



FOR SUBLEASE

TERM ENDS: 10/31/2027



±4,190 SF OFFICE / WAREHOUSE BUILDING W / FENCED YARD | PRIME HENDERSON LOCATION

561 W. SUNSET ROAD

HENDERSON, NV 89011

GREG PANCIROV

(702) 339-3734

GPancirov@rcadvs.com

NV-RE License: BS.0040685

PAUL HOYT, SIOB

(702) 782-3306

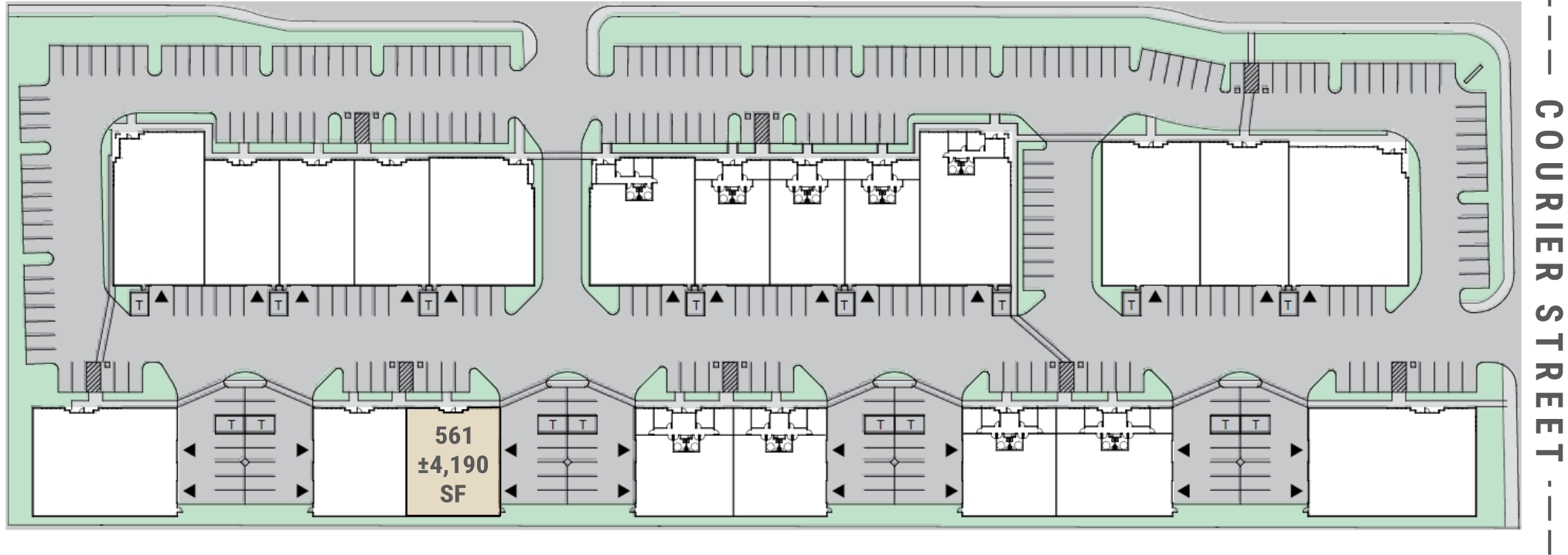
PHoyt@rcadvs.com

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561 W. SUNSET ROAD | HENDERSON, NV 89011

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----- **W. SUNSET ROAD** -----



▲ = GRADE LEVEL LOADING

T = TRASH ENCLOSURE

- Prime Henderson Location w/ Sunset Road Frontage
- Exterior Concrete-Tilt Construction
- Immediate Access to the I-11 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities

