



SUNSET AIRPORT CENTER 2 BUILDINGS A & B

3292 - 3322 E. Sunset Rd., Las Vegas, NV 89120

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Jarrad Katz, SIOR, CCIM
President | Broker | Principal
Lic#: B.0145888.LLC | PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic#: S.0065773
323.244.1628
gkimerling@mdlgroup.com



Schnitzer
PROPERTIES

Leasing Details



\$1.35 PSF NNN

Monthly Lease Rate



±6,055 SF

Space Available



\$0.37 PSF NNN

Monthly CAM Charges

Property Details

- + Submarket:** Airport
- + Building Size:** Four (4) buildings totaling ±258,300 SF
- + Zoning:** M-D, manufacturing district
- + Power:** 277/480V, 3-phase power 200 amps
- + HVAC:**
Office: HVAC
Warehouse: Evaporative coolers
- + Clear Height:** ±26' - ±30' clear heights
- + Loading:**
Dock high loading doors
Grade level loading doors
- + Fire and Safety:** ESFR fire sprinkler system
- + Frontage:** Sunset Rd. and Pecos Rd. frontage
- + Parking:**
Building A: 1.9: 1,000
Building B: 1.9: 1,000



**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.*



Service you deserve. People you trust.



Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

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



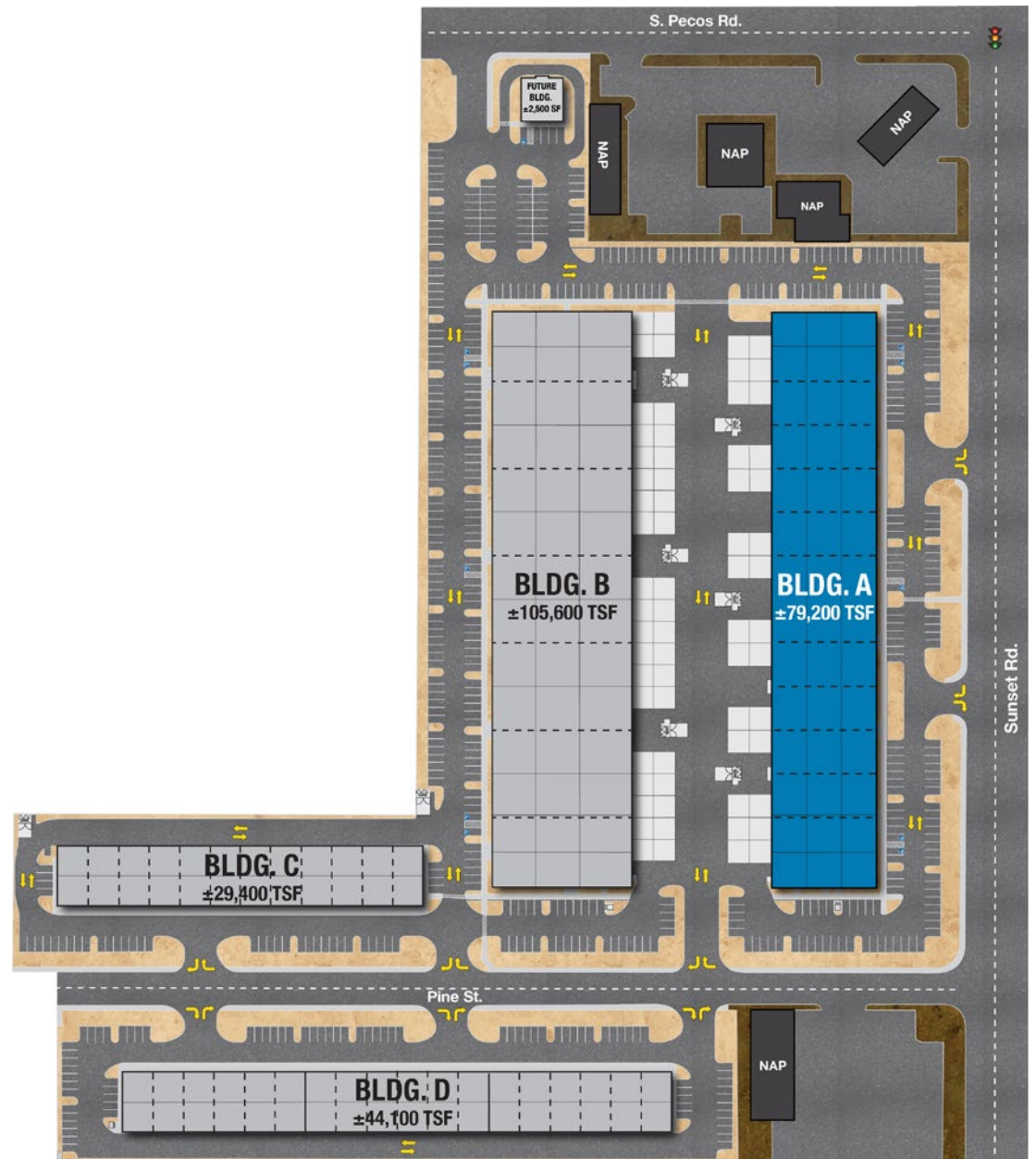
● Power Centers ● Industrial ● Airports ● Casino ● Parks & Recreation

