

THE PALMS @ GREEN VALLEY BUSINESS PARK



SUNSET WAY

FOR LEASE

6 & 8 SUNSET WAY

HENDERSON, NV 89014



ELIZABETH MOORE

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LISTING LEAD

JENNIFER LEVINE, CCIM

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THE PALMS @ GREEN VALLEY BUSINESS PARK

is located one block East of Sunset Road & Sunset Way, directly across from the Ethel M Chocolate Factory. This location is the gateway to Henderson with plenty of nearby restaurant & retail amenities and provides easy access to Harry Reid International Airport, the I-215 & I-15 Freeways, and the Las Vegas Strip.

- Corporate Office / Warehouse Business Park
- Located Off Sunset Road in Henderson
- Prominent Signage
- 10' x 12' Grade Level Loading
- ±16' Clear Height
- 200 Amps, 120/208 Volt, 3-Phase Power
- Fire Sprinkler System
- Zoning: IP (Industrial Park - Clark County)



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REALCOMM ADVISORS

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100% HVAC OFFICE

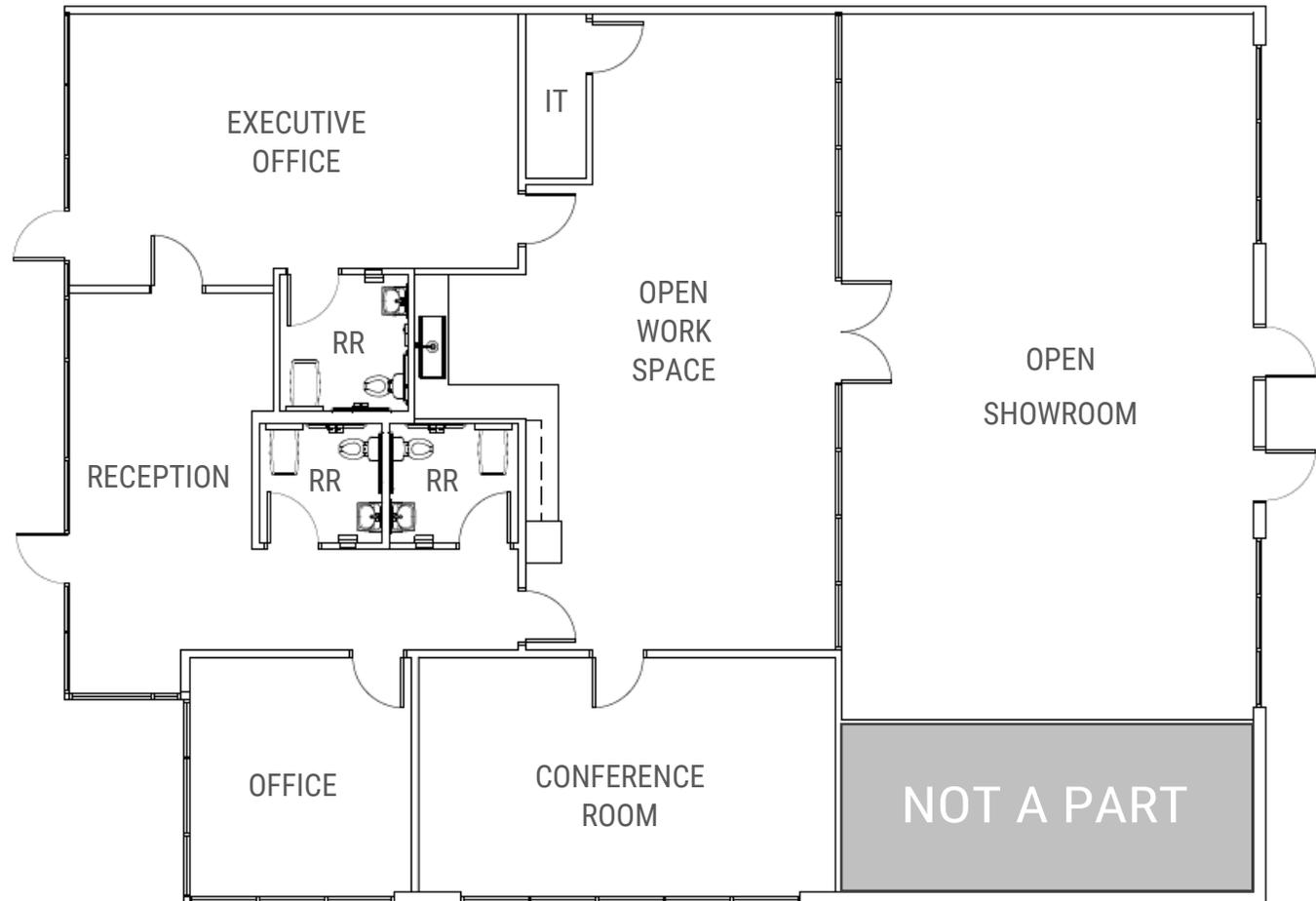
BRAND NEW SPEC SUITE

8 SUNSET WAY
101 & 102
±3,920 SF

TOTAL MONTHLY: \$7,526
Base Rent (NNN): \$1.50/SF
NNN Fee: \$0.42/SF



NORTH



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

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