

3430

W. SUNSET ROAD

LAS VEGAS, NV 89118



For Lease
36,105 SF

 CUSHMAN &
WAKEFIELD

// PROPERTY FEATURES



±36,105 SF FREE-STANDING BUILDING



DIVISIBLE TO **17,826 SF**



9,232 SF 2-STORY OFFICE SPACE



6 GRADE LEVEL LOADING DOORS



FIRE SPRINKLER SYSTEM .43GPM/2,000 SF



2 DOCK LOADING POSITIONS



23' CLEAR HEIGHT



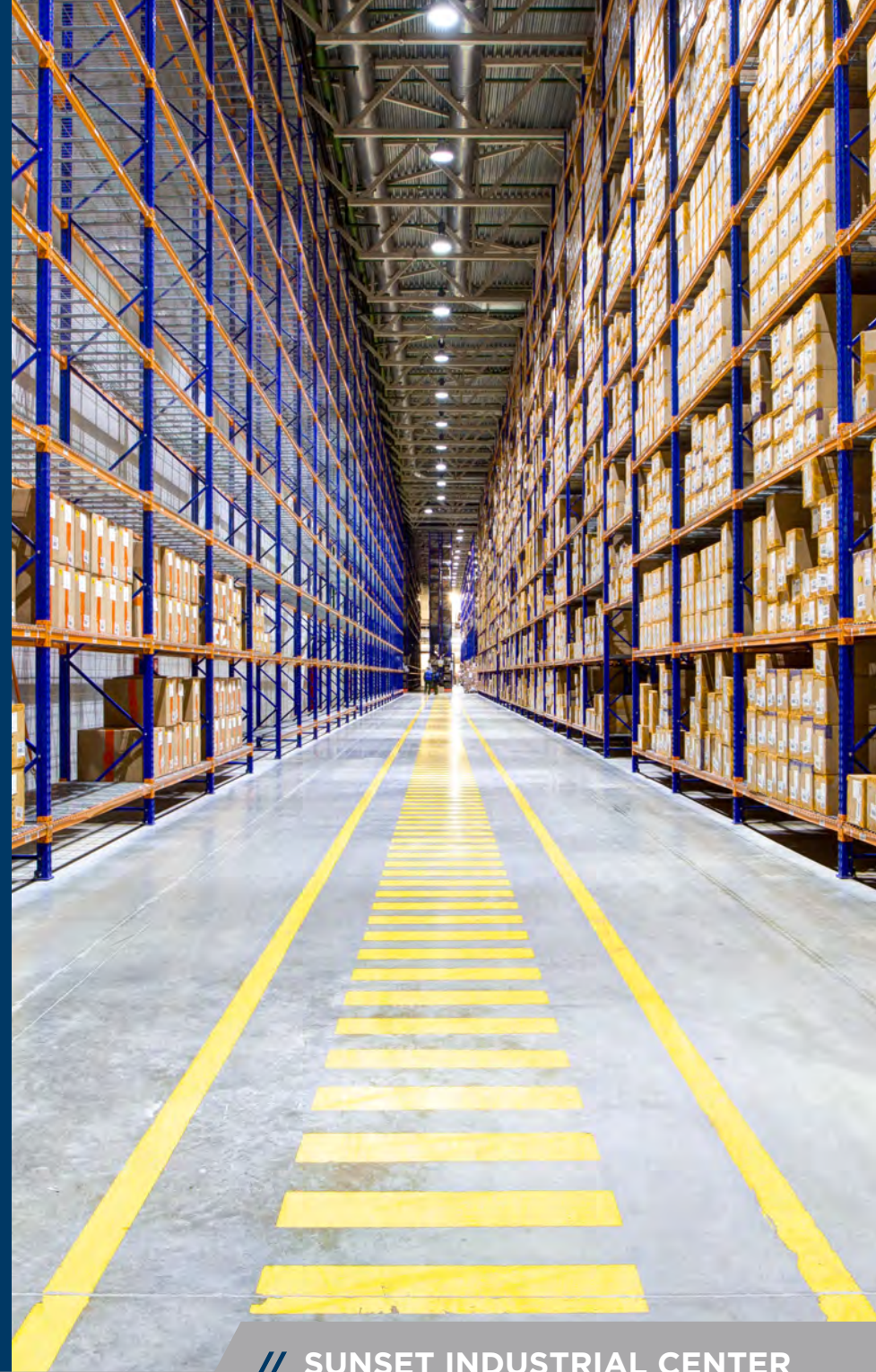
±0.5 ACRE SECURED YARD



1,600 AMPS, 120/208 V, 3-PHASE POWER

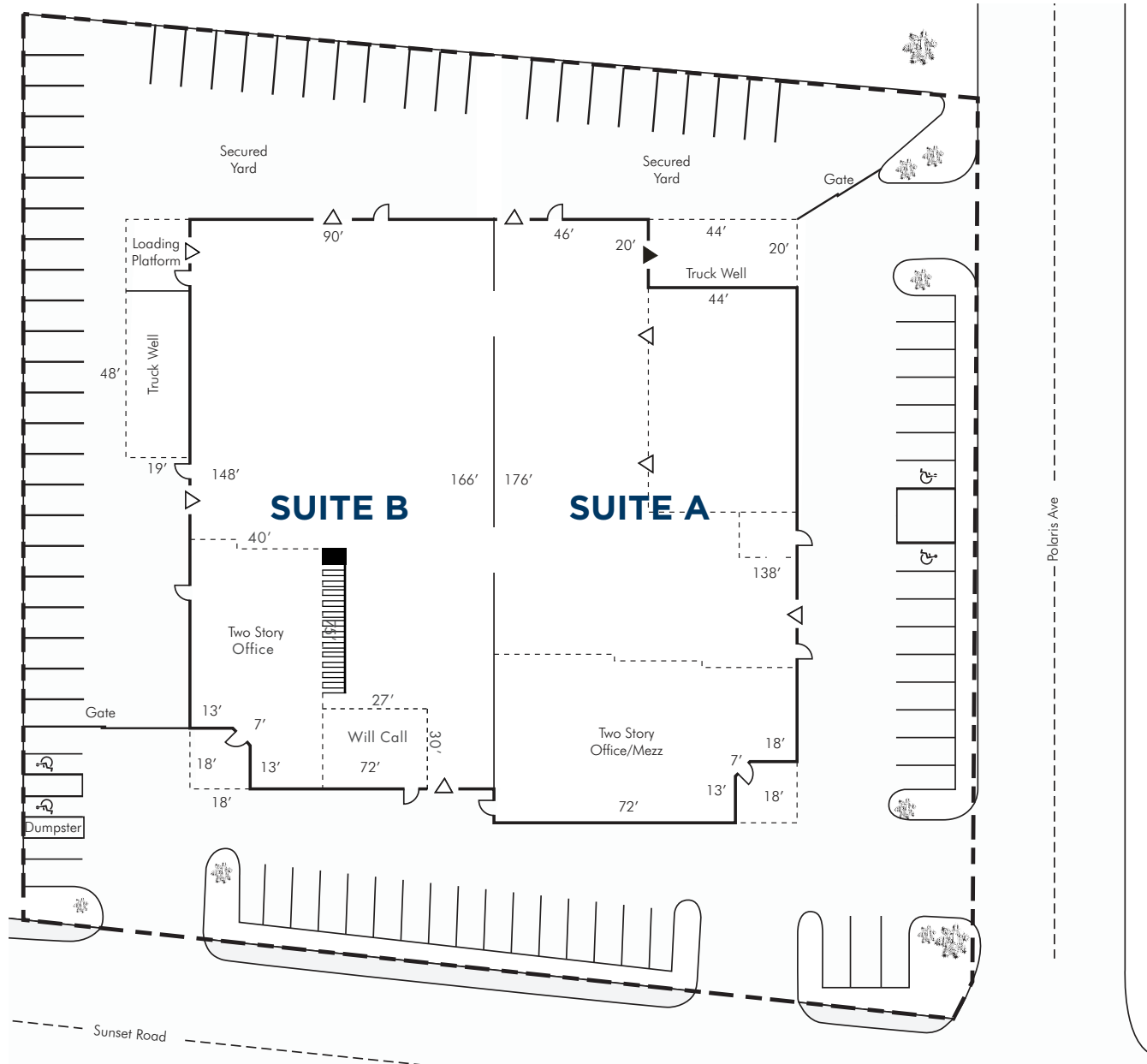


39 PARKING SPACES OUTSIDE OF YARD



// **SUNSET INDUSTRIAL CENTER**
3430 W. Sunset Rd., LV, NV 89118

// SITE PLAN



SUITE A

TOTAL SQ. FT.	±17,826 SF
2-STORY OFFICE SQ. FT.	±4,032 SF
MEZZANINE STORAGE SQ. FT.	±822 SF
DOCK LOADING POSITION	1
GRADE DOOR	2

SUITE B

TOTAL SQ. FT.	±18,279 SF
2-STORY OFFICE SQ. FT.	±5,200 SF
MEZZANINE STORAGE SQ. FT.	0
DOCK LOADING POSITION	1
GRADE DOOR	4

Office outlines and measurements on site plan are not to scale.

// GALLERY



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