

# SD HABITAT

FOR SALE

Colliers

±203,643 TOTAL SF MODERN OFFICE/WAREHOUSE



PHASE 1 NEARING COMPLETION | PHASE 2 ESTIMATED COMPLETION Q2 2026

DEVELOPED BY:

A PROJECT BY:



Near Intersection of Sunset  
Road & Decatur Boulevard

HABITAT **FORTÉ**





## PROPERTY OVERVIEW

**SD HABITAT** is a mixed-use flex and distribution project totaling over  $\pm 203,643$  square feet of modern and functional design space. The total project will consist of twelve (12) structures and up to fifteen (15) individual industrial units. Each building/unit offers individual identity as well as maximum efficiency and may accommodate multiple uses including office, showroom, warehouse, manufacturing, and assembly. **SD HABITAT** is located near the prime intersection of Sunset Road and Decatur Boulevard. This location offers immediate access to I-215 and easy access to I-15, Harry Reid International Airport, the Resort Corridor and both Henderson and Summerlin masterplan areas. This location ensures convenience to customers and employees in all areas of the valley.

$\pm 203,643$  TOTAL SF MODERN OFFICE/WAREHOUSE





±203,643 TOTAL SF MODERN OFFICE/WAREHOUSE

W. SUNSET ROAD

## DEVELOPMENT DETAILS

TOTAL DEVELOPMENT	±203,643 Total SF of Modern Office/Warehouse Space
UNIT SIZES	±4,462 SF – ±44,264 SF Units
LOADING	Dock & Grade Level Loading
AVERAGE CLEAR HEIGHT	±24' – ±32' Clear Height
SPRINKLER SYSTEM	Each Building is Fire Sprinklered
PARKING RATIO	1.38 / 1,000
POWER	3 Phase Power Minimum 400+ Amps 120/208V Per Building
VISIBILITY	±1,500 Linear Feet of Visibility on Sunset Road
ACCESSIBILITY	Immediate Access to the I-215 at Decatur Boulevard Interchange
DELIVERY	Phase 1 Nearing Completion   Phase 2 estimated completion Q2 2026

SD HABITAT



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Near Intersection of Sunset Road & Decatur Boulevard



AVAILABLE



PENDING

PHASE I

PHASE II



W. SUNSET ROAD

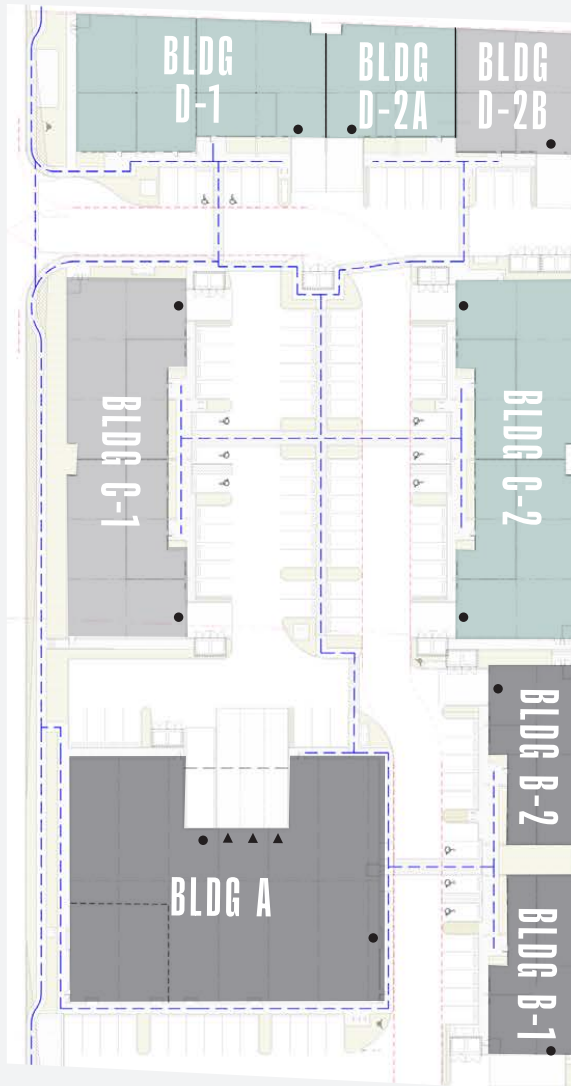
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SD HABITAT



Not To Scale. For Illustration Purposes Only.

