



FOR SUBLEASE

6355 & 6359 S. PECOS ROAD

LAS VEGAS, NV 89120

ELIZABETH MOORE

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.62500

LISTING LEAD

JENNIFER LEVINE, CCIM

(702) 318-1400

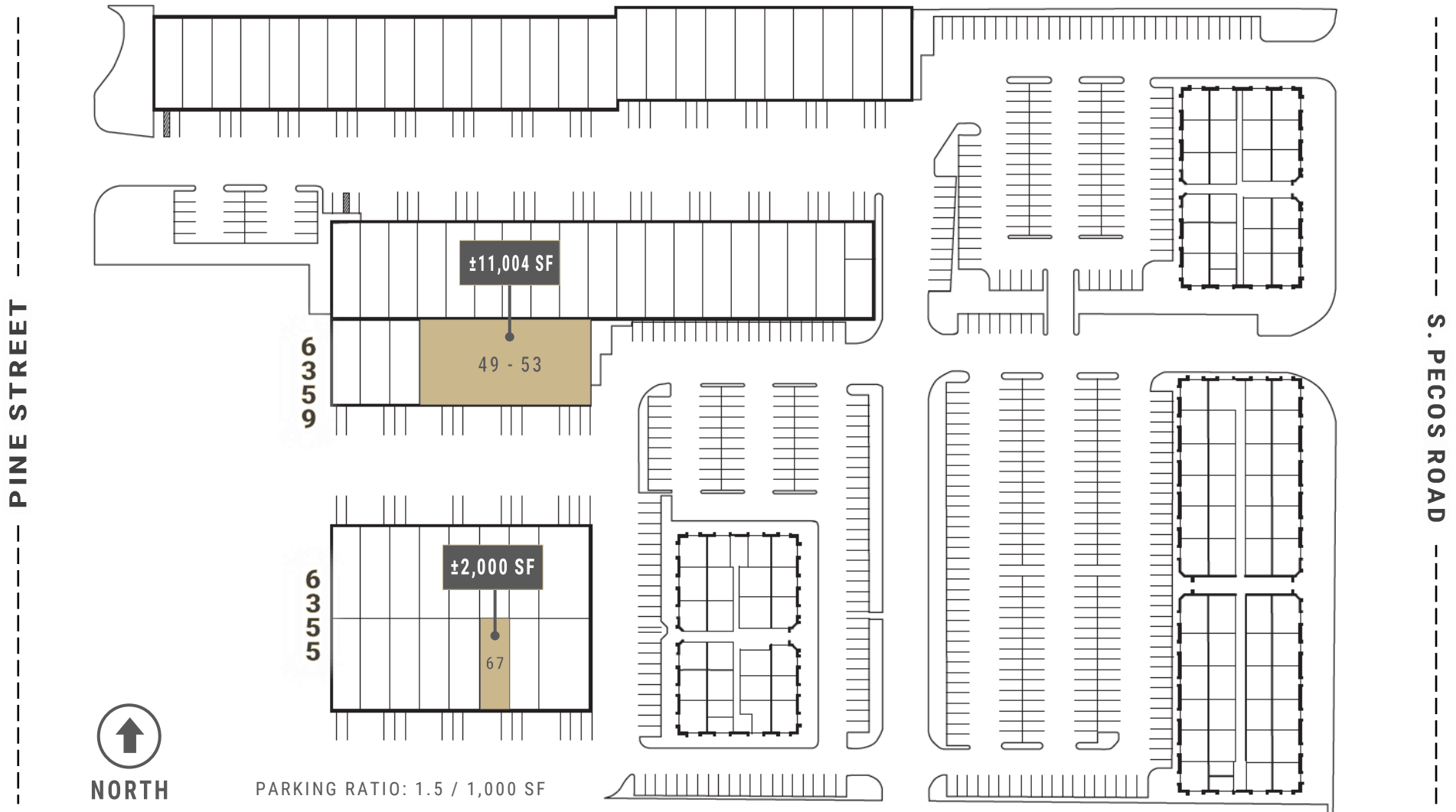
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SUNSET AIRPORT CENTER



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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

