

SUNSET BUSINESS CENTER

12 Sunset Way, Henderson, NV 89014

AVAILABLE
For Lease

BUILDING A

BUILDING B



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Schnitzer
PROPERTIES

Leasing Details



\$1.35 PSF NNN
Monthly Lease Rate



±1,465 - ±2,029 SF
Space Available



\$0.32 PSF
Monthly CAM Charges

Property Details

- + Submarket:** Henderson
- + Building Size:** Two (2) buildings totaling ±25,000 SF
- + Zoning:** IP-AE (Industrial Park with an Airport Environs Overlay)
- + Power:** 125 Amps | 120/208 Volts
(to be verified by Tenant)
- + HVAC:** Office: HVAC
Warehouse: Swamp Cooled
- + Clear Height:** ±14'
- + Loading:** Grade level loading doors (9'x9' & 10'x12')
- + Fire and Safety:** Wet sprinkler system
- + Frontage:** Sunset Way and Valle Verde Dr. frontage
- + Parking:** 2.75:1,000



**5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.*

Location Highlights

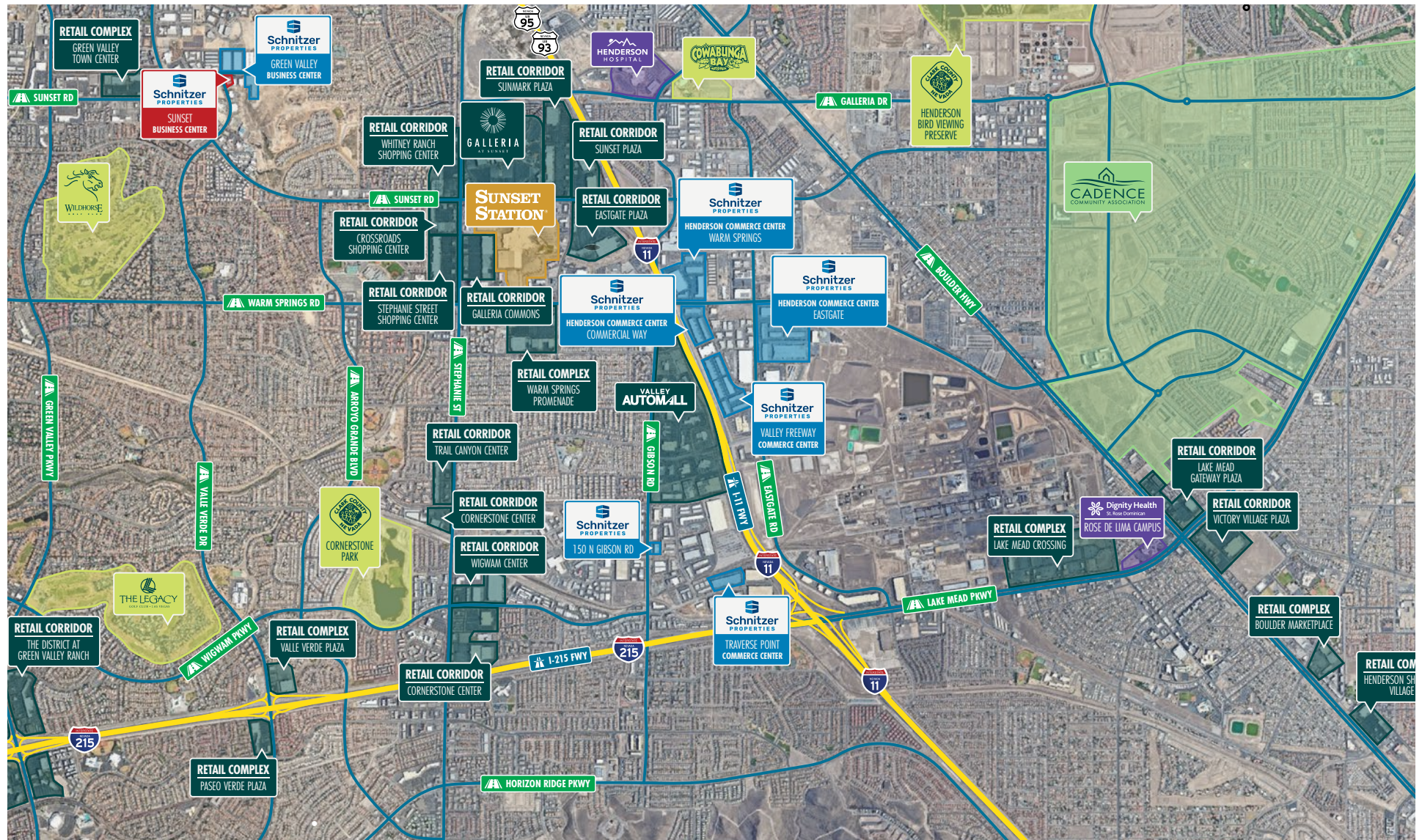
- Office/warehouse flex space in the Henderson submarket
- Conveniently located 4.4 miles (12-min.) from Harry Reid International Airport
- Located 2.4 miles (7-min.) from the US-95 freeway and 5.4 miles (12-min.) from the I-215 freeway
- The property benefits from being surrounded by ample amenities such as retail and dining options along Sunset Road and Green Valley Parkway, the Galleria at Sunset shopping center, and a variety of nearby parks and recreational areas
- The office portion of the space is HVAC controlled and the warehouse space is maintained with evaporative coolers, with regularly scheduled maintenance included in the CAM's



