

Sunset & Jones

5765 W Sunset Road
Las Vegas, NV 89118

±33,685 Total SF
Class "A" Industrial Building

For Sale or Lease

Available Q1 2026

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Developed By:



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SUNSET & JONES

5765 West Sunset Road, Las Vegas, NV 89118

Property Highlights

5765 W. Sunset Road is a high-image, class "A," new-construction, free-standing industrial building located in the Southwest submarket. Positioned just east of of S. Jones Blvd. and fronting W. Sunset Rd., this project offers excellent street visibility and city-wide accessibility. 5765 W. Sunset Road offers immediate access to the I-215 Beltway and convenient access to the I-15, Harry Reid International Airport, and Las Vegas Strip. Featuring $\pm 33,685$ SF of functional warehouse and office space, this building can accommodate a variety of uses including showrooms, manufacturing, assembly, & distribution, among other uses. Now being offered for sale or pre-lease in entirety or a demised footprint - **contact for more info & pricing.**

Size
 **$\pm 33,685$
Total SF**

Delivery
**Q1
2026**

Location
**Southwest
Submarket**

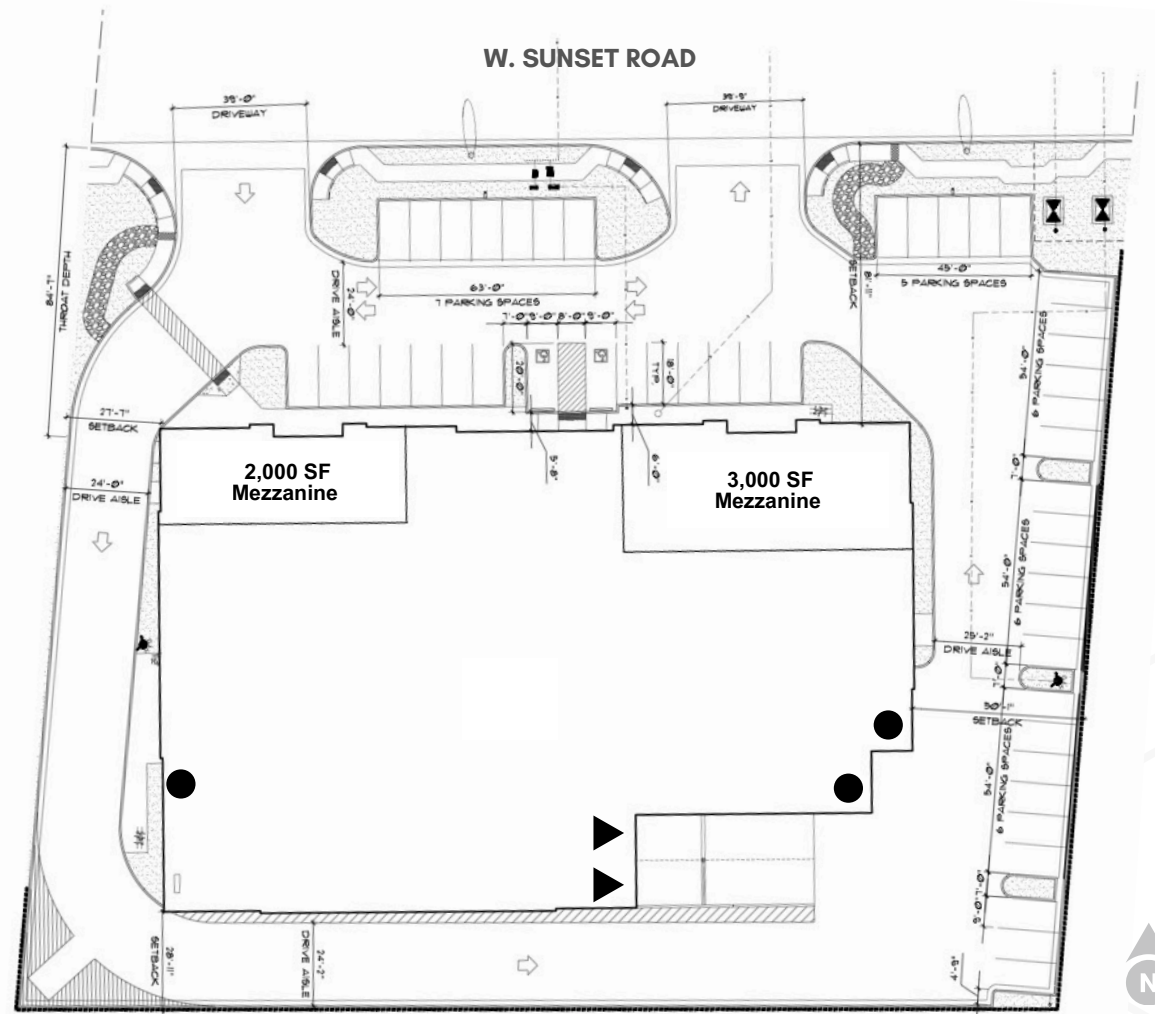
Offering
**For Sale
or Lease**

**NEW CONSTRUCTION, FREE-STANDING
CLASS "A" INDUSTRIAL BUILDING
AVAILABLE Q1 2026**

MYD REAL ESTATE

TOTAL SF	±33,685
FLOOR AREA	±28,685
2ND FLOOR MEZZ.	±5,000
CLEAR HEIGHT	26'
LOADING DOCKS	2 (9' x 10')
GRADE DOORS	3 (10 x 12')
PARKING SPACES	48
COLUMN SPACING	55' x 37'
SPRINKLER	ESFR
POWER	3-PHASE, 1,600 AMPS, 277/480V
ROOFING/INSULATION	TPO, R-38
FLOOR SLAB	5"
SITE AREA	1.93 AC
KNOCKOUT PANELS	2
FRONTAGE	±300'
ZONING	IP (CLARK COUNTY)

*Mezzanine Decks Included with Shell



- **Loading Dock**



Grade Door

Delivery Options

Option A

Entire Building

- Shell Delivery (TIA Available)
- $\pm 33,685$ SF Total
- $\pm 28,685$ SF Footprint
- $\pm 3,000$ SF 2nd Floor East Mezzanine
- $\pm 2,000$ SF 2nd Floor West Mezzanine

Option B

Demised Footprint (Unit A)

- Shell Delivery (TIA Available)
- $\pm 17,636$ SF Total
- $\pm 15,636$ SF Footprint
- $\pm 2,000$ SF 2nd Floor Mezzanine Deck
- 1 Loading Dock, 1 Grade Door

Option C

Demised Footprint (Unit B)

- Shell Delivery (TIA Available)
- $\pm 16,049$ SF Total
- $\pm 13,049$ SF Footprint
- $\pm 3,000$ SF 2nd Floor Mezzanine Deck
- 1 Loading Dock, 2 Grade Door

