

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

OFIR BEN-MOSHE

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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 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

Building Shell Specifications

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**

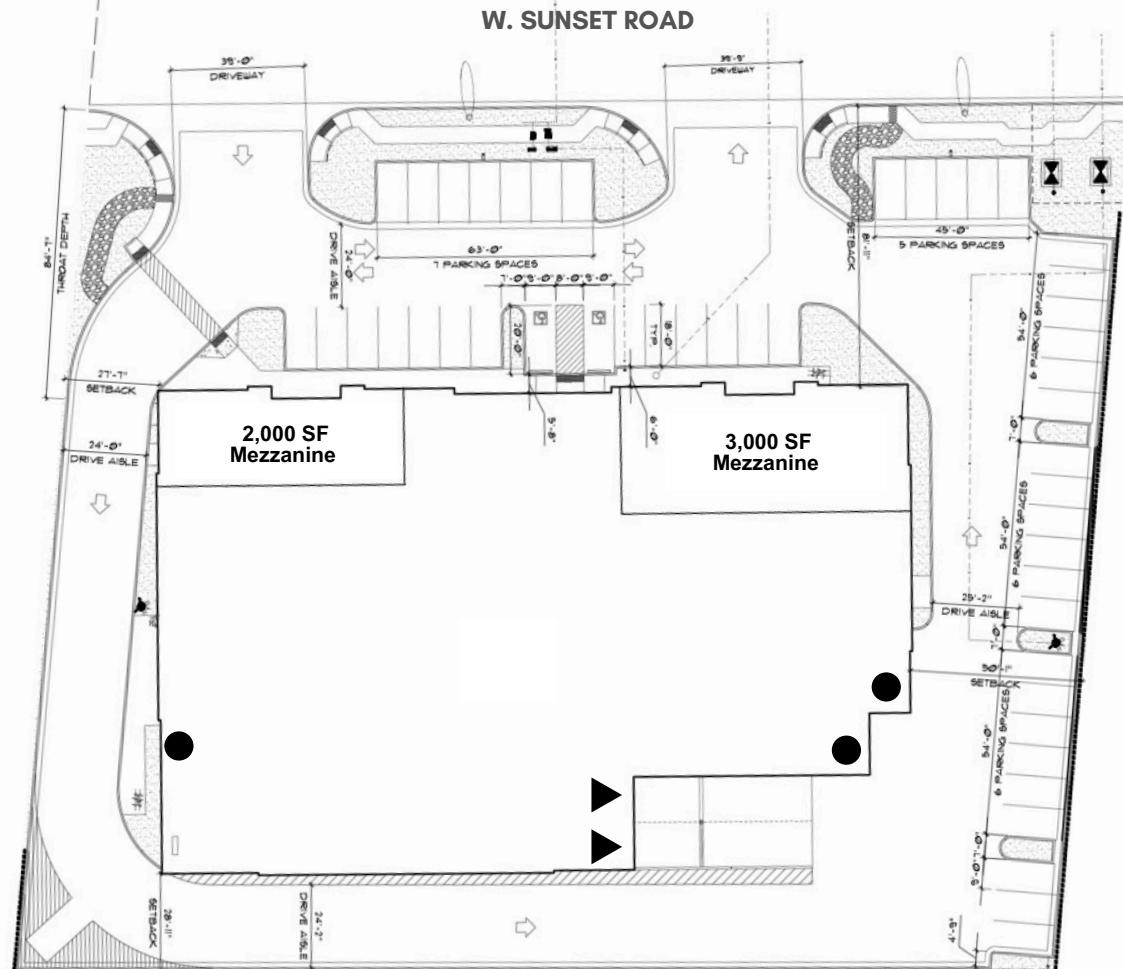
KNOCKOUT PANELS **2**

FRONTAGE **±300'**

ZONING **IP (CLARK COUNTY)**

**Mezzanine Decks Included with Shell*

MYD REAL
ESTATE



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)