\*All Square Footages based on BOMA Standard



## BUILDING DETAILS

### BUILDING A

(PENDING)

- ±21,251 Total SF
- ±2,465 SF Mezzanine Deck
- ±1,551 SF Covered Loading
- Clear Height ±28'
- Fire Sprinklered
- 3 Phase Power 600 Amps 277/480V
- LED Lighting
- Three (3) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door

### BUILDING B-2

(PENDING)

- ±4,081 Total SF
- ±797 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 400 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

### BUILDING B-1

(PENDING)

- ±4,081 Total SF
- ±797 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 400 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

■ = Available (Featured Elsewhere) ■ = Pending

Call Broker for Pricing

\*All Square Footages based on BOMA Standard



■ = Available (Featured on This Page) ■ = Pending

## BUILDING DETAILS

### BUILDING C-1

(PENDING)

- ±12,084 Total SF
- ±2,326 Total SF Mezzanine Deck
- Divisible to ±6,042 Total SF with ±1,163 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power (2) 400 Amps 277/480V
- LED Lighting
- Two (2) 14' X 16' Grade Level Doors

### BUILDING D-1

- ±9,399 Total SF
- ±1,719 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power (2) 200 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

### BUILDING C-2

- ±12,084 Total SF
- ±2,326 Total SF Mezzanine Deck
- Divisible to ±6,042 Total SF with ±1,163 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power (2) 400 Amps 277/480V
- LED Lighting
- Two (2) 14' X 16' Grade Level Doors

### BUILDING D-2A

- ±4,427 Total SF
- ±871 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 200 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

### BUILDING D-2B

(PENDING)

- ±4,378 Total SF
- ±861 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 200 Amps 277/480V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

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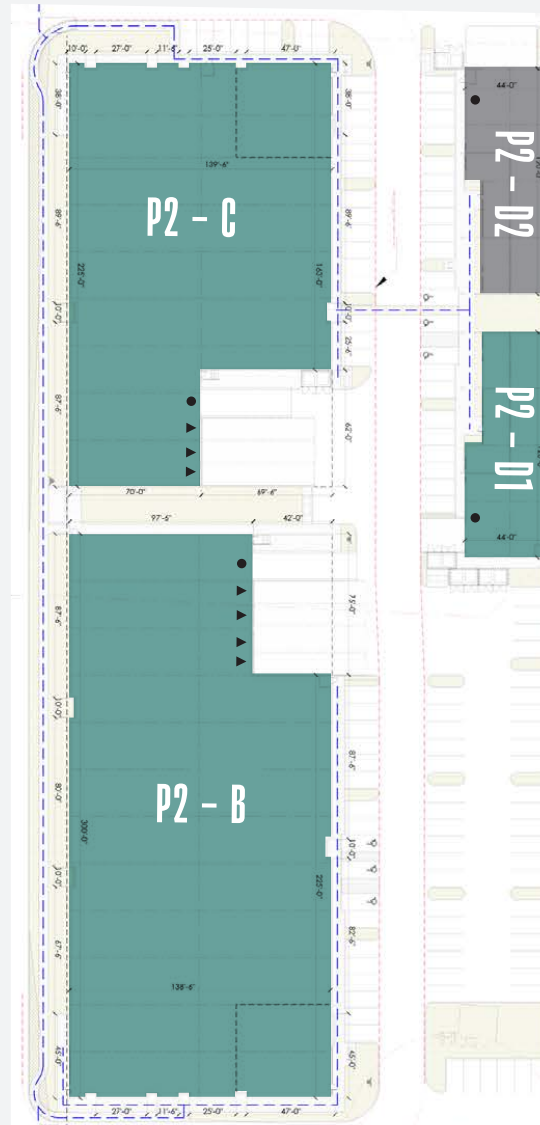
● = Grade Level Loading Doors

