

FOR LEASE



±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

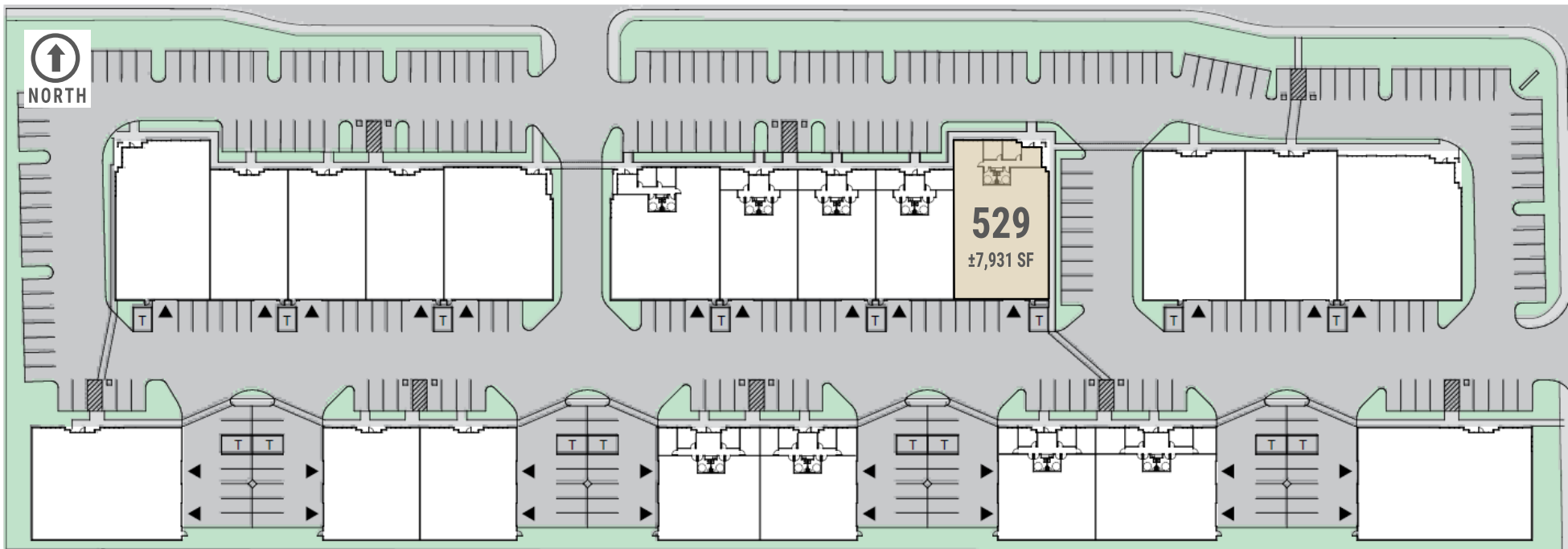
WNoack@rcadvs.com

NV-RE License: BS.0144993

529 W. SUNSET ROAD | HENDERSON, NV 89011

FOR LEASE

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

TRAVIS NOACK

(702) 470-0786

TNoack@rcadv.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadv.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadv.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



