



SUNSET AIRPORT CENTER 2

3272 E. Sunset Rd. & 6405 Pine St., Las Vegas, NV 89120

AVAILABLE
For Lease

WINTER SPECIAL
Promotional Rate
on Suite 6405-140!



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Las Vegas, Nevada 89118
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Schnitzer
PROPERTIES

Leasing Details



**\$1.29 - \$1.45
PSF NNN**

Lease Rate



**±2,476 SF -
±2,485 SF**

Space Available



\$0.37 PSF

CAM Charges

Property Details

- + Submarket:** Airport
- + Building Size:** Four (4) buildings totaling ±258,300 SF
- + Zoning:** Industrial Park (I-P)
- + Power:** 200 amps • 277/480 volt • 3-phase per unit
- + HVAC:** Office: HVAC
Warehouse: Evaporative coolers
- + Clear Height:** ±20'
- + Loading:** Grade level loading doors
- + Fire and Safety:** Wet



5% Co-op

* 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.

Location Highlights

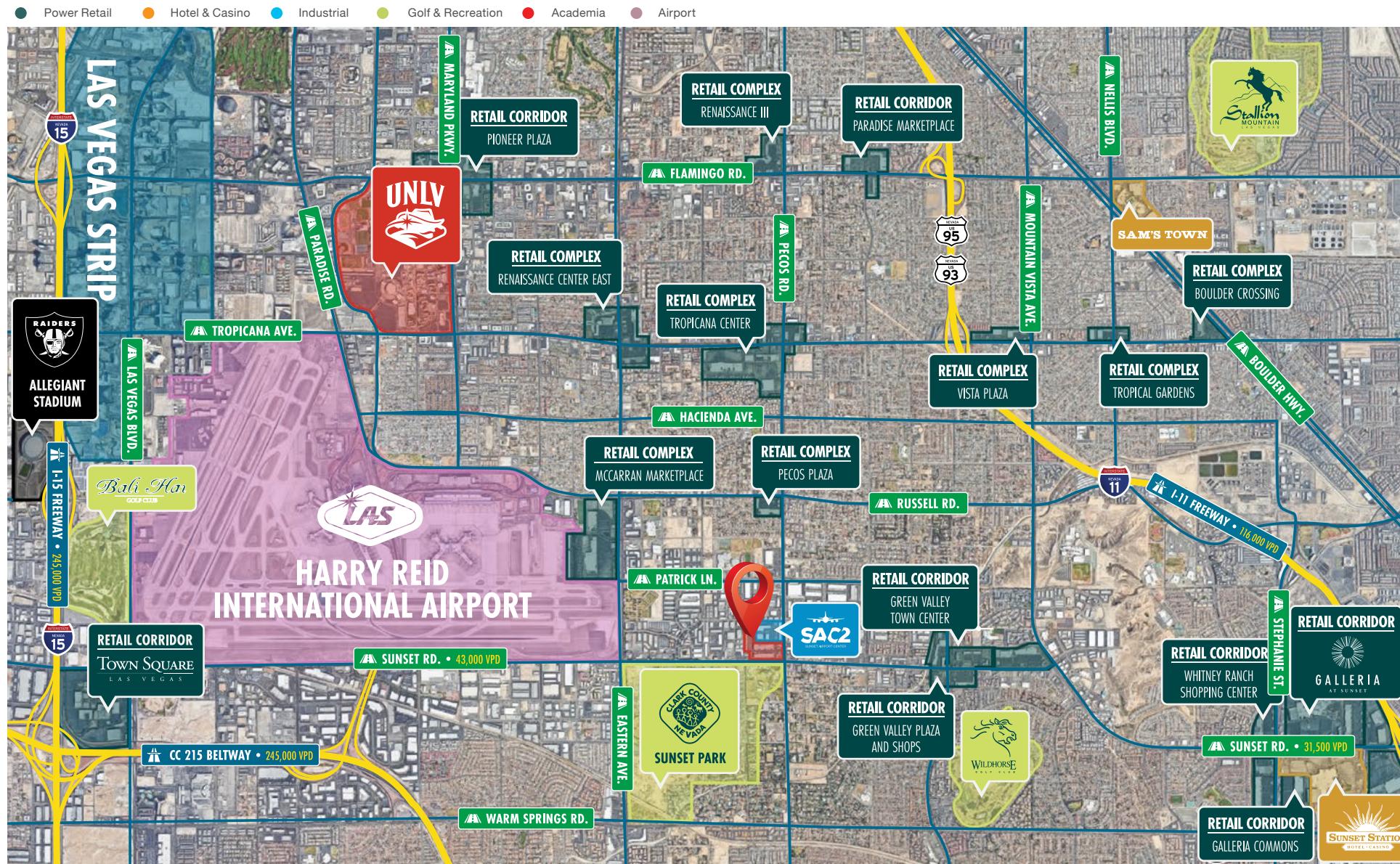
- First new ground up, spec mid-bay industrial development in the Airport submarket since 2008
- Conveniently located 2.7 miles (8-min.) from Harry Reid International Airport
- Located 5.3 miles (10-min.) from the I-15 and CC 215/I-215 Interchange to the west, and 8.3 miles (19-min.) from the I-215/I-11 Interchange to the southeast
- The property benefits from being surrounded by ample amenities such as Town Square Las Vegas, Premium Outlets—South, The Las Vegas Strip, Reid Marketplace, dozens of national, regional, and local quick-service and dine-in service restaurants, and much more
- The office portion of the space is HVAC controlled and the warehouse space is maintained with evaporative coolers, with regularly scheduled maintenance included in the CAM's