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www.rcadvs.com



SUNSET AIRPORT CENTER



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6355 S. PECOS ROAD

TOTAL MONTHLY: \$3,320

SUITE 67

BASE RENT: \$1.40/SF

NNN FEE: \$0.26/SF*

SUBLEASE EXPIRES: 10/31/2027

OWNER IS WILLING TO NEGOTIATE A LONGER TERM

*NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling

±2,000 SF - 100% WAREHOUSE W/ ±22' CLEAR HEIGHT

EVAPORATIVE
COOLED
WAREHOUSE

● = 12' x 14' GRADE LEVEL DOOR

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FOR SUBLEASE

6359 S. PECOS

SUITES 49-53

SUBLEASE EXPIRES: 05/31/2027

OWNER IS WILLING TO NEGOTIATE A LONGER TERM

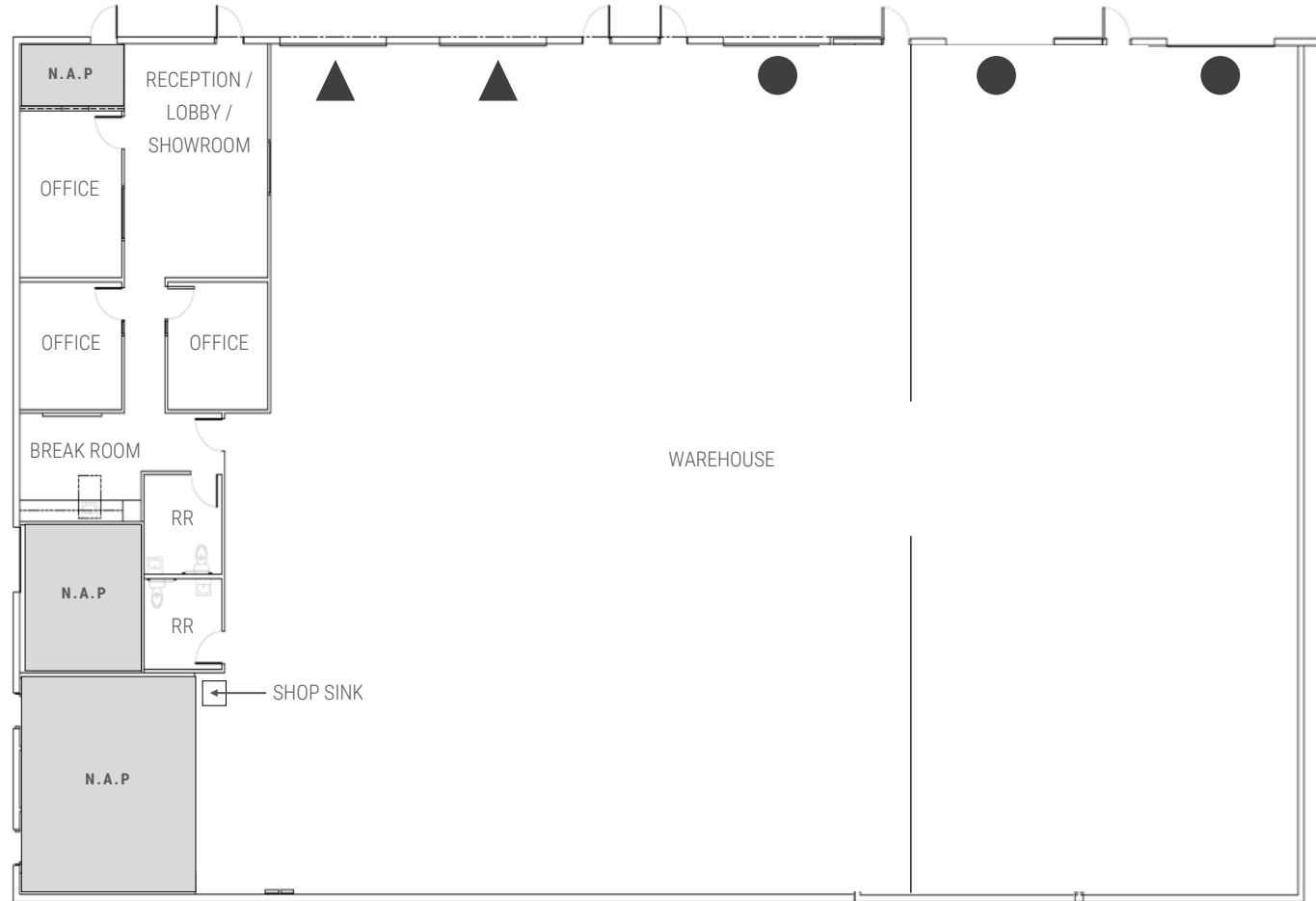
- ±11,004 Total SF - Office / Warehouse
 - ⇒ ±1,367 SF Office
 - ⇒ ±9,637 SF Warehouse
- ±20' - 23' Average Clear Height
- Three (3) - 12' x 14' Grade Level Loading Doors
- Two (2) - 12' x 14' Dock High Doors

