



**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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Tasha Blackburn • Senior Property Manager

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Formerly Harsch Investment Properties

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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 2*	2,000	198	1,802	\$1.30	\$0.26	\$3,120	Early 2025
6325 S. Pecos Road, Suite 3*	2,000	198	1,802	\$1.35	\$0.26	\$3,220	Early 2025

**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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PROPERTIES**

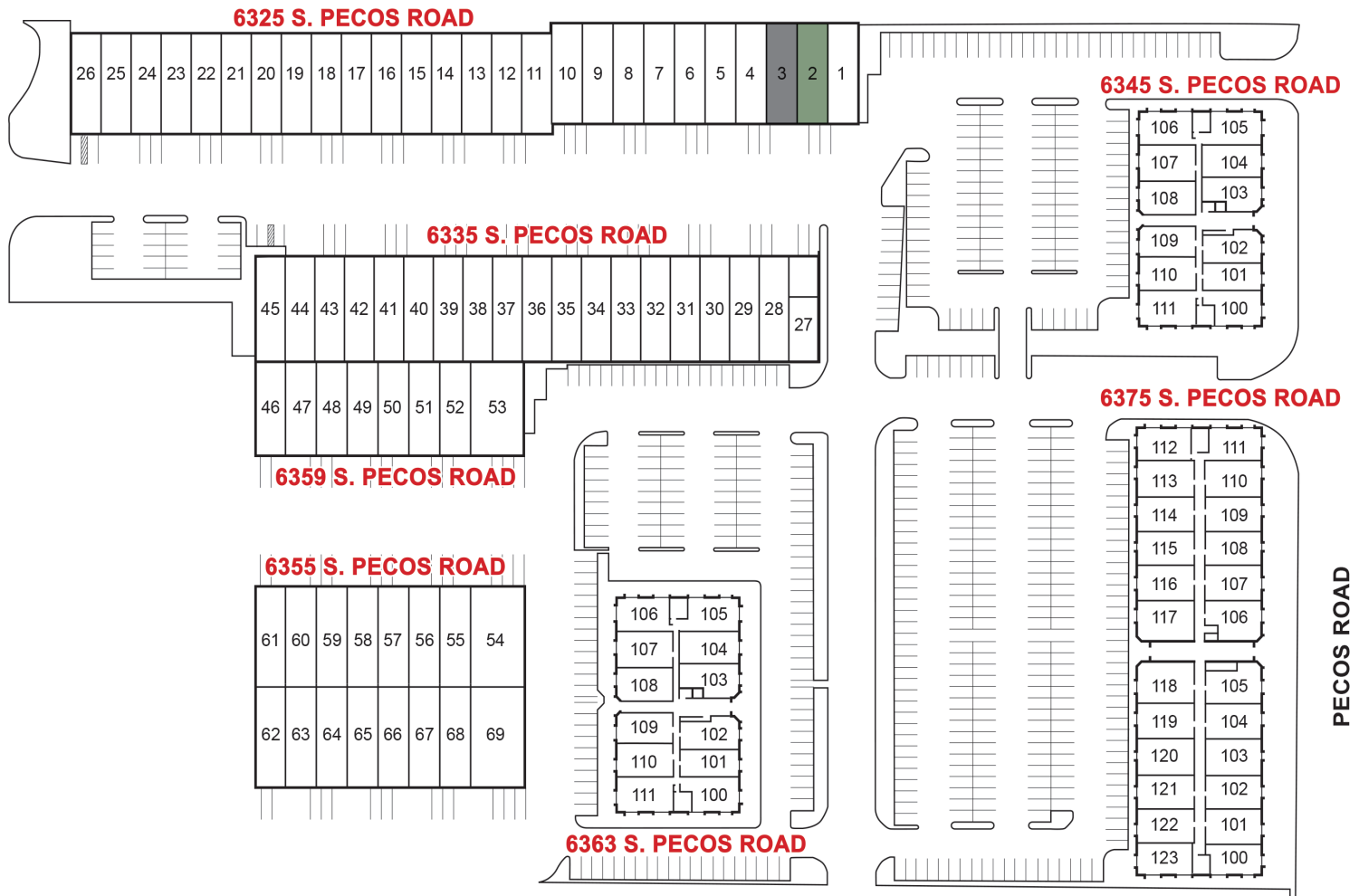
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PINE STREET



AVAILABLE

CONTACT

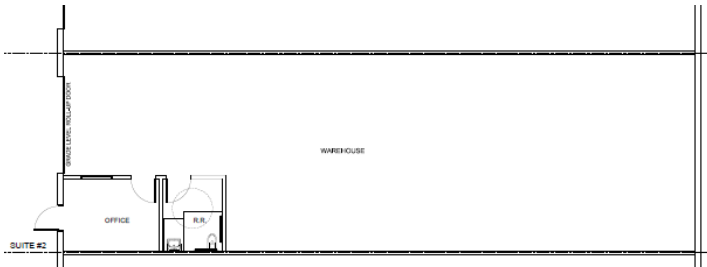
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6325 S. PECOS ROAD, SUITE 2

Office Space

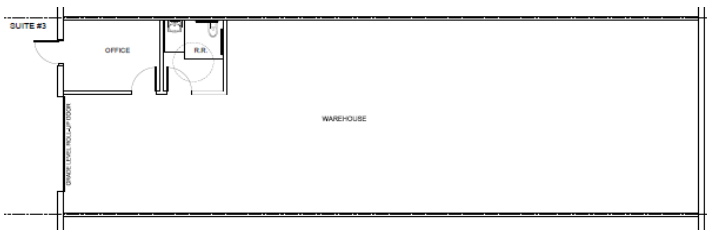
±2,000 SF

Available:	Early 2025
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.30 PSF/M
Cam Rate:	\$0.26 PSF/M
Total Monthly:	\$3,120
Power:	120/208 Volt; 3 Phase; 100 Amps

*Winter
Special*

*Landlord in process of doing a spec build-out to add a single office and restroom. Please call for more info.

6325 S. PECOS ROAD, SUITE 3



Total Square Feet

±2,000 SF

Available:	Early 2025
Office SF:	±198
Warehouse SF:	±1,802
Loading Doors:	1 (12'x14')
Clear Height:	20'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.26 PSF/M
Total Monthly:	\$3,220
Power:	120/208 Volt, 3 Phase, 100 Amps

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