

**CONTACT BROKER REGARDING
YEAR-1 LEASING INCENTIVES!**

SUNSET INDUSTRIAL PARK

**INDUSTRIAL SPACE AVAILABLE
FROM ±11,840 SF – ±56,986 SF**

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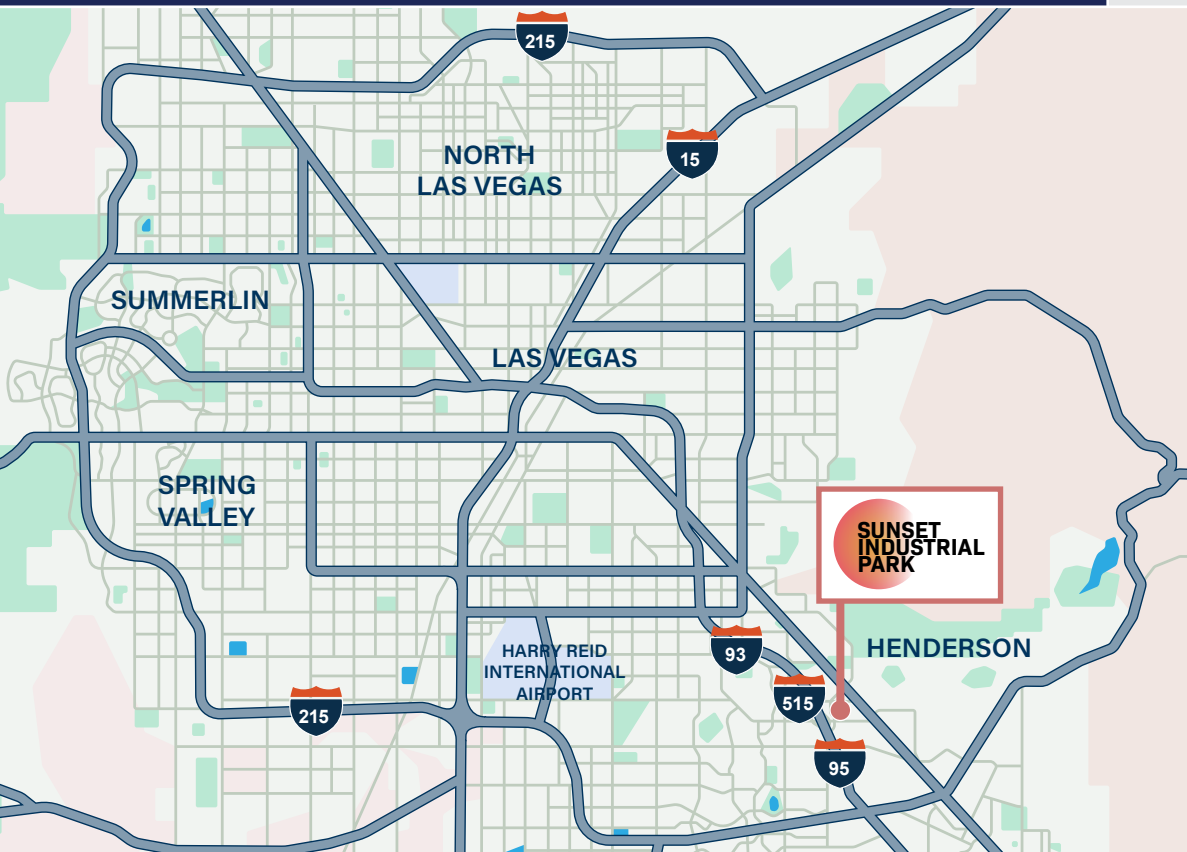
CBRE

COMMERCIAL PARKS 

PROPERTY OVERVIEW

Conveniently located in the Henderson Submarket, this project provides immediate connectivity to the I-11/US-95 via West Sunset Road.

This project is in close proximity to an abundance of amenities located within the corridor, is approximately 45 miles from the California border and less than 26 miles from the Arizona border. The project is zoned IL (Limited Industry; Henderson).