▲ = Dock High Loading Doors

±203,643 TOTAL SF



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■ = Available (Featured on This Page) ■ = Pending

## BUILDING DETAILS

### P2 - B

- ±43,593 Total SF
- ±2,516 SF Mezzanine Deck
- ±3,083 SF Covered Loading
- Clear Height ±32'
- Fire Sprinklered
- 3 Phase Power 1200 Amps 480/277V
- LED Lighting
- Four (4) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door

### P2 - D1

- ±5,868 Total SF
- ±1,234 SF Mezzanine Deck
- Clear Height ±22'
- Fire Sprinklered
- 3 Phase Power 400 Amps 480/277V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

### P2 - C

- ±33,192 Total SF
- ±2,511 SF Mezzanine Deck
- ±4,285 SF Covered Loading
- Clear Height ±32'
- Fire Sprinklered
- 3 Phase Power 1200 Amps 480/277V
- LED Lighting
- Three (3) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door

### P2 - D2 (PENDING)

- ±7,109 Total SF
- ±2,442 SF Mezzanine Deck
- Clear Height ±24'
- Fire Sprinklered
- 3 Phase Power 400 Amps 480/277V
- LED Lighting
- One (1) 14' X 16' Grade Level Door

*Call Broker for Pricing*



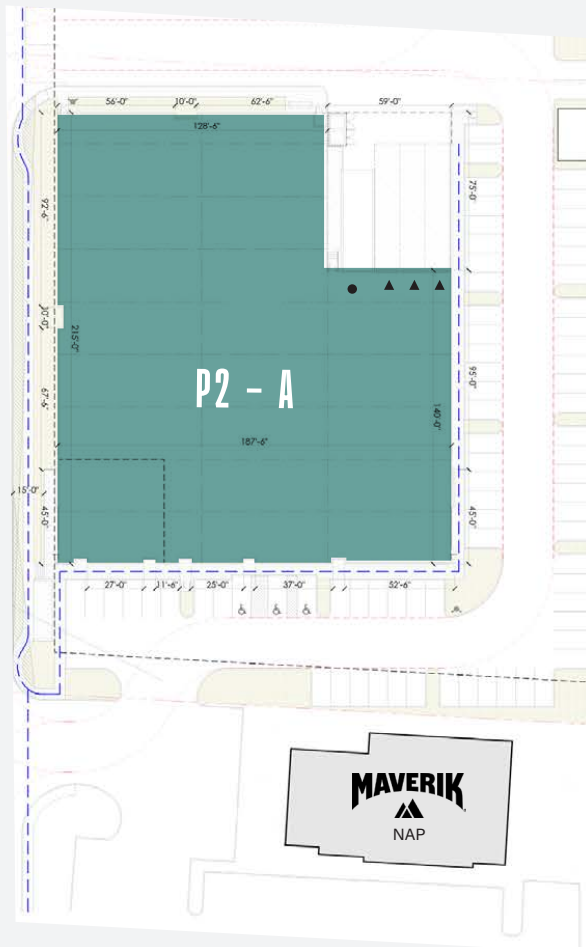
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● = Grade Level Loading Doors

▲ = Dock High Loading Doors

±203,643 TOTAL SF

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■ = Available

## BUILDING DETAILS

### P2 - A

- ±42,096 Total SF
- ±2,535 SF Mezzanine Deck
- ±4,395 SF Covered Loading
- Clear Height ±32'
- Fire Sprinklered
- 3 Phase Power 1200 Amps 480/277V
- LED Lighting
- Three (3) 10' X 10' Dock Doors
- One (1) 14' X 16' Grade Level Door