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For Lease



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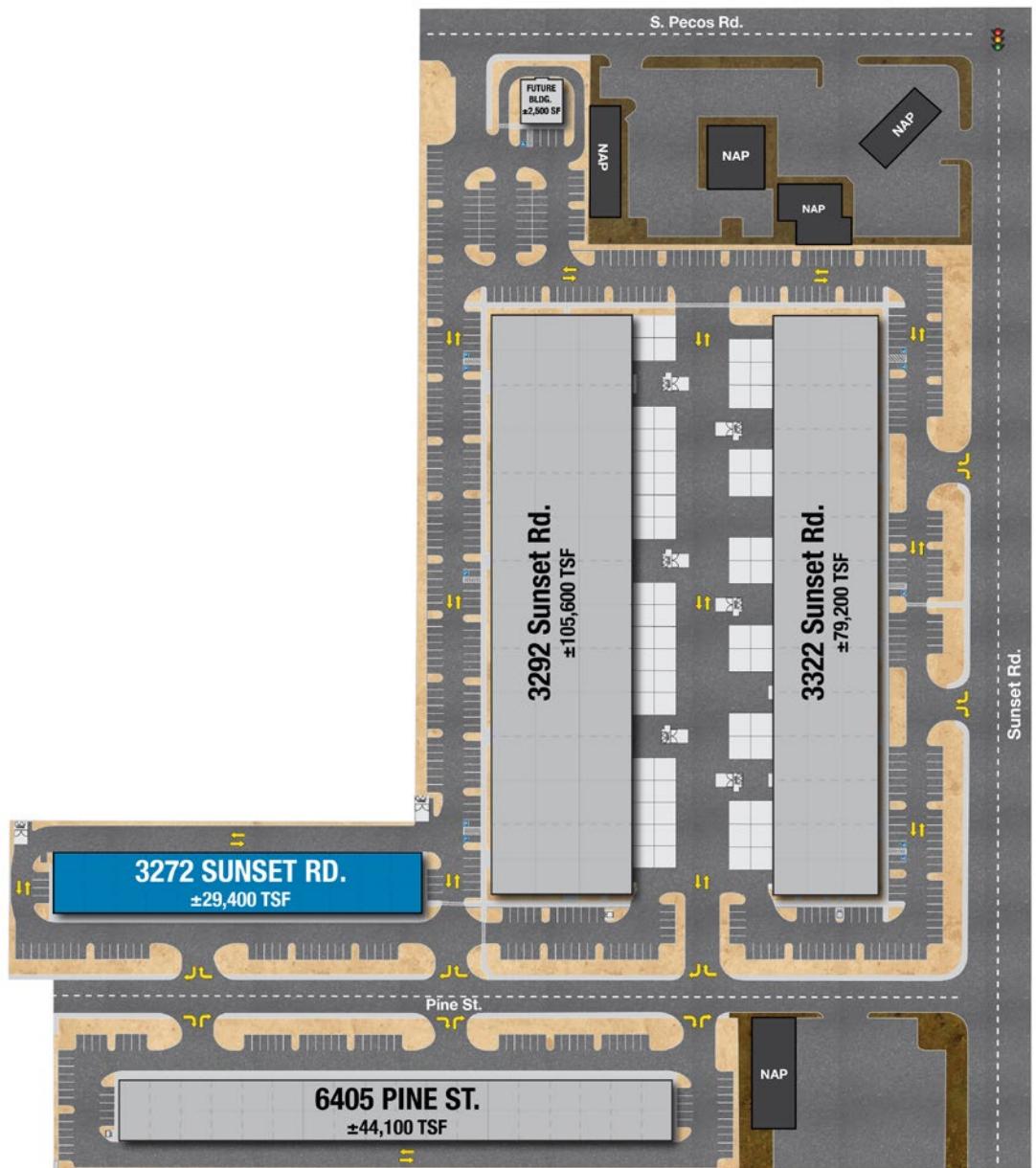
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3272 E. Sunset Road

