUSE**
 - 500 SF HVAC Office
 - 6,310 SF Evaporative Cooled Warehouse
- One (1) Oversized 14'x14' Grade Level Door
- 18' Average Clear Height
- Washer & Dryer Connections in Warehouse
- 800 Amp, 120/208 Volt, 3-Phase Main Switchgear
- Warehouse Skylights
- R-19 Insulated Roof with White Scrim
- Fire Sprinkler System
- 17 Parking Spaces (Unreserved)
- Natural Gas Stub
- I-G Zoning (Industrial General | City of Henderson)
- Prime Henderson Location
- Direct Sunset Road Exposure
- Corner Building
- Immediate Access to US-95 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities

Base Rent: \$1.20/SF
NNN Fee: \$0.22/SF
Total Monthly Rent: \$9,670

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SUNSET POINTE INDUSTRIAL CENTER

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