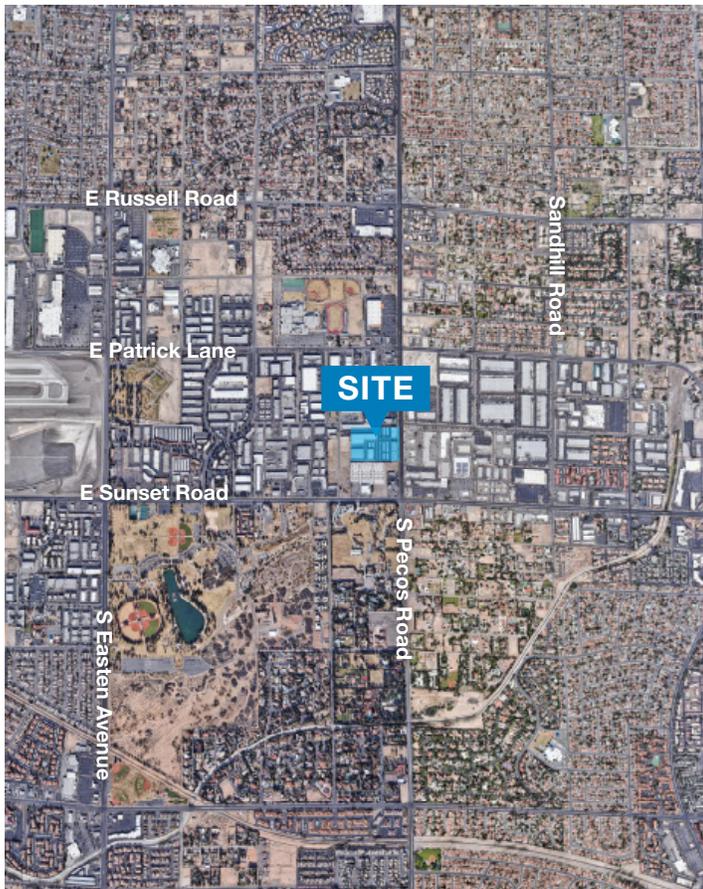




**FOR
LEASE**

Sunset Airport Center

6325, 6335, 6355, 6359 S. Pecos Road, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

Sunset Airport Center is a 272,827 SF mixed use office and industrial complex. The project offers office/warehouse from 1,600 SF to 15,200 SF. Situated on the NW corner of South Pecos Road and East Sunset Road, Sunset Airport Center offers excellent access to Harry Reid International Airport (LAS), the Las Vegas Strip, US-95, I-15 & I-215 freeways.

- On-site leasing and management office
- Excellent access to US-95, I-15 & I-215 freeways
- Evaporative Cooled Warehouses
- Grade level loading doors
- Shareable Docks
- Parking ratio: 1.5:1,000

CONTACT

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 **Schnitzer
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**VARIOUS DINING OPTIONS & EASY
FREEWAY ACCESS**



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AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6325 S. Pecos Road, Suite 10	2,000	N/A	2,000	\$1.25	\$0.27	\$3,040	Immediately
6325 S. Pecos Road, Suite 13	2,000	198	1,802	\$1.35	\$0.27	\$3,240	Immediately
6325 S. Pecos Road, Suite 16	2,000	198	1,802	\$1.35	\$0.27	\$3,240	Immediately
6325 S. Pecos Road, Suite 19	2,000	198	1,802	\$1.15**	\$0.27	\$2,840	Immediately
6335 S. Pecos Road, Suite 30	2,000	N/A	2,000	\$1.12**	\$0.27	\$2,780	Immediately
6335 S. Pecos Road, Suite 37	2,000	296	1,704	\$1.35	\$0.27	\$3,240	Immediately
6325 S. Pecos Road, Suite 22-23	4,000	310	3,690	\$1.15**	\$0.27	\$5,680	Immediately