- + **Total SF:** $\pm 29,400$ (divisible to $\pm 2,485$ SF)
- + **Suite Ranges** $\pm 2,485$ SF - $\pm 4,970$ SF
- + **Building Depth:** $\pm 70'$
- + **Clear Height:** $\pm 20'$
- + **Column Spacing:** $\pm 35' \times 35'$
- + **Sprinklers:** Wet
- + **Power:** 200 amps • 277/480 volt • 3-phase per unit
- + **Loading:** Rear loading
- + **Grade Level Doors:** One (1) $\pm 12' \times 14'$ (for every suite)
- + **Parking:** 1.9:1,000 PSF

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

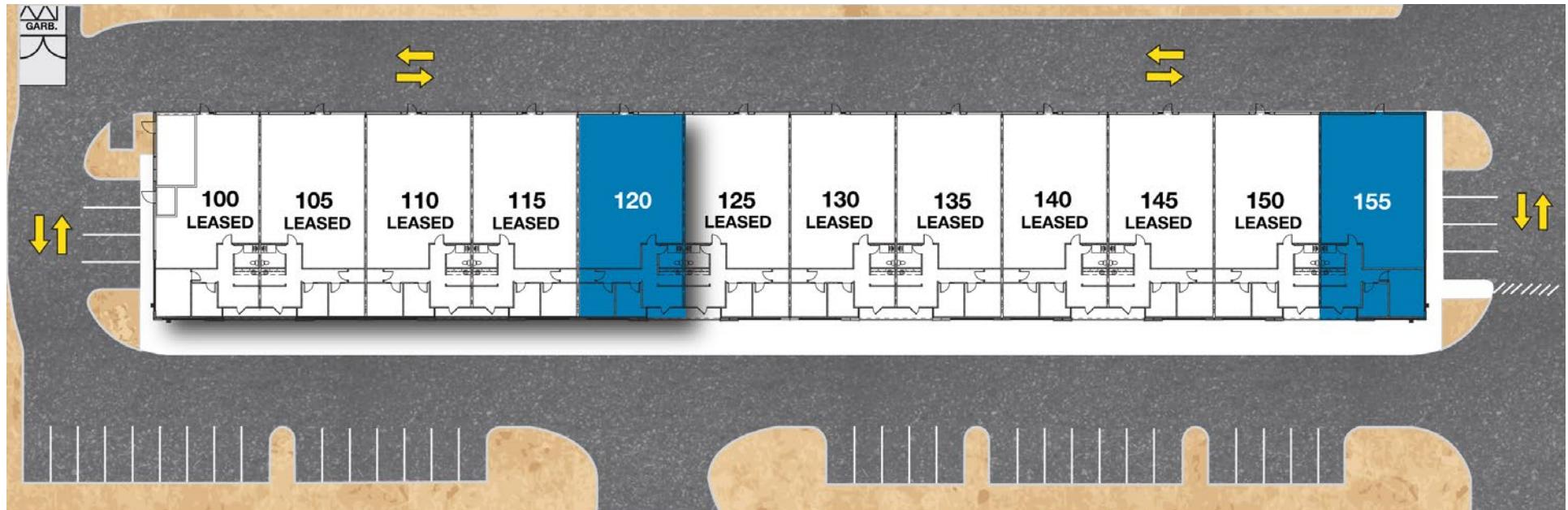


6405 Pine Street

+ Total SF:	±44,100 (divisible to ±2,008 SF)
+ Suite Ranges	±2,008 SF - ±2,476 SF
+ Building Depth:	±70'
+ Clear Height:	±20'
+ Column Spacing:	±35'x35'
+ Sprinklers:	Wet
+ Power:	200 amps • 277/480 volt • 3-phase per unit
+ Loading:	Rear loading
+ Grade Level Doors:	One (1) ±12'x14' (for every suite)
+ Parking:	1.7:1,000 PSF

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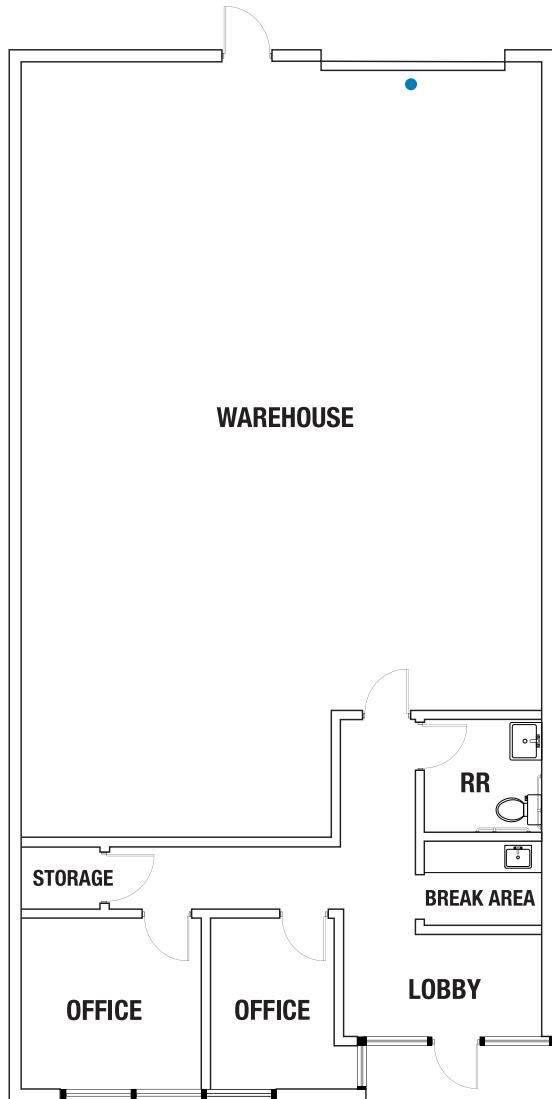