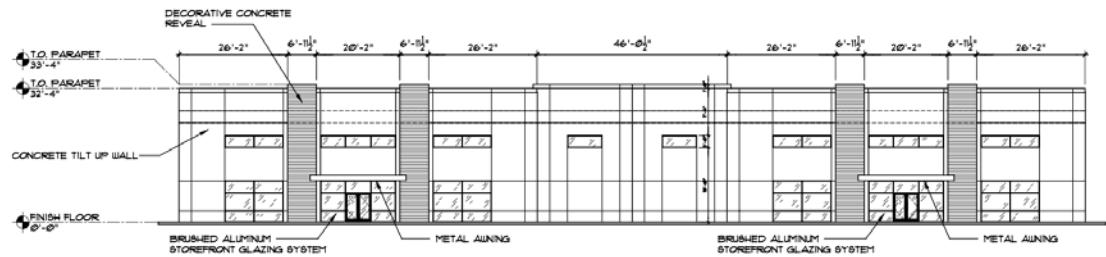
- Shell Delivery (TIA Available)
- $\pm 16,049$ SF Total
- $\pm 13,049$ SF Footprint
- $\pm 3,000$ SF 2nd Floor Mezzanine Deck
- 1 Loading Dock, 2 Grade Door



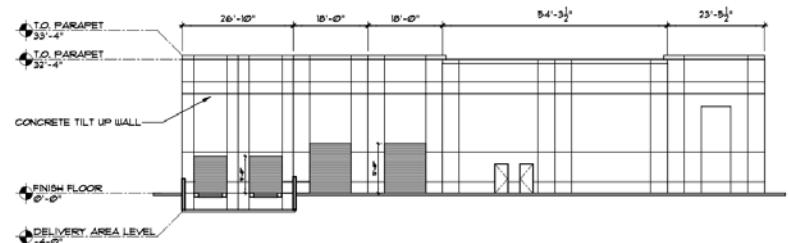
► Loading Dock

● Grade Door

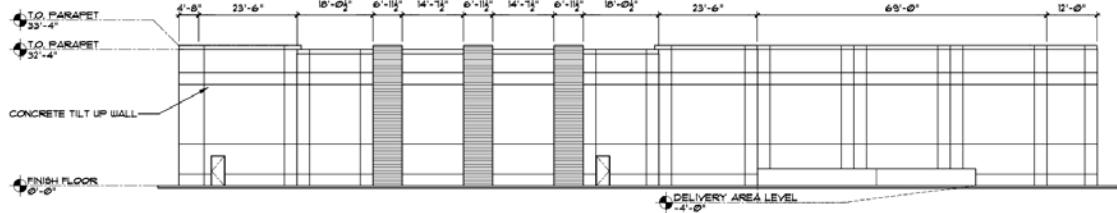
Exterior Elevations



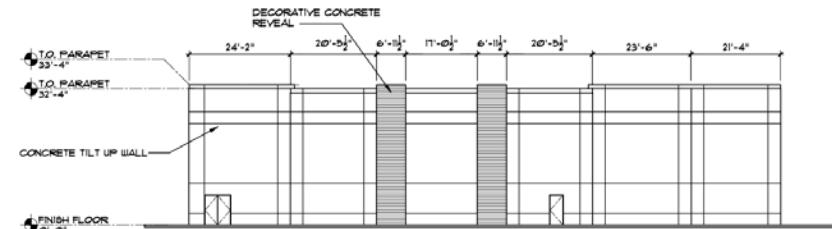