**Limited Time Winter
Specials*

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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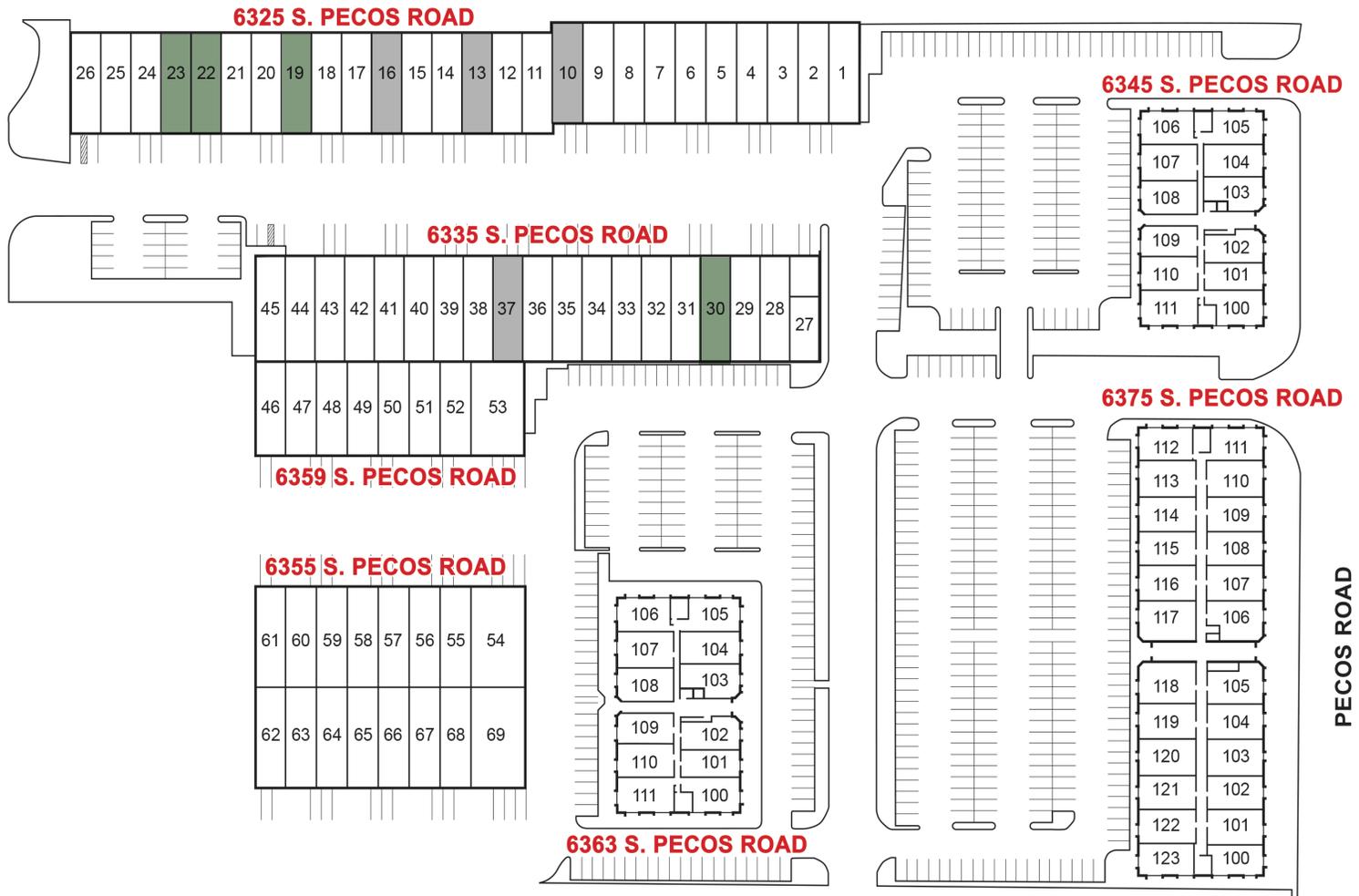
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PINE STREET



AVAILABLE

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6325 S. PECOS ROAD, SUITE 10

Total Square Feet

±2,000 SF

Available:	Immediately
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$3,040
Power:	120/208 Volt, 3 Phase, 100 Amps

6325 S. PECOS ROAD, SUITE 13

Total Square Feet

±2,000 SF

Available:	Immediately
Office:	±198
Warehouse:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$3,240
Power:	120/208 Volt, 3 Phase, 100 Amps



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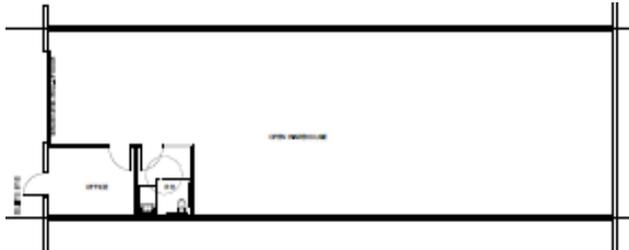
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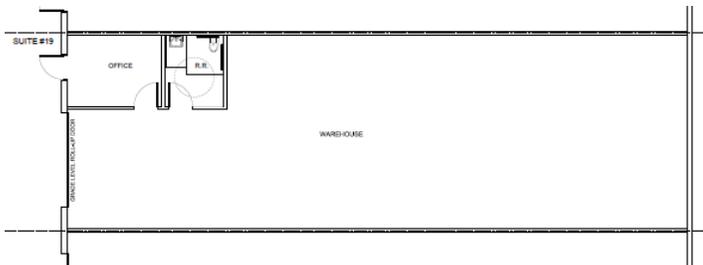
6325 S. PECOS ROAD, SUITE 16



Total Square Feet

±2,000 SF

Available:	Immediately
Office:	±198
Warehouse:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$3,240
Power:	120/208 Volt, 3 Phase, 100 Amps



6325 S. PECOS ROAD, SUITE 19

Total Square Feet

±2,000 SF

Available:	Immediately
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.15 PSF/M**
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$2,840
Power:	120/208 Volt, 3 Phase, 100 Amps

**\$1.15 psf for first year on a minimum 3 year term

*Winter
Special*

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6335 S. PECOS ROAD, SUITE 30

Total Square Feet

±2,000 SF

Available:	Immediately
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.12 PSF/M**
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$2,780
Power:	120/208 Volt, 3 Phase, 100 Amps

**\$1.15 psf for first year on a minimum 3 year term

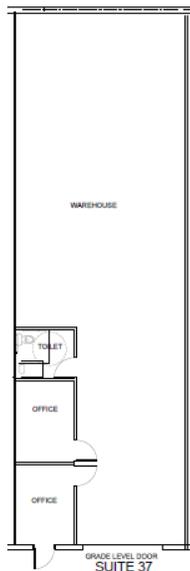
*Winter
Special*

6335 S. PECOS ROAD, SUITE 37

Total Square Feet

±2,000 SF

Available:	Immediately
Office SF:	±296
Warehouse SF:	±1,704
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$3,240
Power:	120/208 Volt, 3 Phase, 100 Amps



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6325 S. PECOS ROAD, SUITE 22-23

Total Square Feet

±4,000 SF

Available:	Immediately
Office SF:	±310
Warehouse SF:	±3,690
Loading Doors:	2 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.15 PSF/M**
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$5,680
Power:	120/208 Volt, 3 Phase, 100 Amps

**\$1.15 psf for first year on a minimum 3 year term

*Winter
Special*

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