ACCESSIBILITY

0.1 miles
from the I-11 Freeway via West Sunset Road

7.2 miles
from Harry Reid International Airport

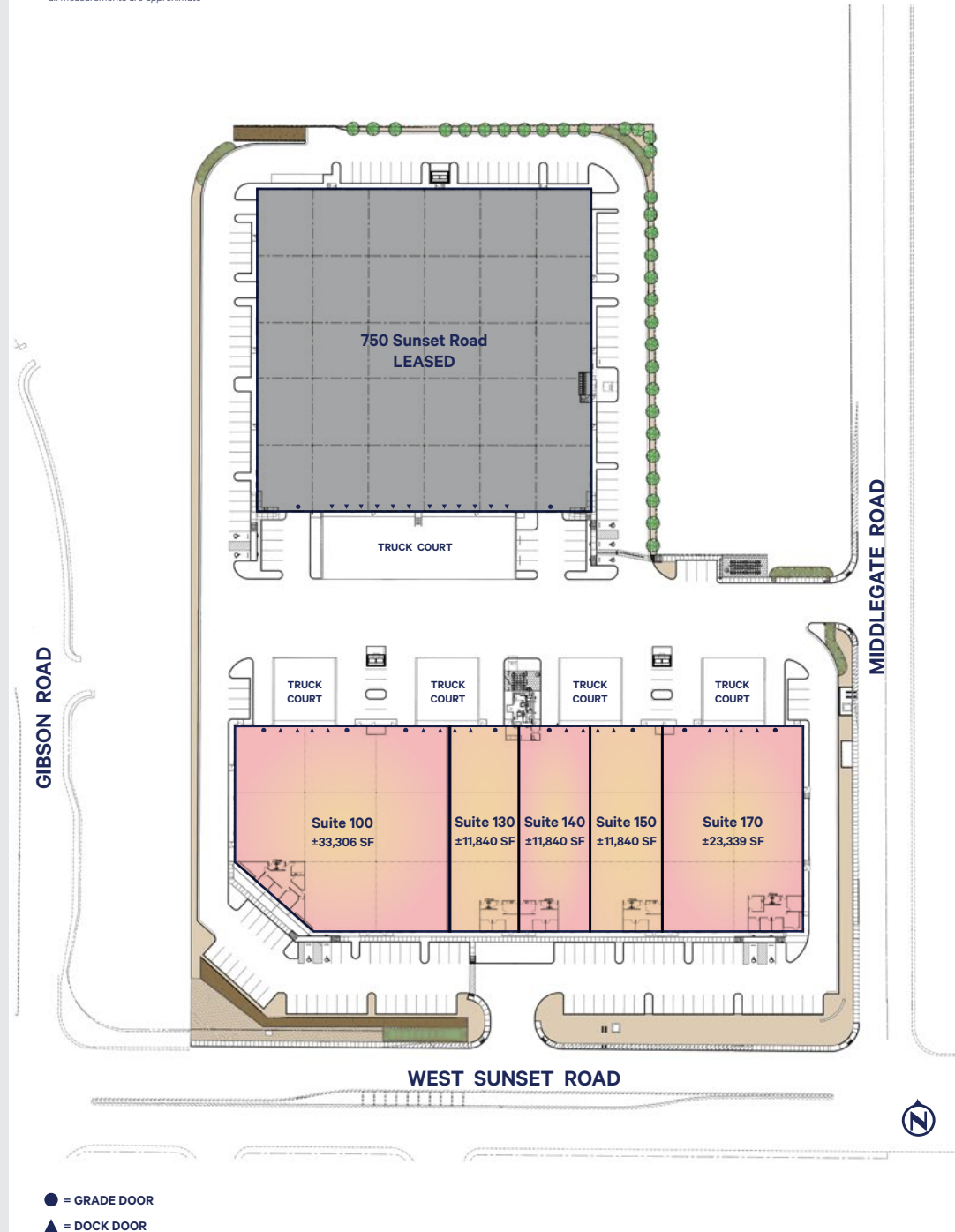
9.4 miles
from the Las Vegas Strip

262 miles
from Los Angeles

PROPERTY HIGHLIGHTS

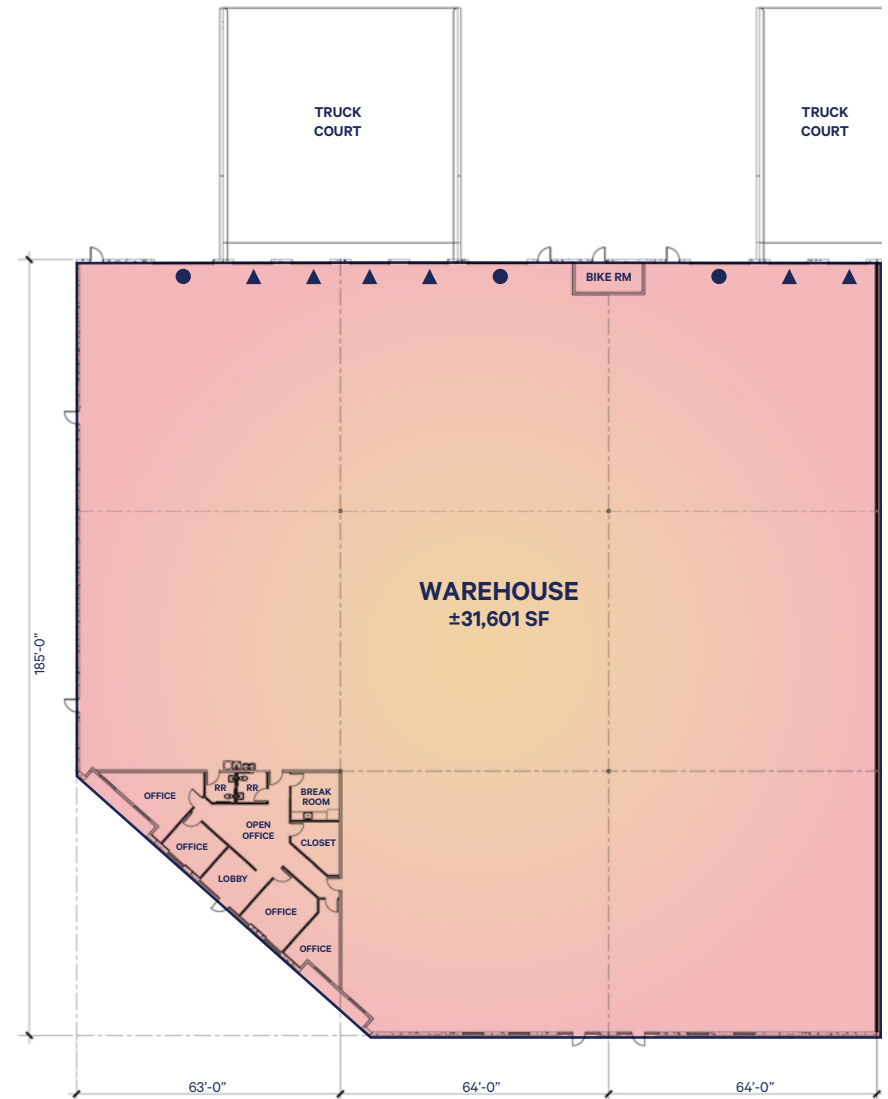
Address	748 West Sunset Road Henderson, NV 89011
Total SF	±92,165
Available SF	±11,840 – ±56,986 SF
Dock-Hi Doors	Sixteen (16) 9' x 10' Total
Grade Level Doors	Eight (8) 12' x 14' Total
Power	277/480 Volt, 3-Phase Power
Column Spacing	62' x 64'
Clear Height	32'
Sprinkler System	16.8K ESFR Sprinkler operating at 52 PSI
Parking Ratio	1.15/1000 SF
Slab Thickness	6"
Insulation	Scrim Faced Batt Insulation
Gas	Natural Gas Service

