

AVISON  
YOUNG

# For Sublease

5,286 sf office/warehouse



ADDRESS	4455 W. Sunset Road, Las Vegas, NV 89118
SF AVAILABLE	±5,286 rsf
LEASE RATE	\$1.60/sf/month NNN (CAM \$0.25/sf/month)
AVAILABLE	Immediately
TERM	3-5 years

- ±5,286 rsf consist of ±2,586 sf two story office and 2,700 sf warehouse
- Warehouse area includes 2,010 sf lower level main space and 690 sf mezzanine
- 1 grade level loading door
- Zoned M-1 (Light Manufacturing)
- Ample surface parking
- Located within the Wagon Trail/Arville Industrial Park
- Sunset Road frontage with convenient access to CC-215 freeway via Decatur Boulevard

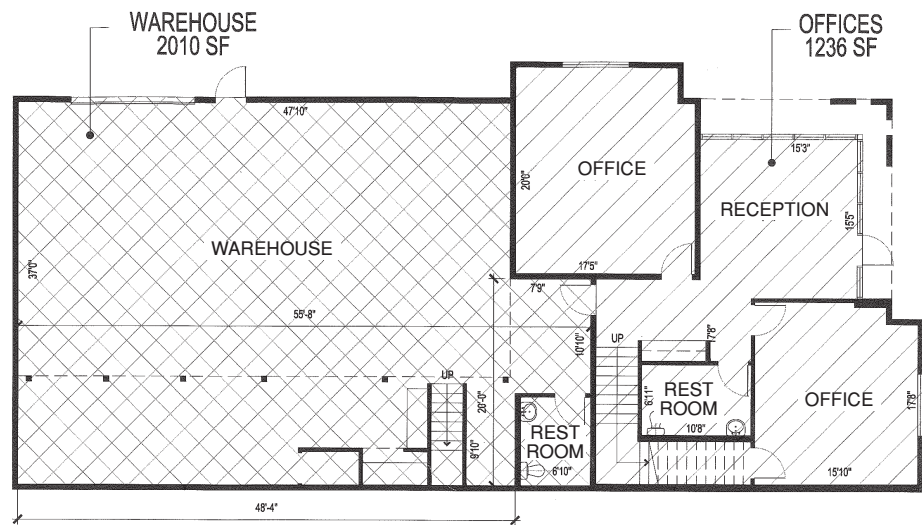
For more information,  
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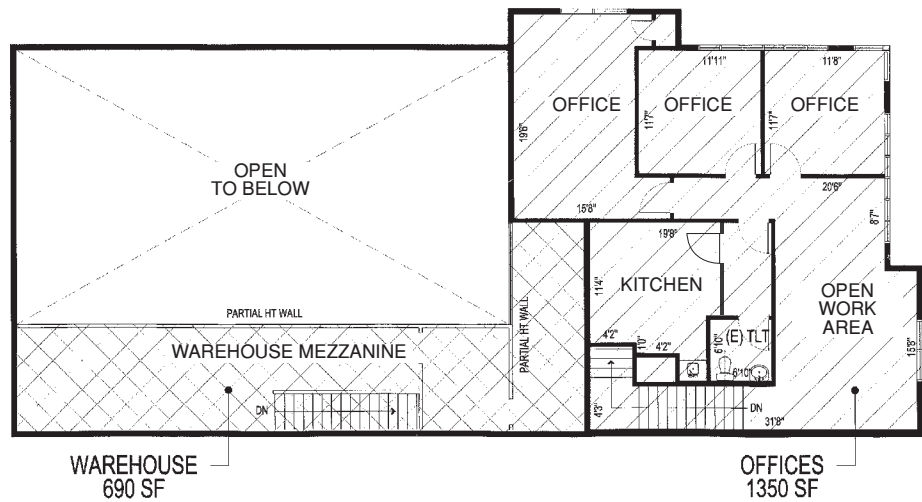
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Existing 1st floor plan



Existing 2nd floor plan









4455 W Sunset Road  
Las Vegas, NV 89118

## Location

The property is conveniently located on Sunset Road in the southwest Las Vegas submarket, near the 215 Beltway/I-15/I-215 interchange. This prime location provides easy access to the Strip, Harry Reid Airport, Henderson and other major destinations on these major arterials of the valley. The Beltway is accessed through Decatur Boulevard.