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For Lease

- Power Centers ● Industrial ● Airports ● Casino ● Parks & Recreation



Service you deserve. People you trust.

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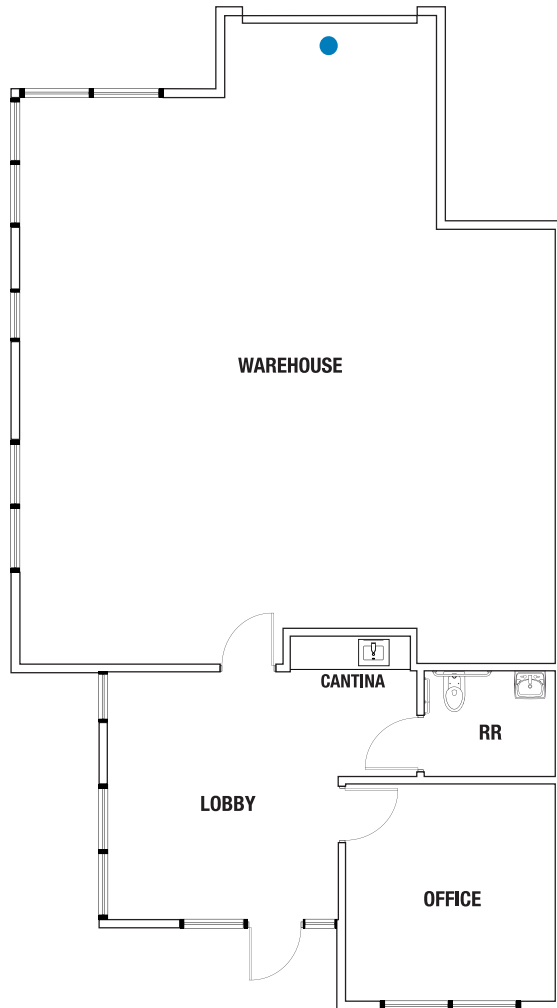




○ Leased ● Available

Available Suite Details

Building	Suite	Total SF	Office SF	Warehouse SF	Grade Doors	Lease Rate PSF	CAM's	Monthly Rent	Available
A	104	±1,842	±654	±1,188	One (1)	\$1.35 PSF NNN	\$0.32 PSF	\$3,076.14	08.10.2026
B	206	±1,465	±510	±955	One (1)	\$1.35 PSF NNN	\$0.32 PSF	\$2,446.55	08.10.2026
B	210	±2,029	±478	±1,551	One (1)	\$1.35 PSF NNN	\$0.32 PSF	\$3,388.43	08.10.2026



Building A, Suite 104 - Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.32 PSF

Monthly CAM's



\$3,076.14

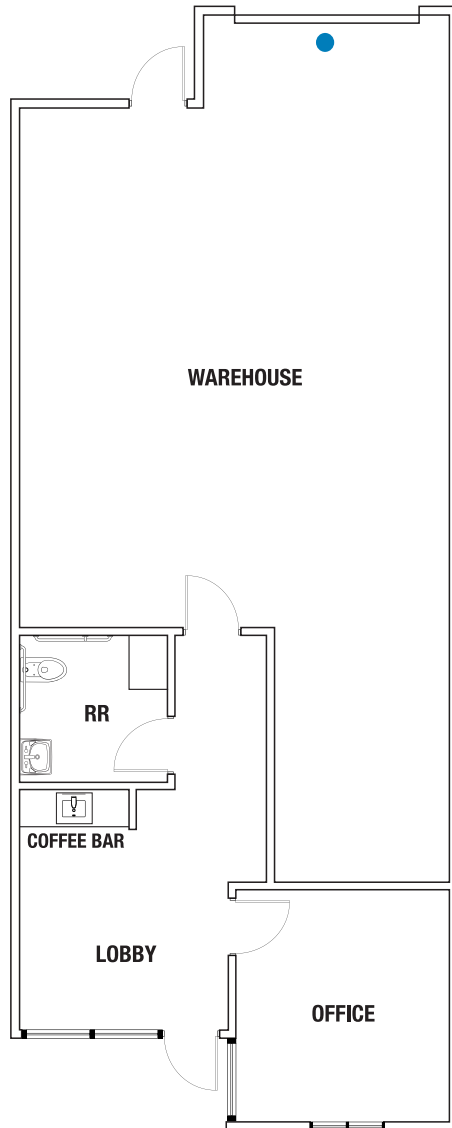
Monthly Rent

Suite Details

- + **Total SF:** ±1,842
- + **Office SF:** ±654
- + **Warehouse SF:** ±1,188
- + **Clear Height:** ±14'
- + **Grade Level Doors:** One (1)
- + **Power:** 125 Amps | 120/208 Volts
(to be verified by Tenant)
- + **Available:** August 10, 2026