Available for Lease

3272 E. Sunset Road - Suite Details

Suite	Total SF	Office SF	Warehouse SF	Clear Height	Grade Doors	Lease Rate	CAM Charges	Monthly Rent	Availability
120	±2,485	±722	±1,763	±20'	One (1) ±12'x14'	\$1.45 PSF NNN	\$0.37 PSF	\$4,522.70	Immediately
155	±2,485	±722	±1,763	±20'	One (1) ±12'x14'	\$1.45 PSF NNN	\$0.37 PSF	\$4,522.70	02.01.2026



Leasing Details



\$1.45 PSF NNN

Lease Rate



\$0.37 PSF

CAM Charges



\$4,522.70

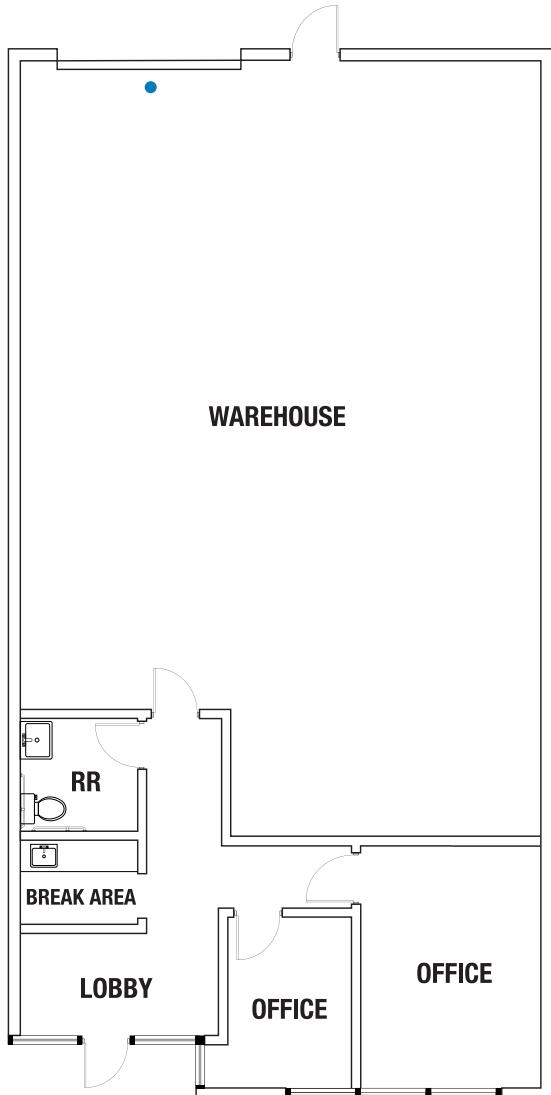
Total Monthly Rent

Suite Details

+ Address:	3272 E. Sunset Road
+ Building:	C
+ Suite:	120
+ Total SF:	±2,485
- Office SF:	±722
- Warehouse SF:	±1,763
+ Grade Level Doors:	One (1) ±12'x14'
+ Clear Height:	±20'
+ Power:	200 amps • 277/480 volt • 3-phase
+ Available:	Immediately

