



±49,967 SF or ±99,934 SF • INCREDIBLE VIEWS

Lease Rate:

\$0.95 – \$1.05
Per Square Foot, NNN

This newly delivered ±99,934 SF facility in the Green Valley Business park offers a rare opportunity to secure modern, high-performance space, strategically located between the Henderson and Airport industrial markets.

Designed to meet the demands of today's logistics, distribution, and light manufacturing users, the building combines efficient functionality with immediate access to major transportation routes, a strong labor pool, and a business-friendly environment—making it an ideal location for companies looking to scale, optimize operations, and strengthen their presence in the Las Vegas metropolitan market.

Property Highlights

Square Footage:	± 49,967 SF or ±99,934 SF
Buildings:	1
Available Suites:	1 or 2
Office:	Up to ±2,500 SF Build-to-Suit
Zoning:	IP - Industrial Park
Dock Doors:	Ten (10) 9' x 10' total
Grade Level Doors:	Two (2) 12' x 14' total
Clear Height:	32'
Power:	1,600 Amps, 277/480V 3-phase, 4-wire (100Amp house meter)
Sprinklers:	ESFR
Parking:	57 Spaces (38.46% FAR)



With construction expected to be complete July 2026, this property is expected to be available for occupancy August 2026.



**LOCATION & ACCESSIBILITY**

21 Sunset Way is located in the Whitney Ranch submarket of Henderson, near the intersection of Sunset Road and Stephanie Street (89014 ZIP code.) This area is strategically positioned along one of the valley's key east-west corridors, offering direct access to I-515/US-93/95 and the CC-215 Beltway, making it ideal for businesses requiring regional connectivity and high visibility.

- **Major Roads:** Sunset Road, Stephanie Street, I-515/US-93/95, and CC-215 (Bruce Woodbury Beltway).
- **Proximity to Freight Routes:** Excellent access to major freight and commuter corridors, supporting logistics, retail, healthcare, and service-oriented uses.

Demand and Activity:

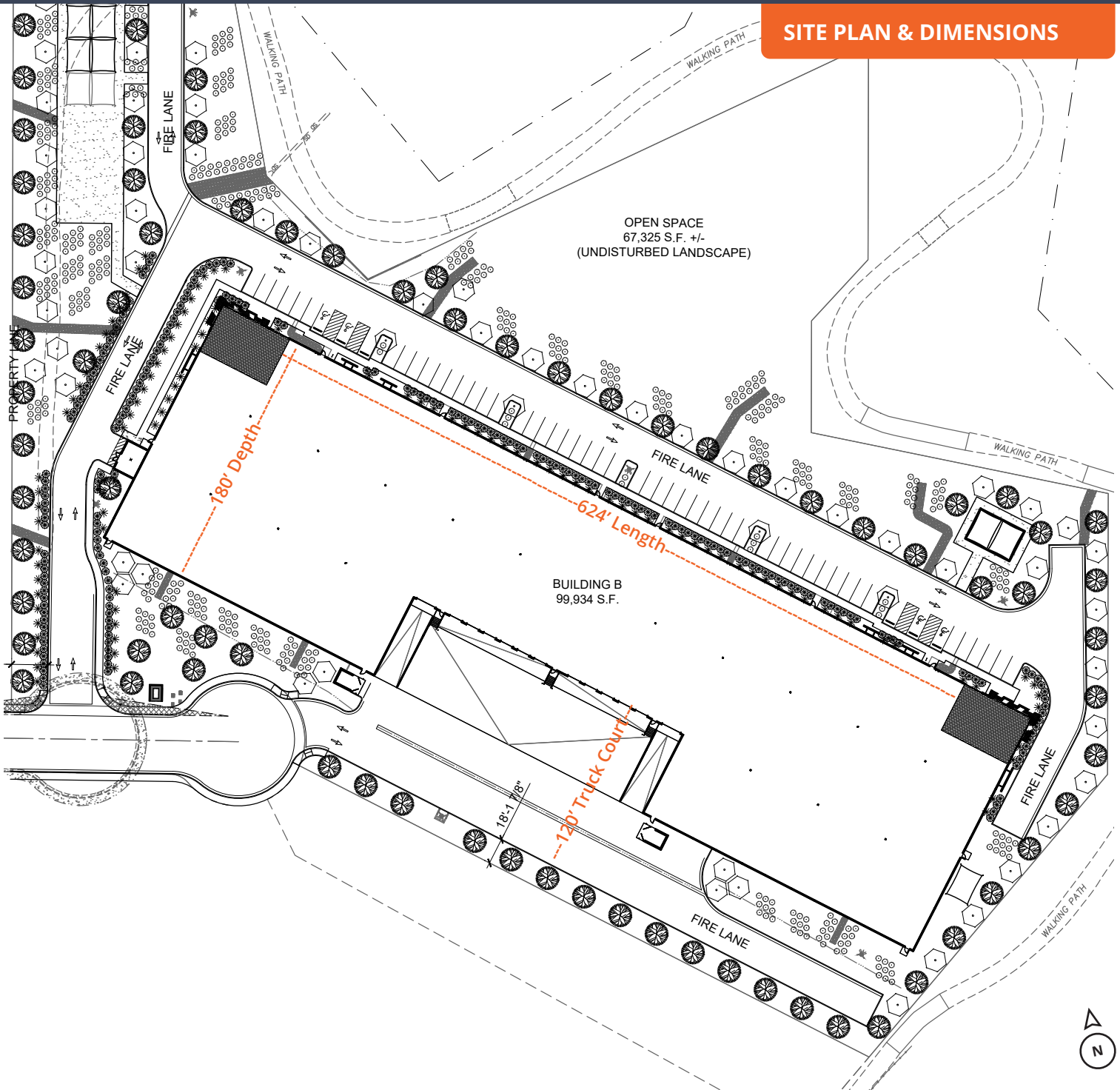
The 89014 area is experiencing steady commercial demand, driven by:

- **Growth in professional services,** healthcare, and retail operations within the Henderson and Green Valley corridors.
- **Increased interest from service-oriented** and light industrial users seeking proximity to established residential and commercial zones.

Transportation Links:

- **Freeways:** I-515/US-93/95, CC-215 (Bruce Woodbury Beltway), and East Sunset Road.
- **Truck Access:** Well-positioned for light industrial and service-oriented operations, with convenient access to major distribution routes and regional logistics corridors.
- **Power & Infrastructure:** Properties in this corridor typically support reliable utility infrastructure, including 3-phase power, ample parking, and flexible build-out options, aligning with the needs of modern commercial users.

SITE PLAN & DIMENSIONS



WAREHOUSE SPECS

- ±99,934 SF total
- Can be demised to ±49,967 SF
- Building Depth: ±180' x ±624'
- Up to ±2,500 SF Build-To-Suit Office
- 32' Clear Height
- Column Spacing: 52' x 60'
- Speed Bay: 52' x 60'
- 1,600A, 277/480V, 3-Phase, 4-wire
- 600 Amps for 2 charging stations
- ESFR Fire Sprinklers (16.8K Rating)
- Rear Loading Configuration
- Dock Doors: 11 (9' x 10')
- Dock Levelers: 11
- Grade Level Doors: 2 (12' x 14')
- Auto Parking: 57 Spaces
- Truck Court Depth: 120'
- Truck Apron: 60' x 206' 5.5"
- Roof Insulation: R- 38
- 6 inch Slab

**±2,500 SF OFFICE WITH VIEWS**

DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	18,077	155,567	376,288
2030 Projected Population	18,214	156,063	378,560
Projected Annual Growth 2025 to 2030	137	496	2,271
2025 Estimated Households	7,631	61,802	152,754
2030 Projected Households	7,836	62,908	155,783
Projected Annual Growth 2025 to 2030	204	1,106	3,029
2025 Est. Median Age	37.5	38.2	39.5

Household Income

2025 Est. Average Household Income	\$93,083	\$100,621	\$104,187
2025 Est. Median Household Income	\$73,139	\$78,421	\$79,613

Education

2025 Est. Some College	3,003	25,415	60,668
2025 Est. Bachelor Degree Only	2,414	18,900	49,368

Workforce

2025 White Collar Workers	6,036	45,261	106,152
2025 Blue Collar Workers	3,797	36,513	85,194

Housing

2025 Est. Owner-Occupied	2,912	30,385	75,873
2025 Est. Renter-Occupied	4,720	31,418	76,881

