

Sandhill Airport Park



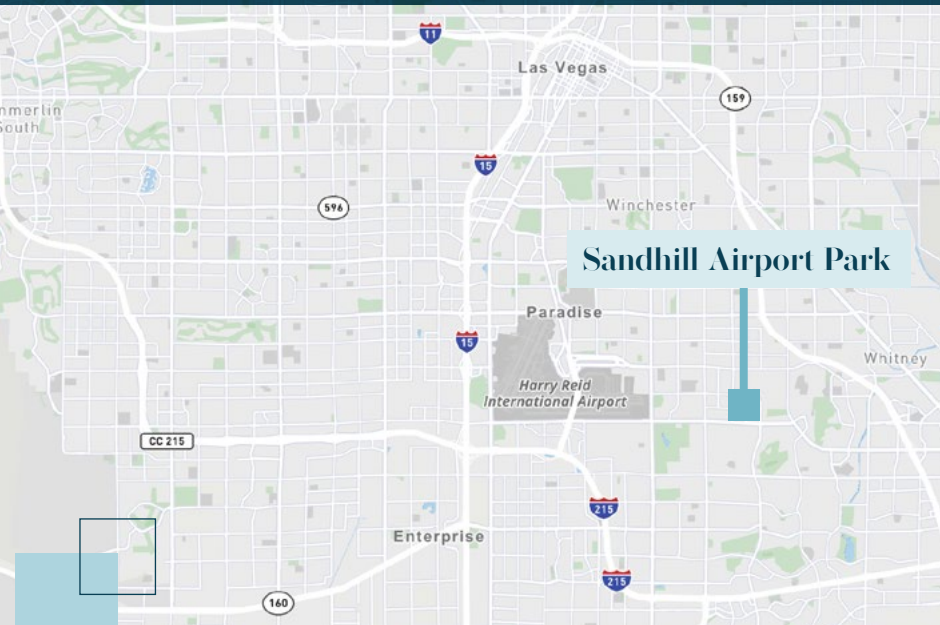
Prime Airport Location!
Suites Available Now

CBRE

6320, 6330 & 6340 S. SANDHILL ROAD
LAS VEGAS, NV 89120



**INTERESTED?
CALL 702-369-4874 TO
SCHEDULE A TOUR TODAY!**



SANDHILL AIRPORT PARK

PROPERTY DESCRIPTION

Sandhill Airport Park is a $\pm 123,592$ SF Project on ± 7.78 Acres located in the heart of Las Vegas' Airport Industrial submarket at the intersection of East Post Road and South Sandhill Road. The property is minutes from the I-215 and I-95 Freeways, Harry Reid International Airport, the Las Vegas 'Strip', UNLV and is conveniently located near multiple retail and service amenities.

PROPERTY OVERVIEW

PROPERTY SIZE

$\pm 123,592$ SF on
 ± 7.78 Acres



LEASE RATE

\$1.40/SF

CAMS

\$0.26/SF



CLEAR HEIGHT

Bldg 6320 - 24'
Bldg 6330 - 18'
Bldg 6340 - 24'



DOCK-HI LOADING

18 Dock-Hi Doors



GRADE-LEVEL LOADING

30 Grade Doors



POWER

3-Phase Power



ZONED

IP (Industrial Park)



