



**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

**Melanie Morales • Leasing Associate**  
702.366.1084 • [MelanieM@SchnitzerProperties.com](mailto:MelanieM@SchnitzerProperties.com)  
**[SchnitzerProperties.com](http://SchnitzerProperties.com)**

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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 16	2,000	198	1,802	\$1.35	\$0.27	\$3,240	Immediately
<b>6325 S. Pecos Road, Suite 19</b>	<b>2,000</b>	<b>198</b>	<b>1,802</b>	<b>\$1.15**</b>	<b>\$0.27</b>	<b>\$2,840</b>	<b>Immediately</b>
<b>6335 S. Pecos Road, Suite 30</b>	<b>2,000</b>	<b>N/A</b>	<b>2,000</b>	<b>\$0.99**</b>	<b>\$0.27</b>	<b>\$2,780</b>	<b>Immediately</b>
6335 S. Pecos Road, Suite 37	2,000	296	1,704	\$1.35	\$0.27	\$3,240	Immediately

*\*Limited Time Spring  
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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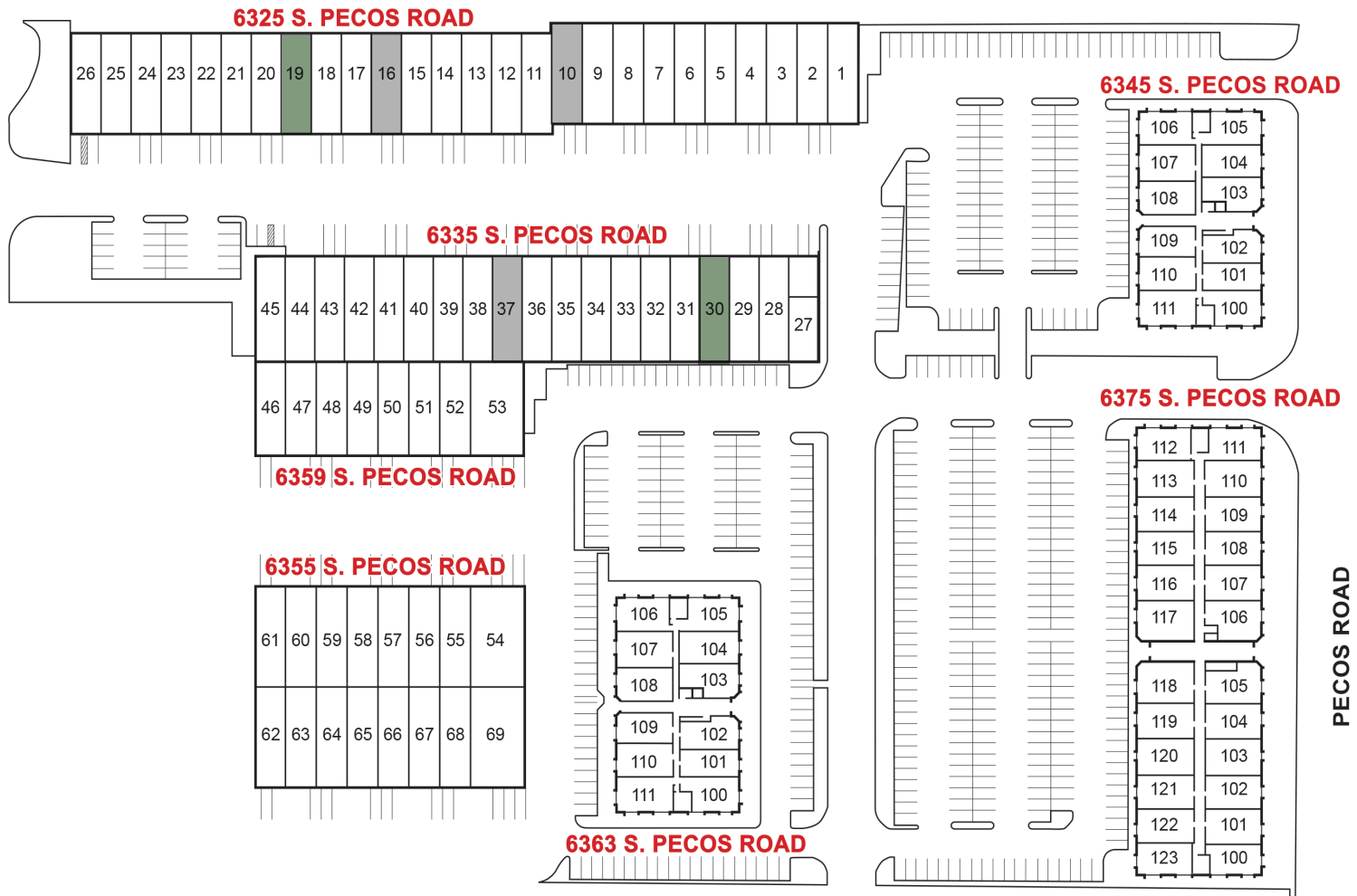
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PINE STREET



**AVAILABLE**

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## 6325 S. PECOS ROAD, SUITE 10

**Total Square Feet**

**±2,000 SF**

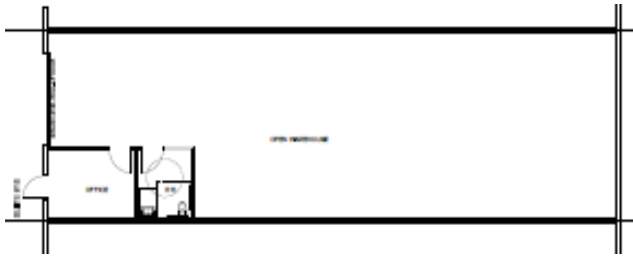
Available:	Immediately
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$3,040
Power:	120/208 Volt, 3 Phase, 100 Amps

## 6325 S. PECOS ROAD, SUITE 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



### CONTACT

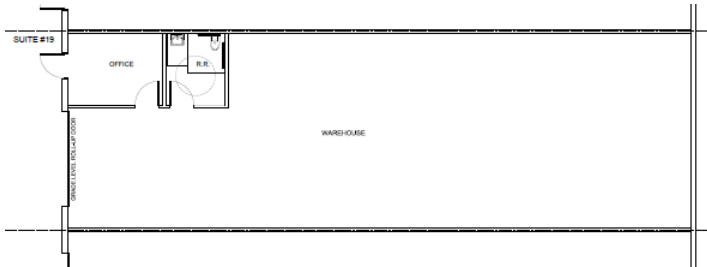
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## 6325 S. PECOS ROAD, SUITE 19

**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

*Spring  
Special*

## 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:	\$0.99 PSF/M**
Cam Rate:	\$0.27 PSF/M
Total Monthly:	\$2,520
Power:	120/208 Volt, 3 Phase, 100 Amps

\*\*\$0.99 psf for first year on a minimum 3 year term

*Spring  
Special*

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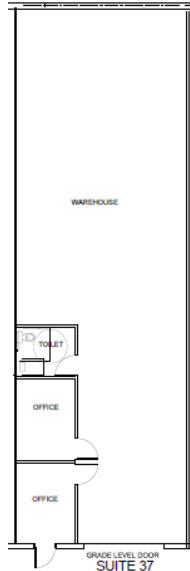
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## 6335 S. PECOS ROAD, SUITE 37

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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