TOTAL MONTHLY: \$18,267

BASE RENT: \$1.40/SF

NNN FEE: \$0.26/SF

*NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling



= 12' x 14' GRADE LEVEL DOOR



= 12' x 14' DOCK HIGH DOOR

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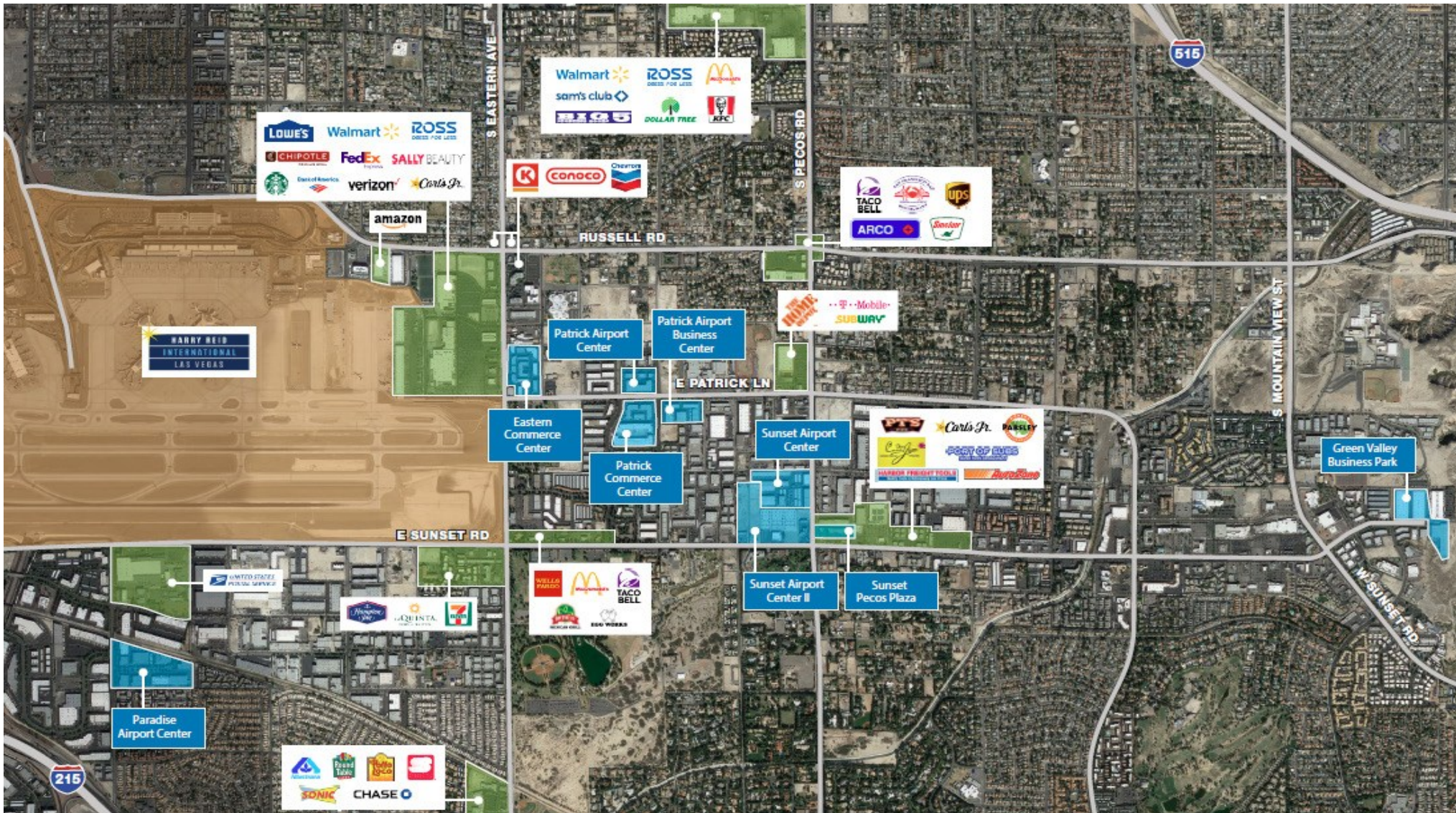
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