NORTH ELEVATION



EAST ELEVATION



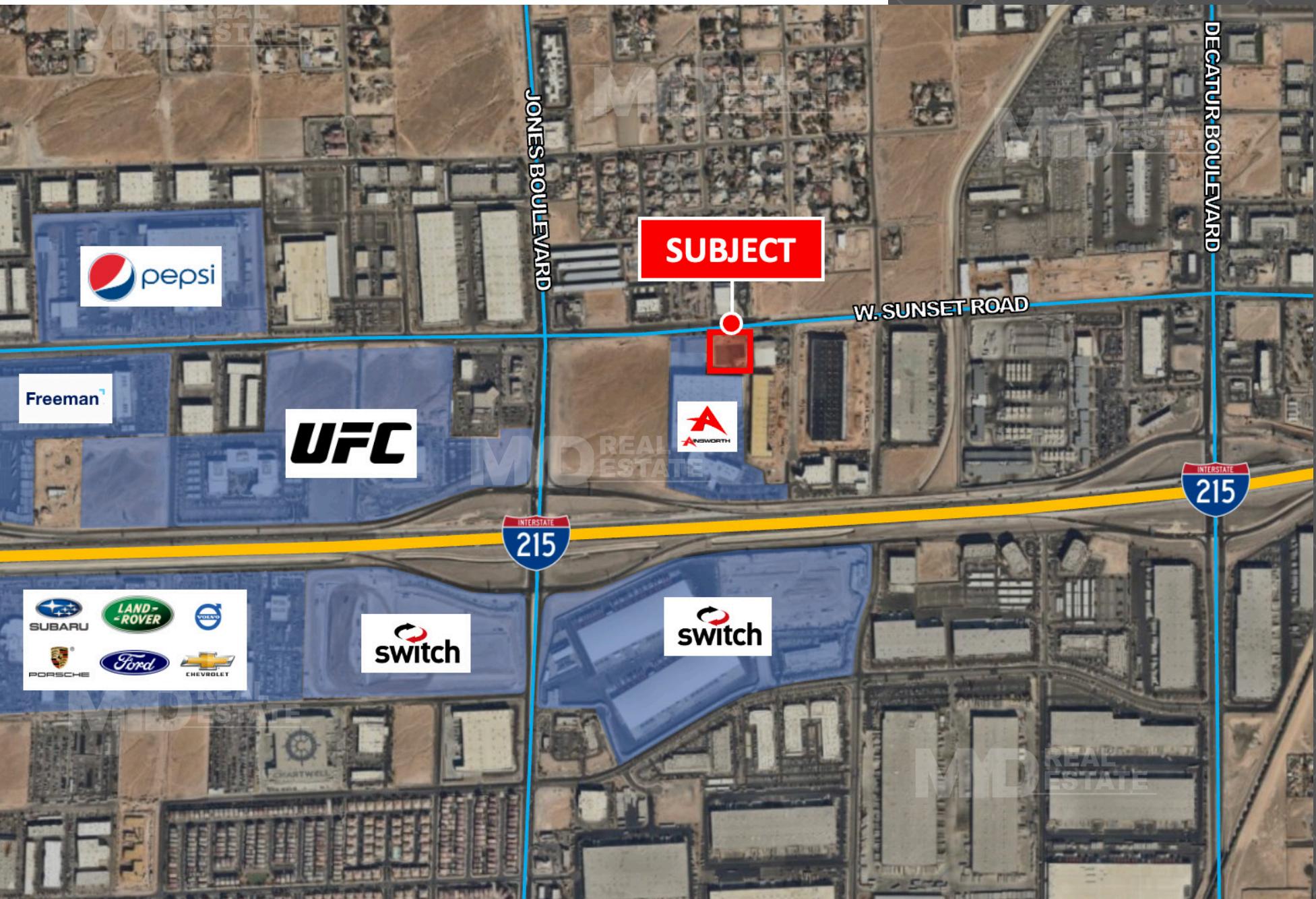
SOUTH ELEVATION



WEST ELEVATION

Aerial & Proximity Map

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Aerial & Proximity Map

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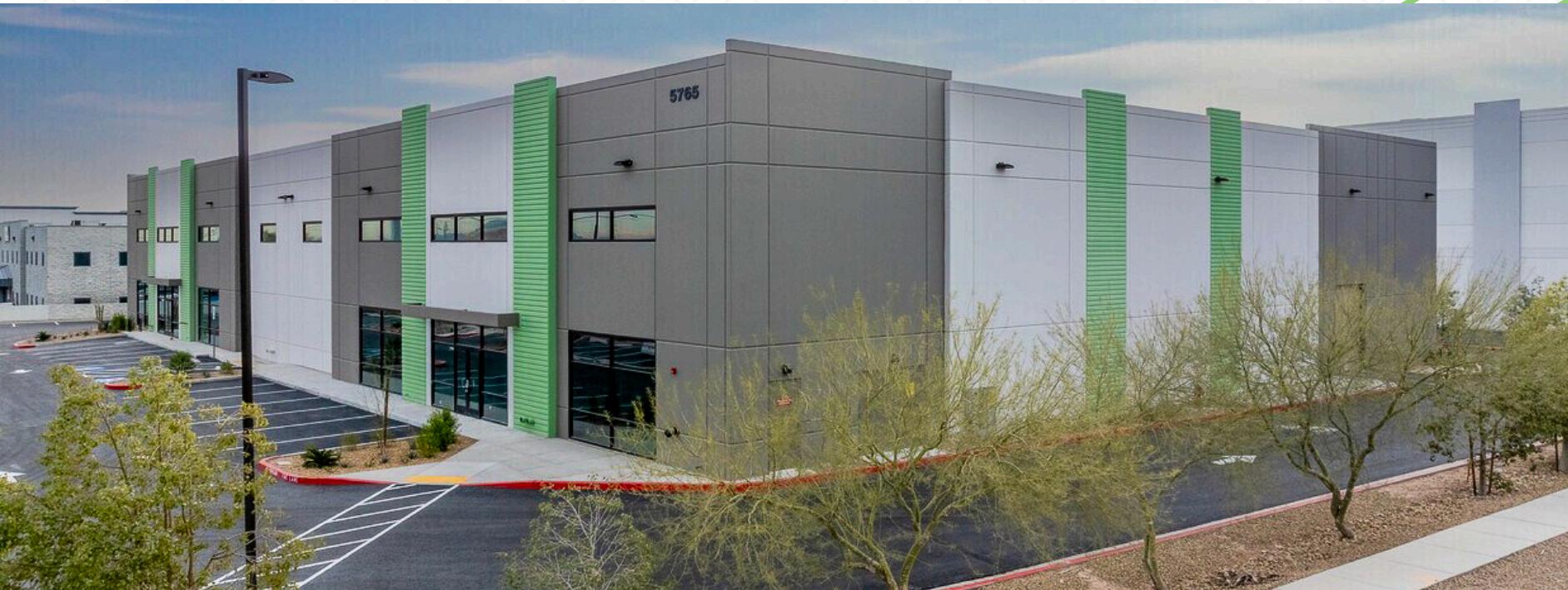
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Rendered Building