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- Grade Level Door



Leasing Details



\$1.45 PSF NNN

Lease Rate



\$0.37 PSF

CAM Charges



\$4,522.70

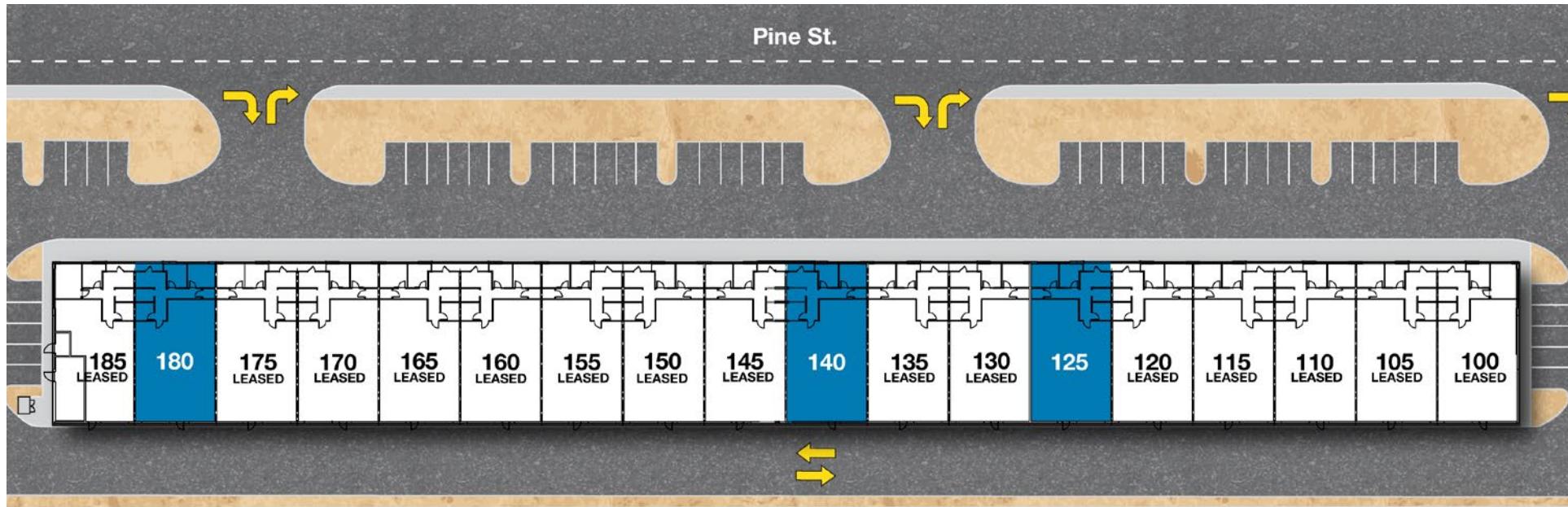
Total Monthly Rent

Suite Details

+ Address:	3272 E. Sunset Road
+ Building:	C
+ Suite:	155
+ Total SF:	±2,485
▪ Office SF:	±722
▪ Warehouse SF:	±1,763
+ Grade Level Doors:	One (1) ±12'x14'
+ Clear Height:	±20'
+ Power:	200 amps • 277/480 volt • 3-phase
+ Available:	February 1, 2026

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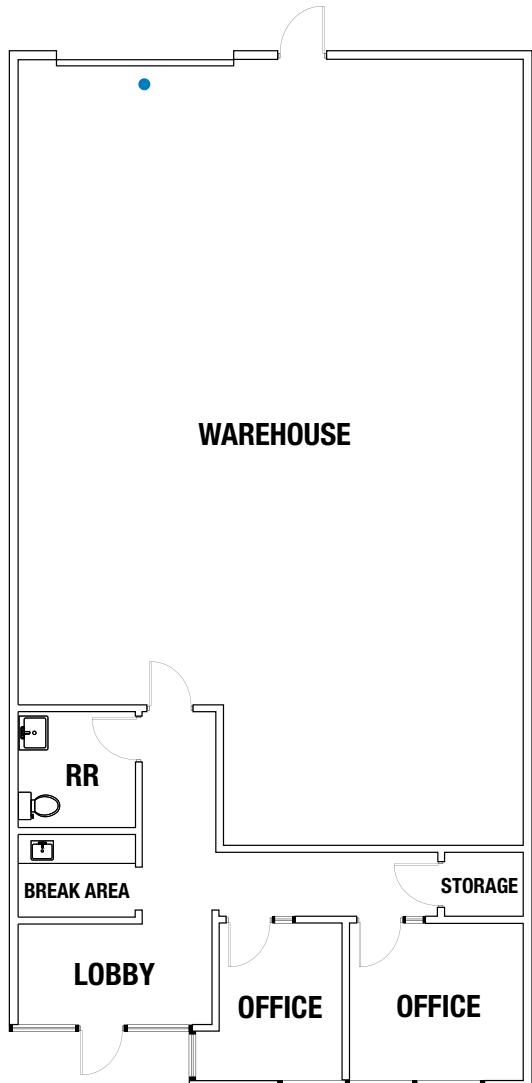
- Grade Level Door