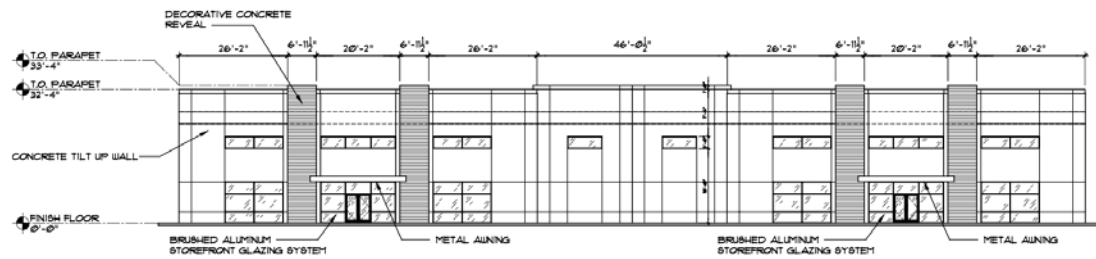


Loading Dock

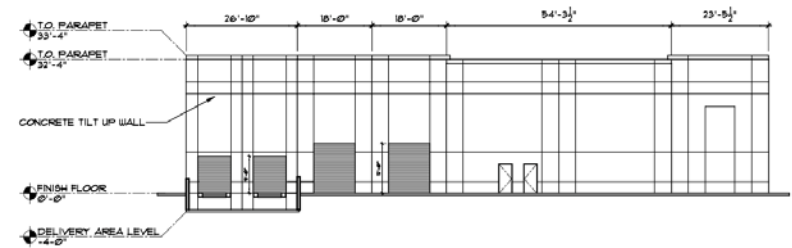


Grade Door

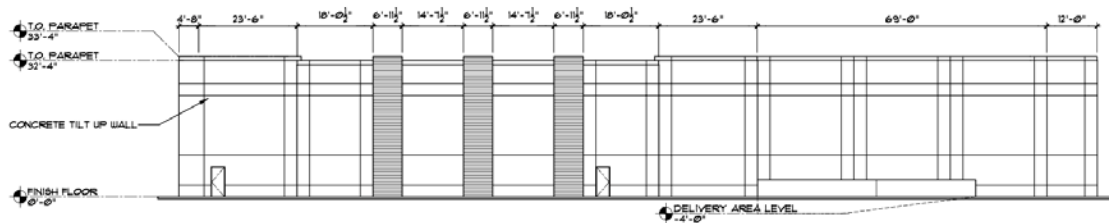
Exterior Elevations



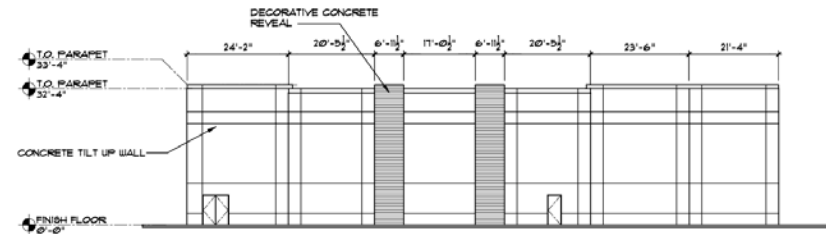
NORTH ELEVATION



EAST ELEVATION

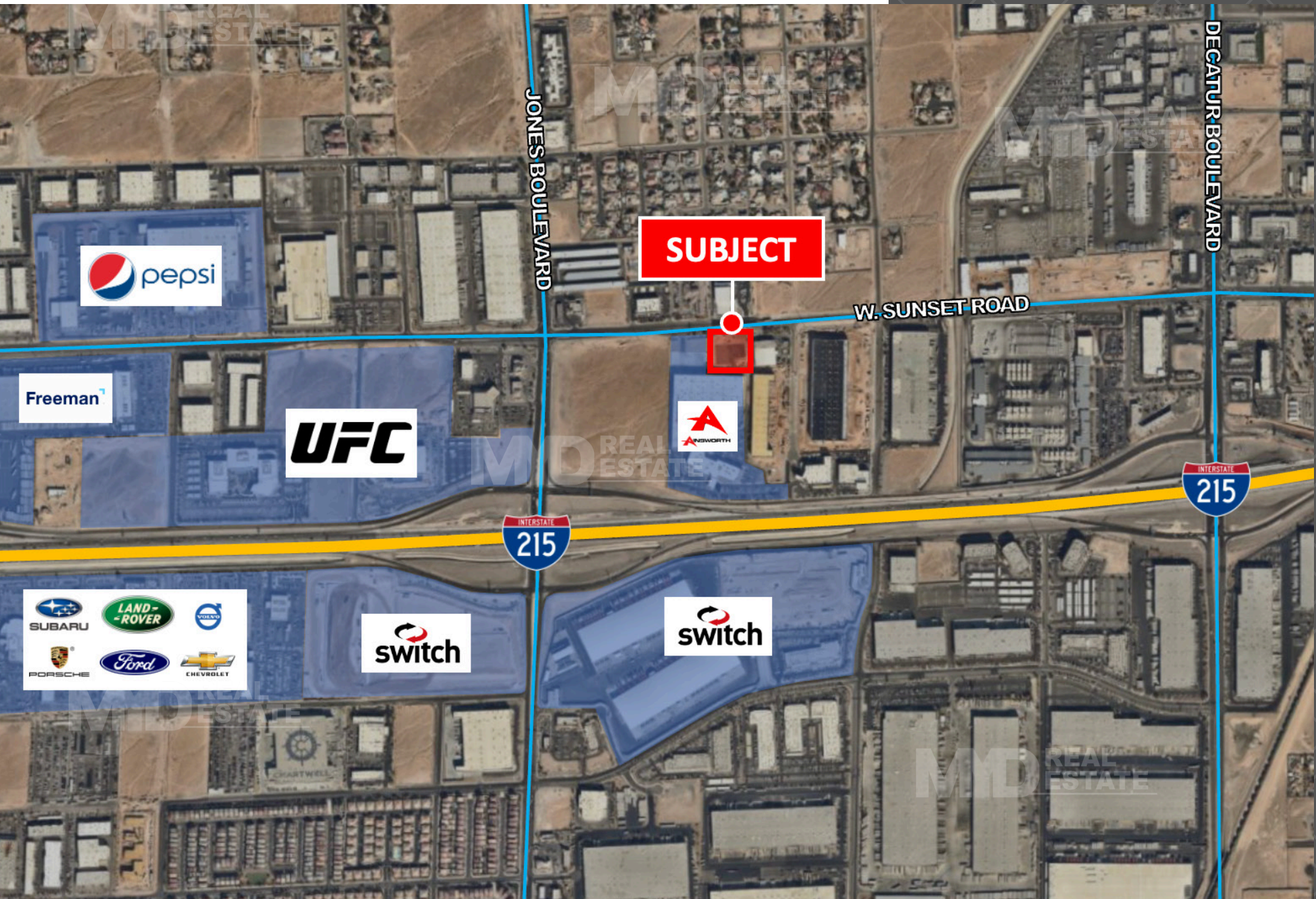


SOUTH ELEVATION



WEST ELEVATION

Aerial & Proximity Map



Aerial & Proximity Map

MYD REAL ESTATE

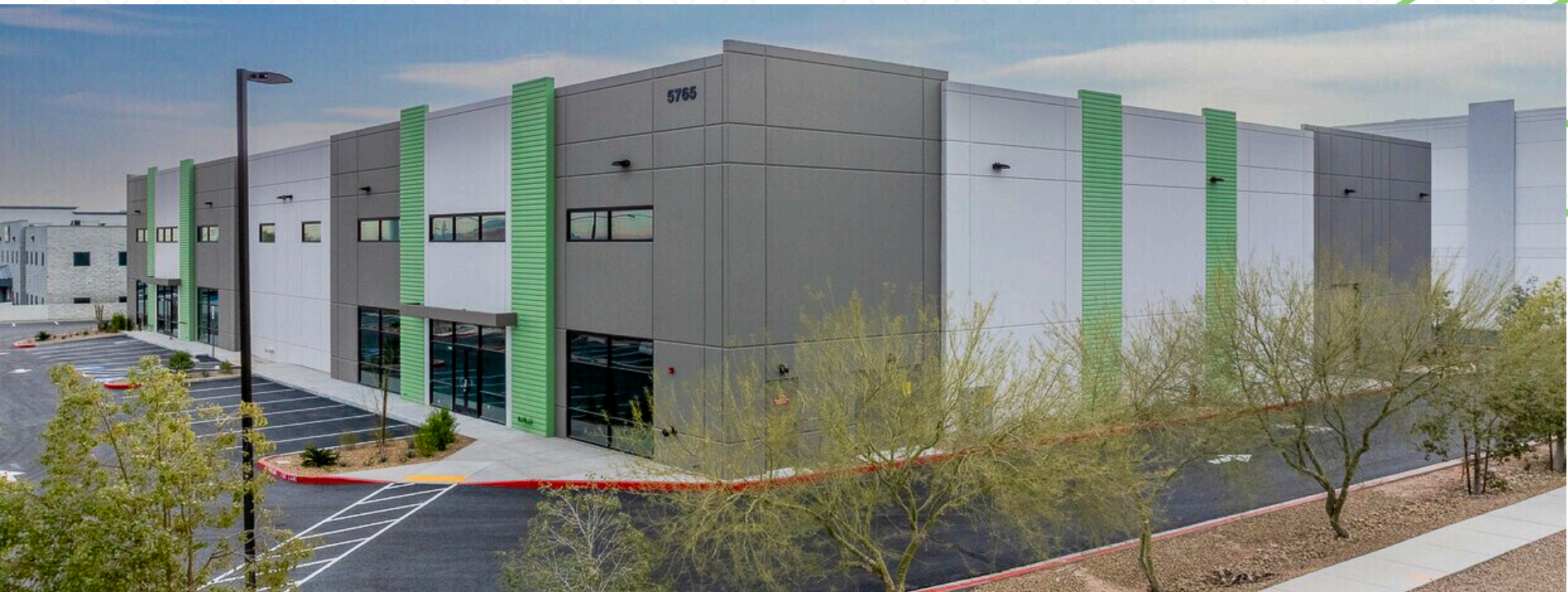


Rendered Building

Property **Photos**