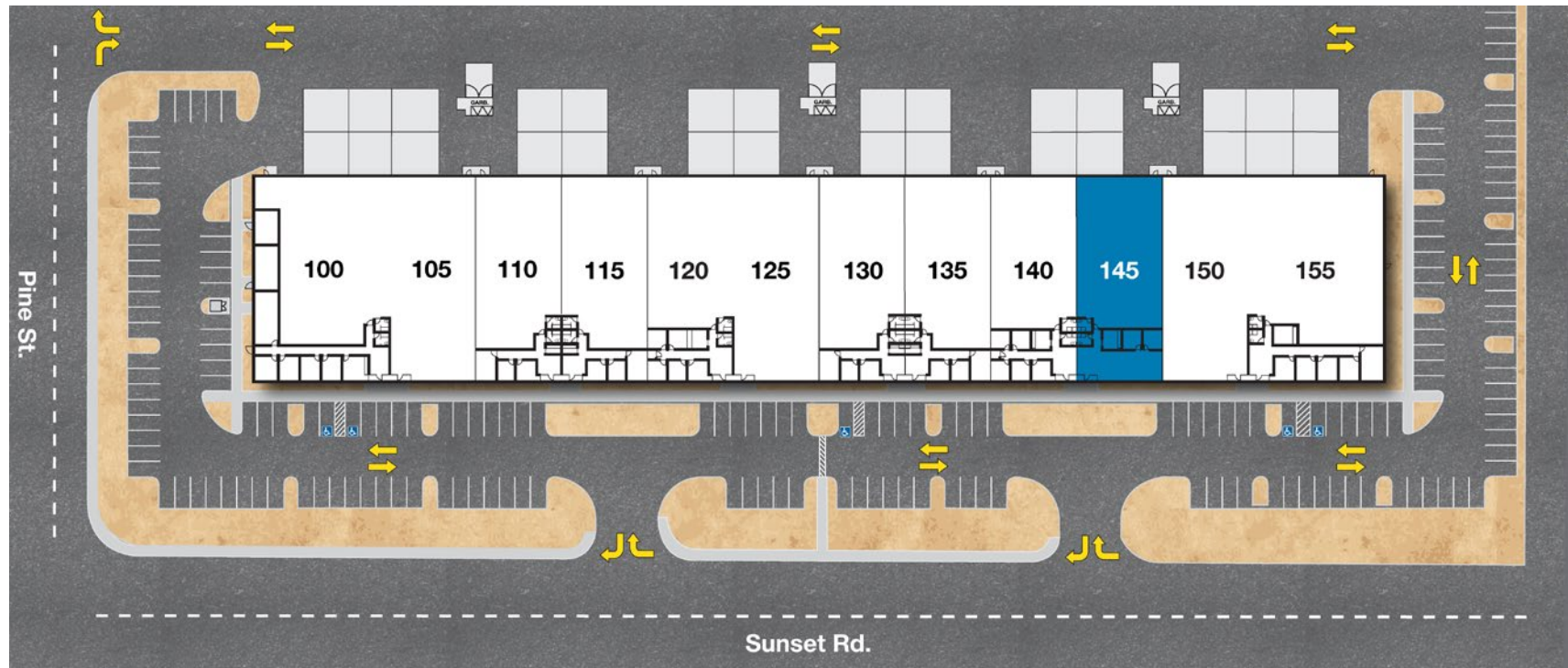


Building A

- + **Total SF:** ±79,200 (divisible to ±6,055 SF)
- + **Suite Ranges:** ±6,055 SF - ±15,743 SF
- + **Building Depth:** ±120'
- + **Clear Height:** ±26'
- + **Column Spacing:** ±40'x40' at the end bays
±40'x50' interior bays
- + **Sprinklers:** ESFR
- + **Power:** 200 amps 277/480 3 phase per unit
More power available at tenant expense
- + **Loading:** Rear loading
- + **Dock High Doors:** Two (2) ±9'x10' (for every ±6,000 SF)
- + **Grade Level Doors:** One (1) ±12'x14' (for every ±6,000 SF)
- + **Truck Court:** ±160'

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.

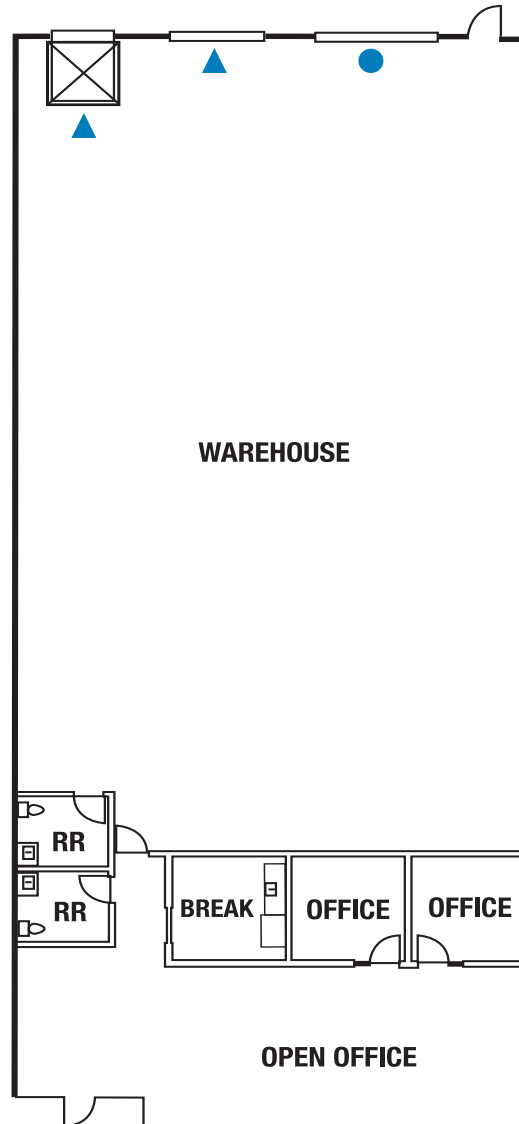




○ Leased ● Available

Building A - Suite Details

Suite	Total SF	Office SF	Warehouse SF	Clear Height	Dock Doors	Grade Doors	Lease Rate PSF	CAM's	Monthly Rent
145	±6,055	±1,592	±4,463	±26'	Two (2) ±9'x10'	One (1) ±12'x14'	\$1.35 PSF NNN	\$0.37 PSF NNN	\$10,414.60



Building A - Leasing Details



\$1.35 PSF NNN
 Monthly Lease Rate



\$0.37 PSF NNN
 Monthly CAM's



\$10,414.60
 Monthly Rent

3322 Sunset Road

- + Suite: 145
- + Total SF: ±6,055
- + Office SF: ±1,592
- + Warehouse SF: ±4,463
- + Clear Height: ±26'
- + Dock Level Doors: Two (2) ±9'x10'
- + Grade Level Doors: One (1) ±12'x14'
- + Power: 200A, 277/480V, 3 phase
 (to be verified by Tenant)
- + Available: 09.01.2026

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.

▲ Dock Level Door ● 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

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

--

Schnitzer Industrial Properties: Henderson & Airport Portfolio

Schnitzer Sites

1. Green Valley Business Center
2. Sunset Business Center
3. Henderson Commerce Center Warm Springs
4. Henderson Commerce Center Commercial Way
5. Henderson Commerce Center Eastgate
6. Valley Freeway Commerce Center
7. Traverse Point Commerce Center
8. 150 N. Gibson Road
9. Paradise Airport Center
10. Eastern Commerce Center
11. Patrick Commerce Center
12. Patrick Airport Center
13. Patrick Airport Business Center
14. Sunset Airport Center 1
15. 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