*not to scale
*all measurements are approximate



SUITE 100

Total SF	±33,306 Total SF
Spec Office	±1,705 SF HVAC Office
Dock Doors	Six (6) 9'x10' Dock Doors
Grade Level Doors	Three (3) 12'x14' Grade Doors
Lease Rate	Call for Pricing Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability:	September 2026



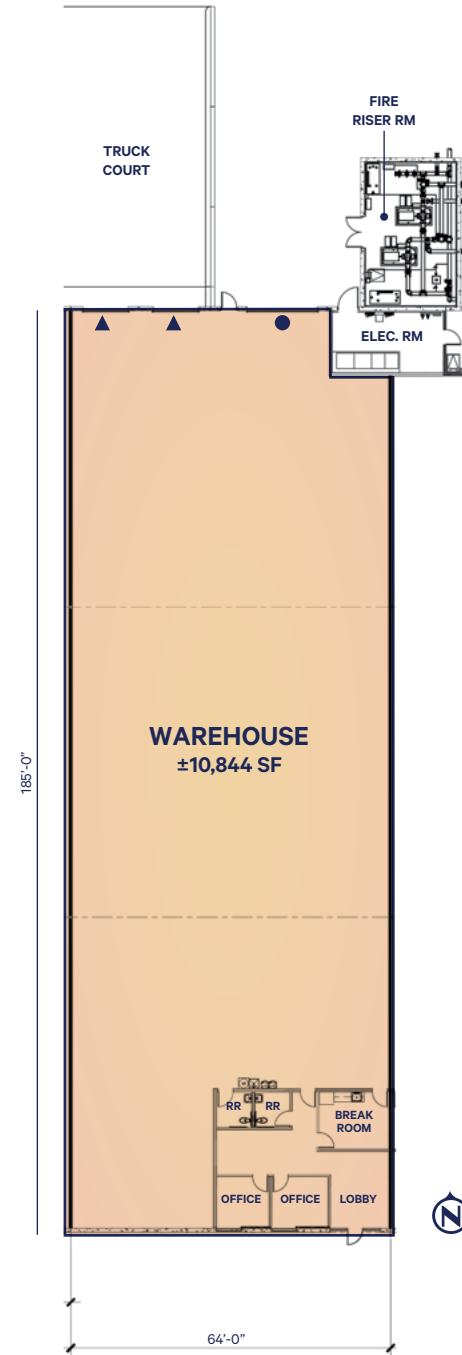
- = GRADE DOOR
- ▲ = DOCK DOOR

*not to scale
*all measurements are approximate



SUITE 130

Total SF	±11,840 Total SF
Spec Office	±996 SF HVAC Proposed Office
Dock Doors	Two (2) 9'x10' Dock Doors
Grade Level Doors	One (1) 12'x14' Grade Door
Lease Rate	Call for Pricing Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026