PARKING RATIO

3.5 per 1000 SF



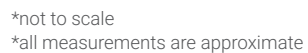
SUBMARKET

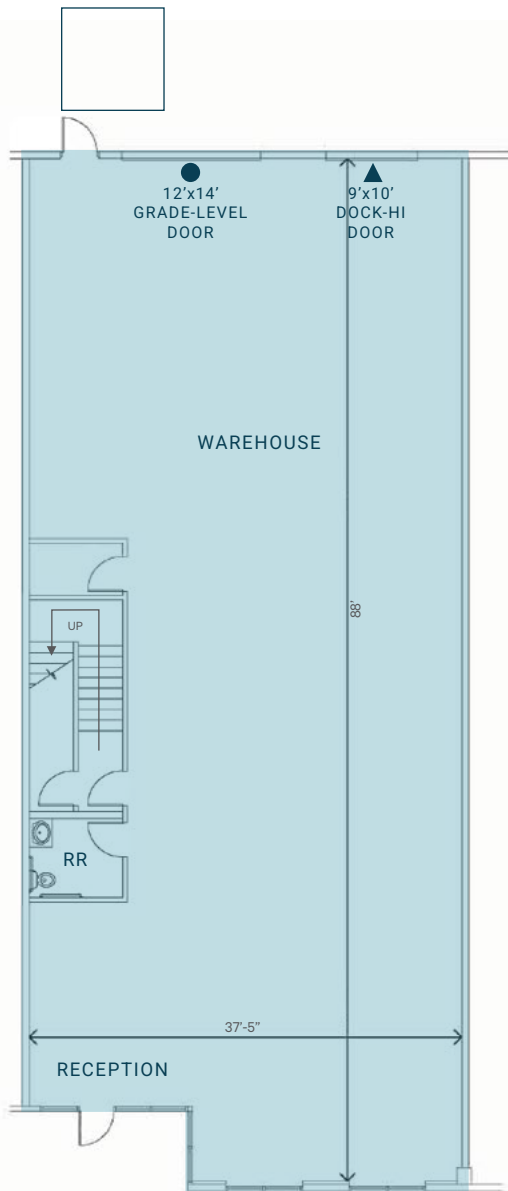
Airport Submarket

APN

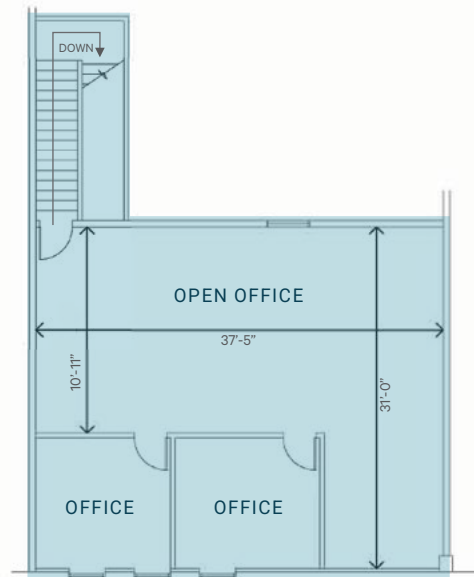
161-31-801-001







2nd Story Office



*not to scale
*all measurements are approximate

6 3 2 0 S A N D H I L L S U I T E 5 H I G H L I G H T S

TOTAL SF	±4,675 SF
2ND STORY OFFICE SF	±1,250 SF
WAREHOUSE SF	±3,425 SF
OFFICE FEATURES	Reception, Open Office, Two (2) Private Offices, Kitchen, One (1) Restroom
GRADE LEVEL DOORS	One (1) 12'x14' Grade-Level Door
DOCK-HI DOORS	One (1) 9'x10' Dock-Hi Door
CLEAR HEIGHT	±24' minimum
SPRINKLERED	YES
POWER	3-phase power (*tenant to verify)

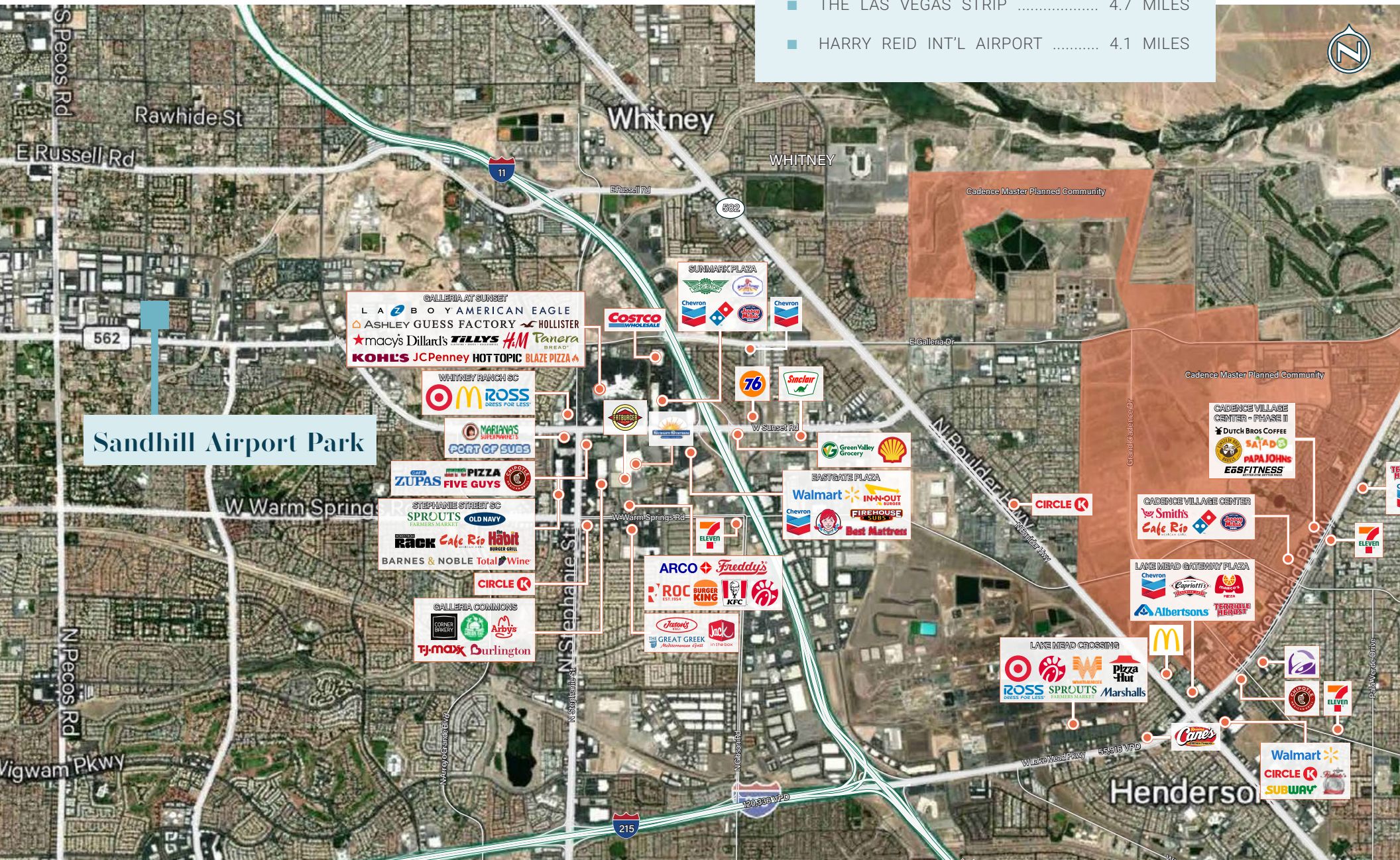
LEASE RATE : **\$1.40/SF (NNN)**

2026 CAMS : **\$0.26/SF**

AVAILABILITY : **AVAILABLE WITHIN 30 DAYS**

[illegible]

■ I-95 FREEWAY	3.9 MILES
■ I-215 FREEWAY	4.1 MILES
■ THE LAS VEGAS STRIP	4.7 MILES
■ HARRY REID INT'L AIRPORT	4.1 MILES



Sandhill Airport Park



C O N T A C T U S

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