529 W. SUNSET ROAD | HENDERSON, NV 89011

FOR LEASE

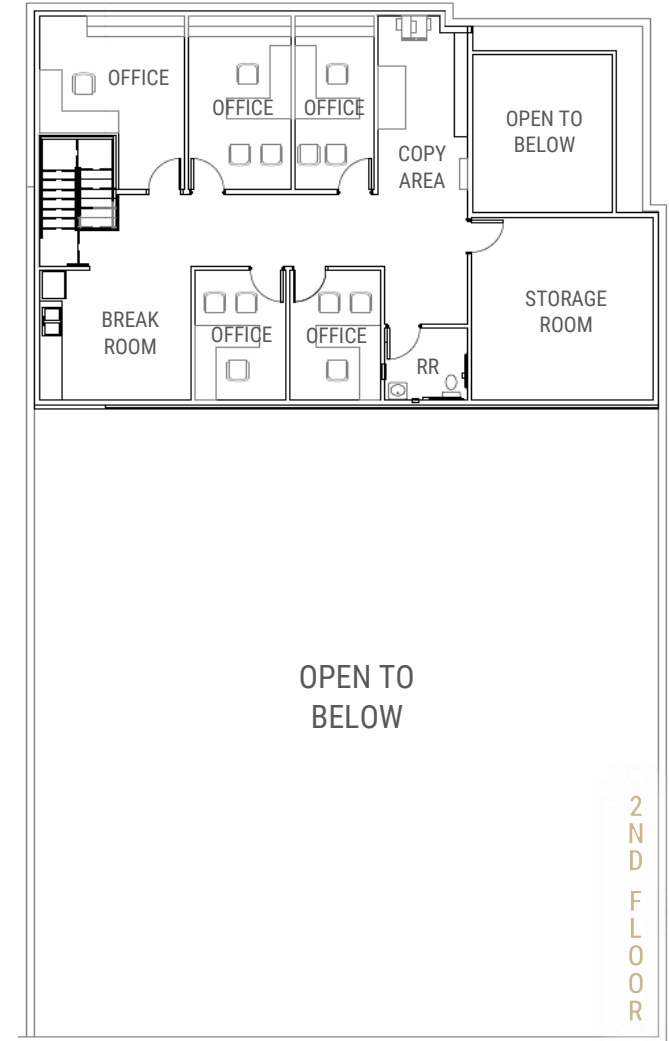
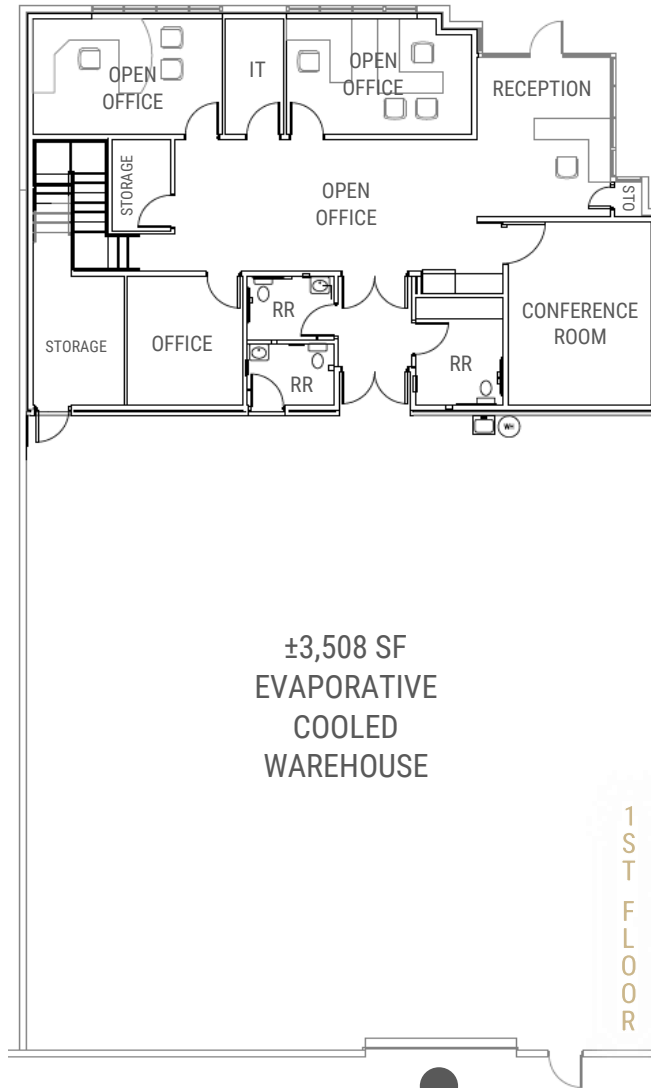
±7,931 SF TOTAL

- ±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
- 800 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)
- Available - 07/01/2026

MONTHLY BASE RENT: \$1.45/SF

MONTHLY NNN FEE: \$0.25/SF

TOTAL MONTHLY: \$13,482



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

TRAVIS NOACK

(702) 470-0786

TNoack@rcadv.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadv.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadv.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