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

- Grade Level Door



Building B, Suite 206 - Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.32 PSF

Monthly CAM's



\$2,446.55

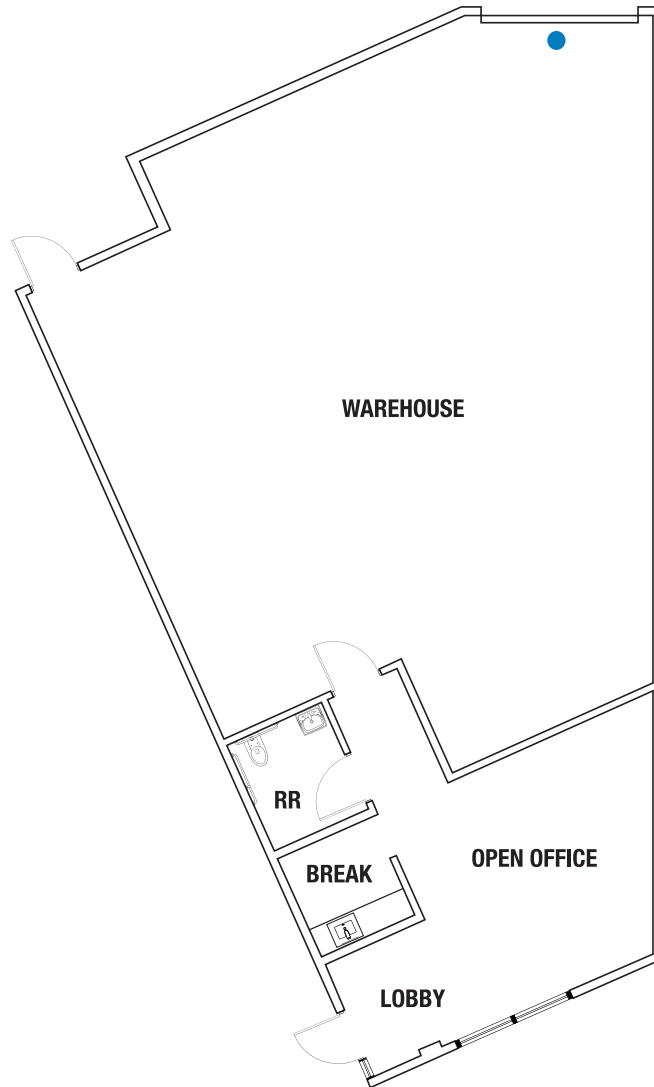
Monthly Rent

Suite Details

- + **Total SF:** ±1,465
- + **Office SF:** ±510
- + **Warehouse SF:** ±955
- + **Clear Height:** ±14'
- + **Grade Level Doors:** One (1)
- + **Power:** 125 Amps | 120/208 Volts
(to be verified by Tenant)
- + **Available:** August 10, 2026

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- Grade Level Door



Building B, Suite 210 - Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



\$0.32 PSF

Monthly CAM's



\$3,388.43

Monthly Rent

Suite Details

- + **Total SF:** ±2,029
- + **Office SF:** ±478
- + **Warehouse SF:** ±1,551
- + **Clear Height:** ±14'
- + **Grade Level Doors:** One (1)
- + **Power:** 125 Amps | 120/208 Volts
(to be verified by Tenant)
- + **Available:** August 10, 2026

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

- Grade Level Door



Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

		
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--

Schnitzer Industrial Properties: Henderson & Airport Portfolio

Schnitzer Sites

1. Green Valley Business Center
2. Sunset Business Center
3. Henderson Commerce Center Warm Springs
4. Henderson Commerce Center Commercial Way
5. Henderson Commerce Center Eastgate
6. Valley Freeway Commerce Center
7. Traverse Point Commerce Center
8. 150 N. Gibson Road
9. Paradise Airport Center
10. Eastern Commerce Center
11. Patrick Commerce Center
12. Patrick Airport Center
13. Patrick Airport Business Center
14. Sunset Airport Center 1
15. Sunset Airport Center 2

Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. Galleria Mall Area
4. The District at Green Valley Ranch
5. Boulder Hwy. & Lake Mead Dr.
6. MonteLago Village at Lake Las Vegas