Call Broker for Pricing



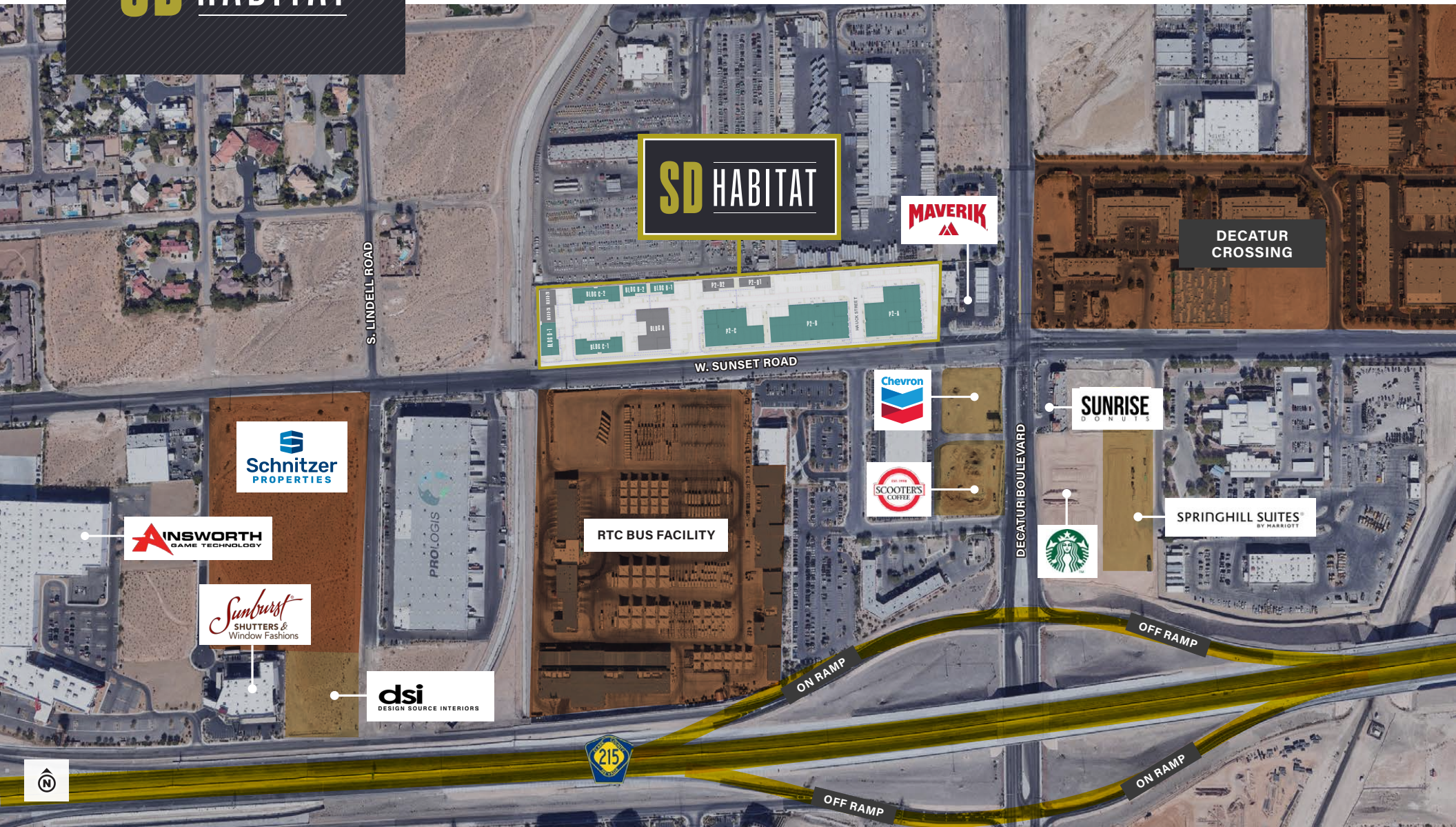
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● = Grade Level Loading Doors

▲ = Dock High Loading Doors

±203,643 TOTAL SF





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**PHASE I NEARING COMPLETION**

*Progress images as of August 2025*





## PHASE I NEARING COMPLETION

Phase 2 estimated completion Q2 2026



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A PROJECT BY:

**FORTÉ**

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**FOR SALE**



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