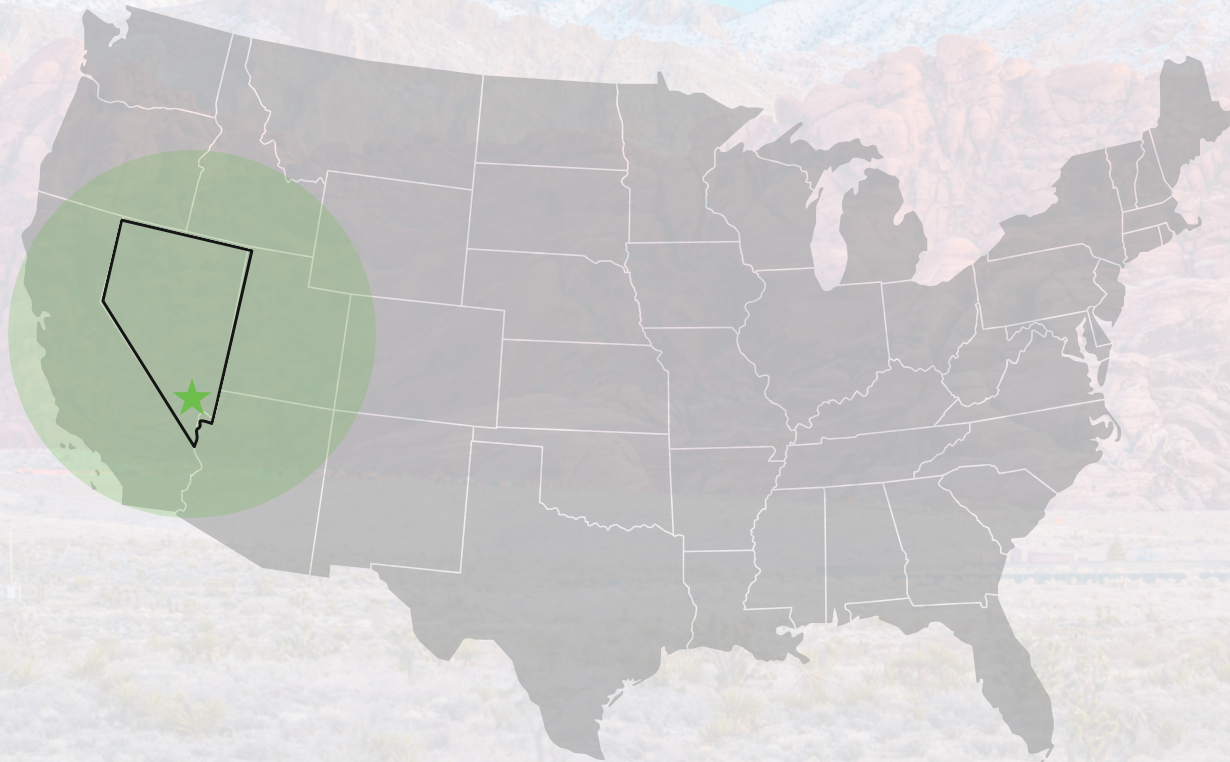
Property **Photos**



NEVADA'S ADVANTAGE

Nevada is among one of the nation's most business-friendly states, providing many reasons and incentives for small businesses and corporations to conduct business in. **Some of Nevada's tax advantages include:**

- ✓ No Corporate Income Tax
- ✓ No Personal Income Tax
- ✓ No Franchise Tax
- ✓ No Franchise Income Tax
- ✓ No Estate Tax
- ✓ No Corporate Shares Tax
- ✓ No Inheritance Tax



one day transit

ONE DAY TRANSIT ANALYSIS

	DISTANCE (mi.)	TIME (est.)
LOS ANGELES, CA	260	3 hrs 54 min
PHOENIX, AZ	302	4 hrs 40 min
SAN DIEGO, CA	326	4 hrs 48 min
SALT LAKE CITY, UT	431	5 hrs 55 min
RENO, NV	451	6 hrs 50 min
SAN FRANCISCO, CA	566	8 hrs 25 min
SACRAMENTO, CA	574	8 hrs 40 min

LOCATION PROXIMITY



I-215 FREEWAY ±0.5 mi.
I-15 FREEWAY ±3 mi.



HARRY REID INTERNATIONAL AIRPORT ±5 mi.



LAS VEGAS STRIP ±5.5 mi.

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