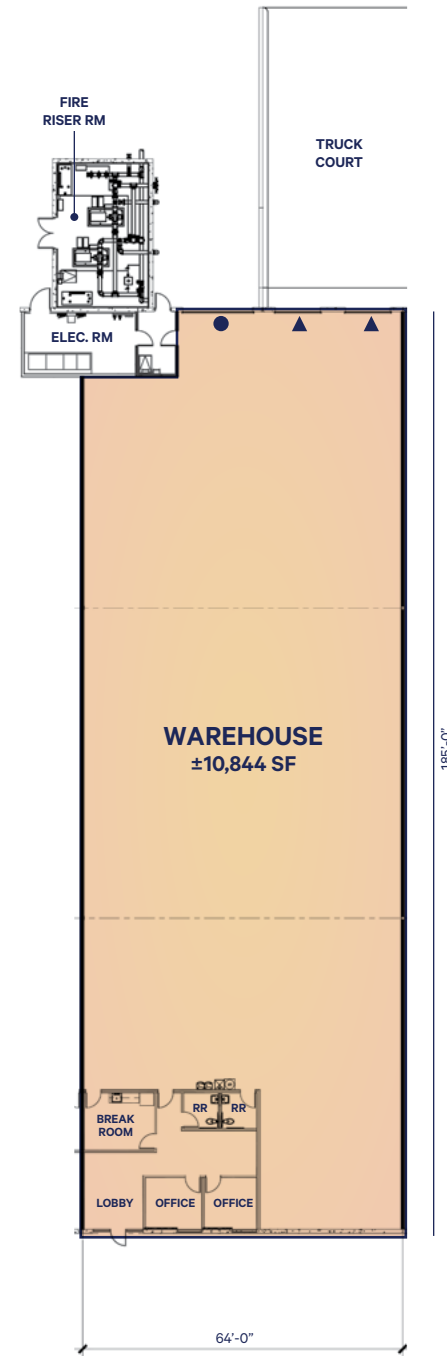


- = GRADE DOOR
- ▲ = DOCK DOOR

*not to scale
*all measurements are approximate

SUITE 140

Total SF	±11,840 Total SF
Spec Office	±996 SF HVAC Proposed Office
Dock Doors	Two (2) 9'x10' Dock Doors
Grade Level Doors	One (1) 12'x14' Grade Door
Lease Rate	Call for Pricing Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026