■ Available for Lease

6405 Pine Street - Suite Details

Suite	Total SF	Office SF	Warehouse SF	Clear Height	Grade Doors	Lease Rate	CAM Charges	Monthly Rent	Availability
125	±2,476	±701	±1,775	±20'	One (1) ±12'x14'	\$1.45 PSF NNN	\$0.37 PSF	\$4,506.32	Immediately
140	±2,476	±701	±1,775	±20'	One (1) ±12'x14'	\$1.29 PSF NNN	\$0.37 PSF	\$4,110.16	Immediately
180	±2,476	±701	±1,775	±20'	One (1) ±12'x14'	\$1.45 PSF NNN	\$0.37 PSF	\$4,506.32	Immediately



Leasing Details



\$1.45 PSF NNN

Lease Rate



\$0.37 PSF

CAM Charges



\$4,506.32

Total Monthly Rent

Suite Details

+ Address: 6405 Pine Street

+ Building: D

+ Suite: 125

+ Total SF: ±2,476

▪ **Office SF:** ±701

▪ **Warehouse SF:** ±1,775

+ Grade Level Doors: One (1) ±12'x14'

+ Clear Height: ±20'

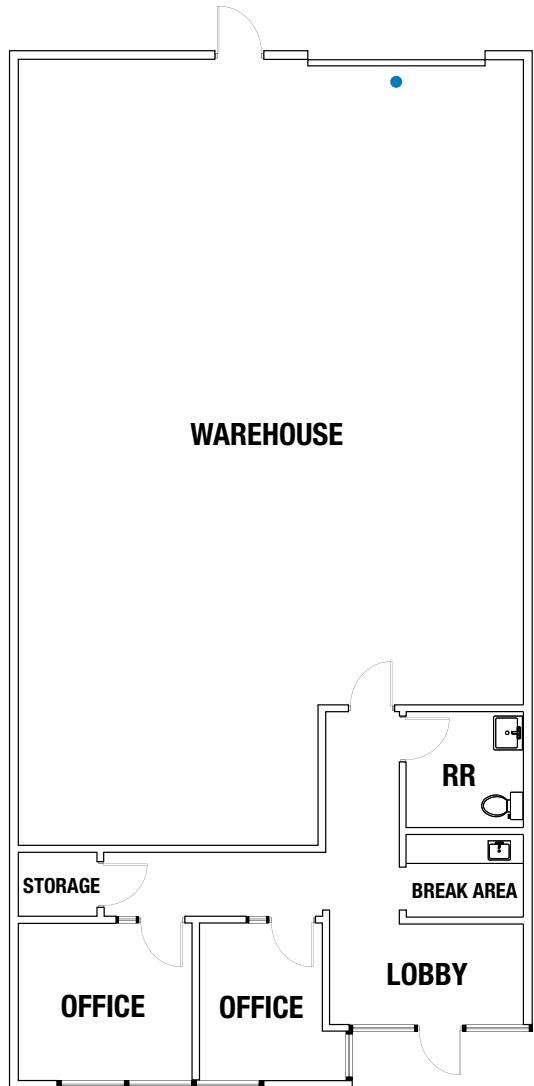
+ Power: 200 amps • 277/480 volt • 3-phase