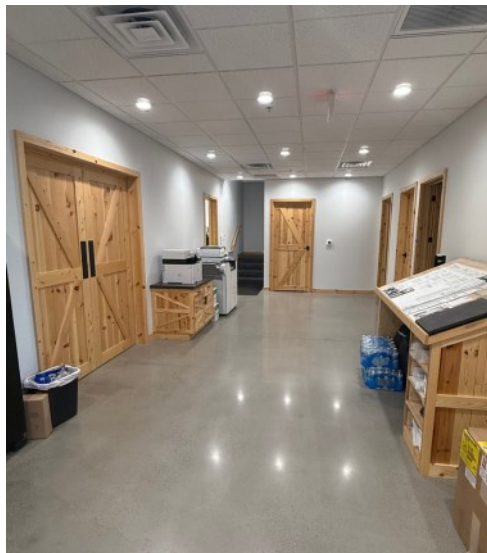
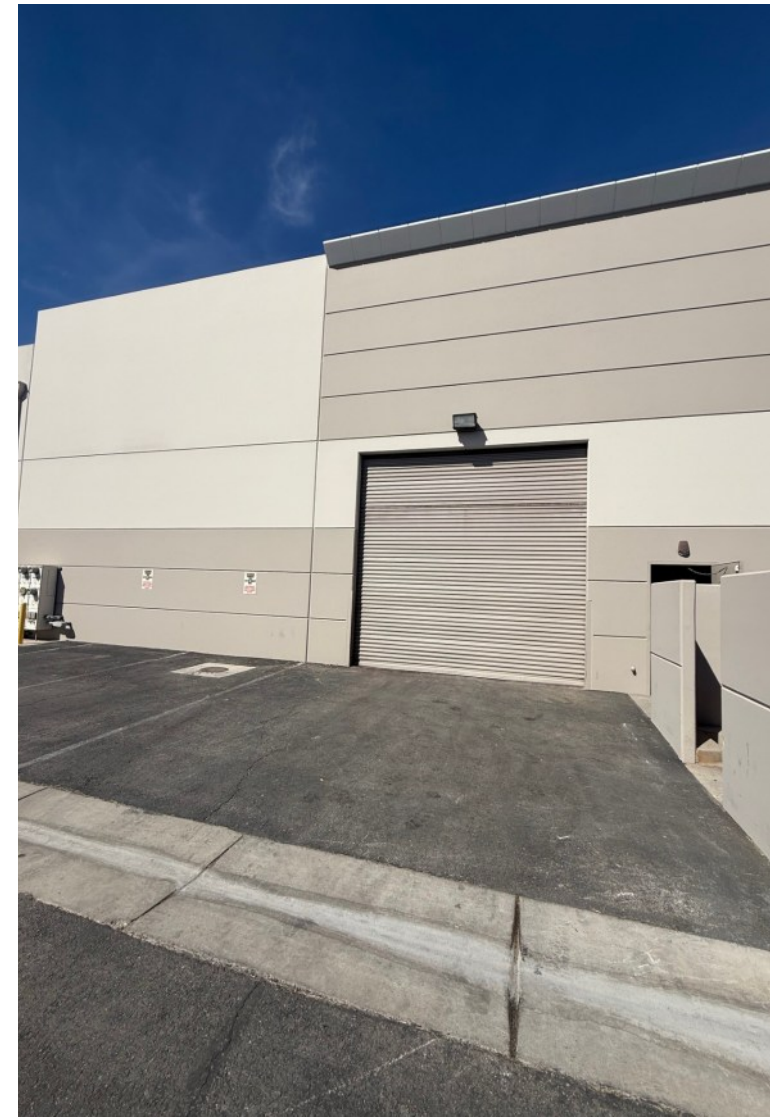
(702) 515-1010

www.rcadv.com



529 W. SUNSET ROAD | HENDERSON, NV 89011

FOR LEASE



TRAVIS NOACK

(702) 470-0786

TNoack@rcadv.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadv.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadv.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



529 W. SUNSET ROAD | HENDERSON, NV 89011

FOR LEASE



TRAVIS NOACK

(702) 470-0786

TNoack@rcadv.com

NV-RE License: BS.0178655

KIMBERLY NOACK-SUMMERS

(702) 470-0787

KSummers@rcadv.com

NV-RE License: BS.0144853

WARREN NOACK

(310) 739-5545

WNoack@rcadv.com

NV-RE License: BS.0144993

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com