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

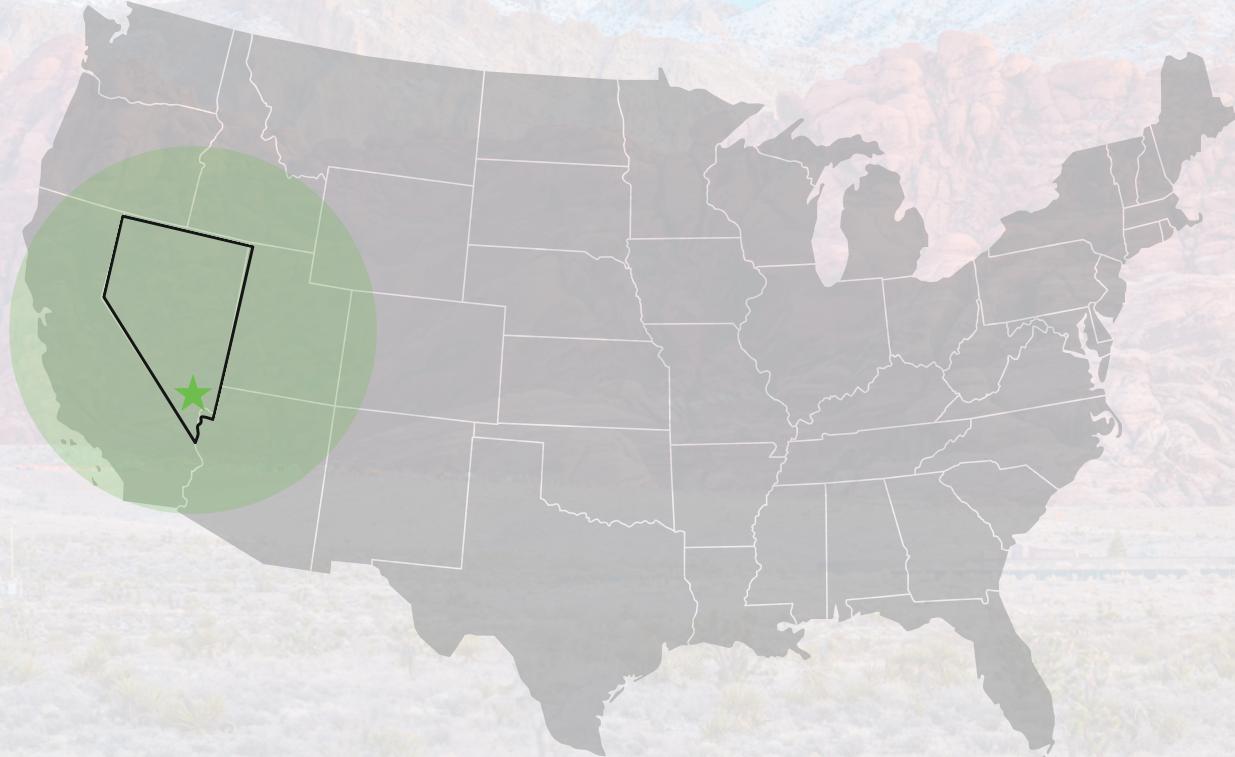
 No Franchise Tax

 No Franchise Income Tax

 No Estate Tax

 No Corporate Shares Tax

 No Inheritance Tax



ONE DAY TRANSIT 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 I-15 FREEWAY	±0.5 mi. ±3 mi.
	HARRY REID INTERNATIONAL AIRPORT	±5 mi.
	LAS VEGAS STRIP	±5.5 mi.

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