+ Available: Immediately

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- Grade Level Door

* WINTER SPECIAL



Leasing Details



\$1.29 PSF NNN

Lease Rate



\$0.37 PSF

CAM Charges



\$4,110.16

Total Monthly Rent

Suite Details

+ Address: 6405 Pine Street

+ Building: D

+ Suite: 140

+ Total SF: ±2,476

▪ **Office SF:** ±701

▪ **Warehouse SF:** ±1,775

+ Grade Level Doors: One (1) ±12'x14'

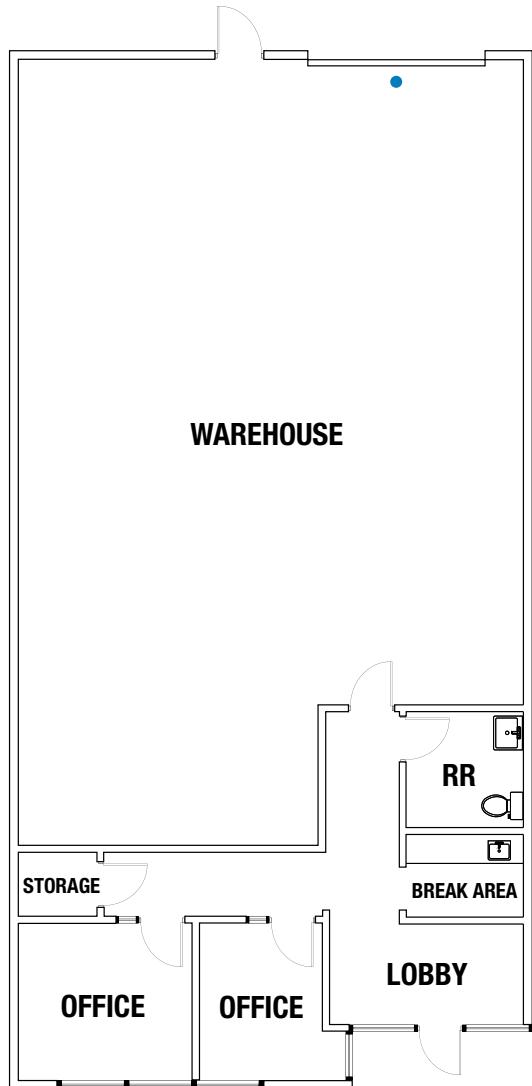
+ Clear Height: ±20'

+ Power: 200 amps • 277/480 volt • 3-phase

+ Available: Immediately

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- Grade Level Door



Leasing Details



\$1.45 PSF NNN

Lease Rate



\$0.37 PSF

CAM Charges



\$4,506.32

Total Monthly Rent

Suite Details

+ Address: 6405 Pine Street

+ Building: D

+ Suite: 180

+ Total SF: ±2,476

- Office SF: ±701

- Warehouse SF: ±1,775

+ Grade Level Doors: One (1) ±12'x14'

+ Clear Height: ±20'

+ Power: 200 amps • 277/480 volt • 3-phase

+ Available: Immediately

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- Grade Level Door

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center
3 Mi



Freight Center
3 Mi



Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

UPS Air Cargo
18 Mi

Cargo Center
3 Mi

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Market Overview

Schnitzer Industrial Properties: Henderson & Airport Portfolio

Schnitzer Sites

1. Green Valley Business Park
2. Henderson Commerce Center Warm Springs
3. Henderson Commerce Center Commercial Way
4. Henderson Commerce Center Eastgate
5. Valley Freeway Commerce Center
6. Traverse Point Commerce Center
7. 150 N. Gibson Road
8. Paradise Airport Center
9. Eastern Commerce Center
10. Patrick Commerce Center
11. Patrick Airport Center
12. Patrick Airport Business Center
13. Sunset Airport Center 1
14. Sunset Airport Center 2

Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. Galleria Mall Area
4. The District at Green Valley Ranch
5. Boulder Hwy. & Lake Mead Dr.
6. MonteLago Village at Lake Las Vegas