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REALCOMM ADVISORS

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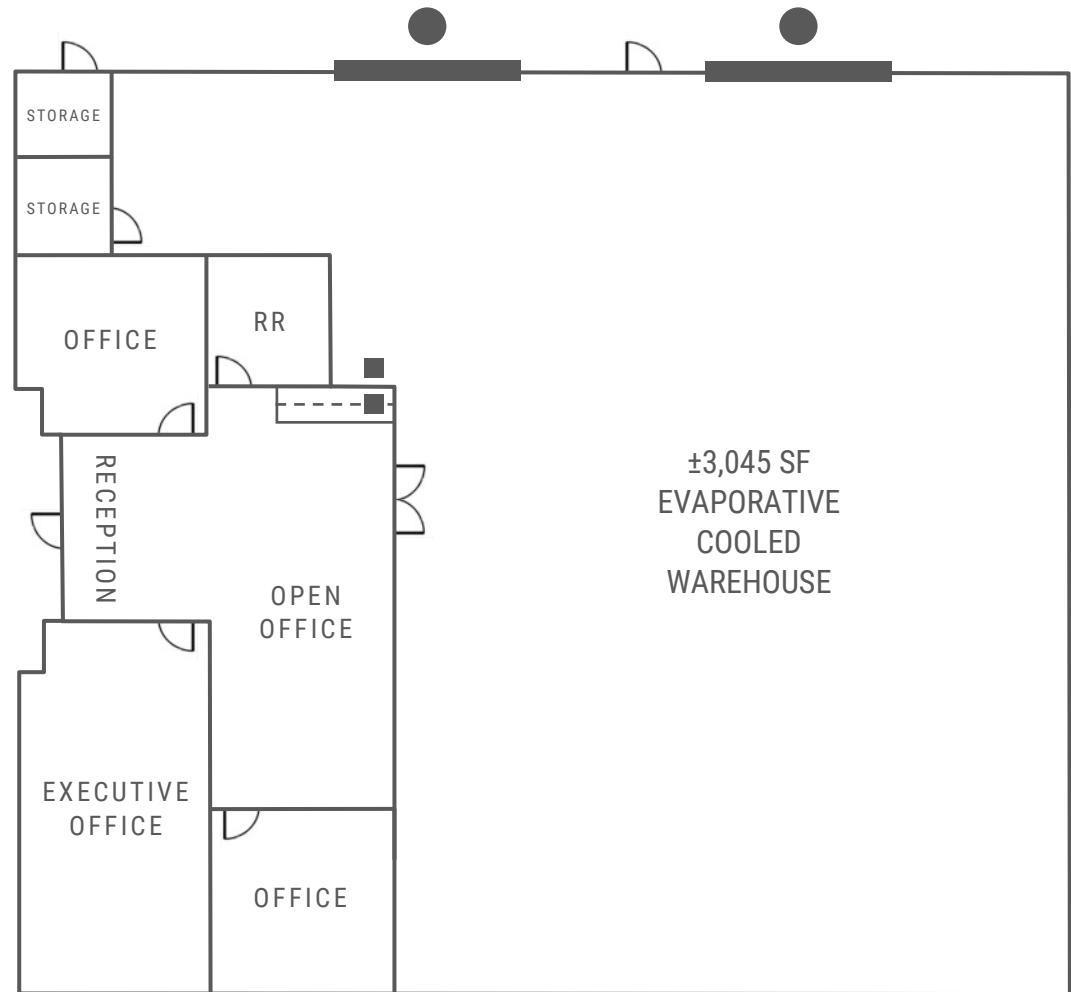
- ±1,145 SF HVAC Office
- ±3,045 SF Evaporative Cooled Warehouse w/ Skylights
- Fenced & Paved Yard
- ±18' Clear Height
- Fire Sprinkler System
- 400 Amps, 120/208 Volt, 3-Phase Power
- Two (2) - 14' x 14' Grade Level Loading Doors
- Parking Ratio: 2.398 - 1,000 SF (10 Spaces)
- Zoning: IG (General Industrial - City of Henderson)

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Monthly Base Rent: \$1.35/SF

Monthly NNN Fee: \$0.26/SF

Total Monthly: \$6,745



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