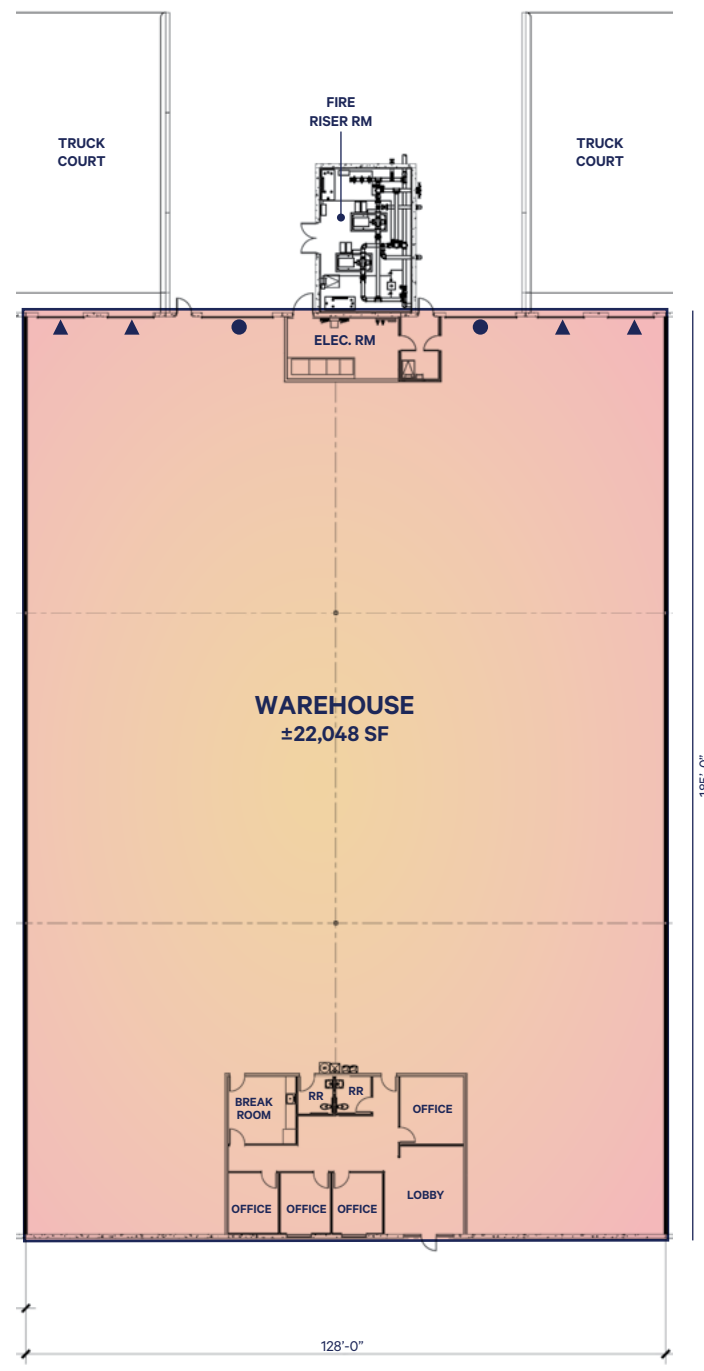


- = GRADE DOOR
- ▲ = DOCK DOOR

*not to scale
*all measurements are approximate

SUITE 130/140

Total SF	±23,680 Total SF
Spec Office	±1,632 SF HVAC Proposed Office
Dock Doors	Four (4) 9'x10' Dock Doors
Grade Level Doors	Two (2) 12'x14' Grade Doors
Lease Rate	Call for Pricing Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026



*not to scale
*all measurements are approximate

SUITE 100/130/140

Total SF	±56,986 Total SF
Spec Office	±1,705 SF HVAC Proposed Office
Dock Doors	Four (4) 9'x10' Dock Doors
Grade Level Doors	Two (2) 12'x14' Grade Doors
Lease Rate	\$0.95/SF (NNN) Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026

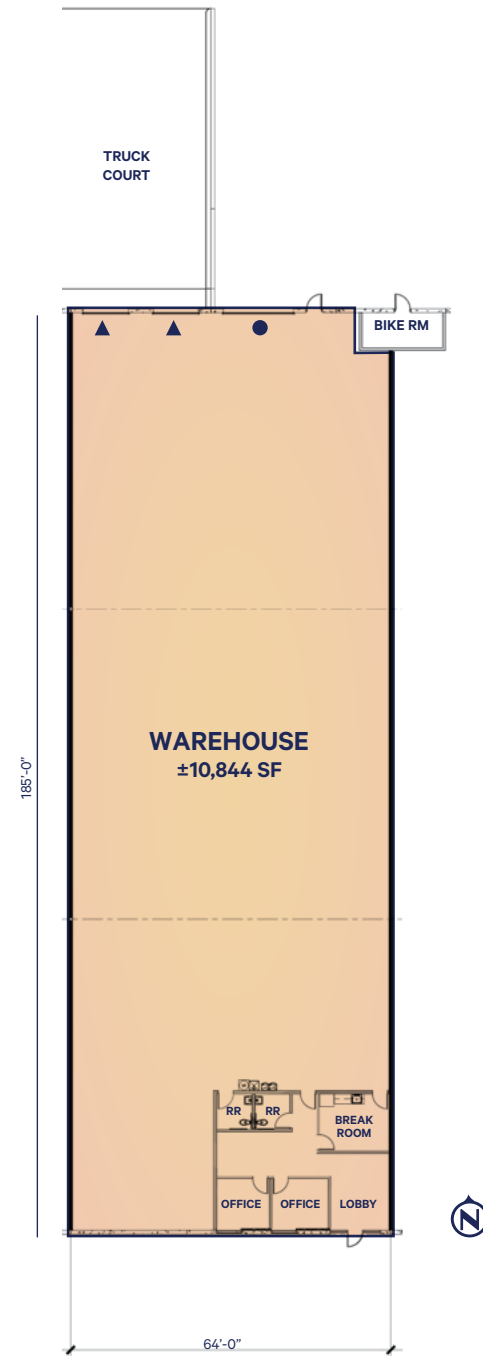


- = GRADE DOOR
- ▲ = DOCK DOOR

*not to scale
*all measurements are approximate

SUITE 150

Total SF	±11,840 Total SF
Spec Office	±996 SF HVAC Proposed Office
Dock Doors	Ten (10) 9'x10' Dock Doors
Grade Level Doors	Five (5) 12'x14' Grade Door
Lease Rate	Call for Pricing Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026

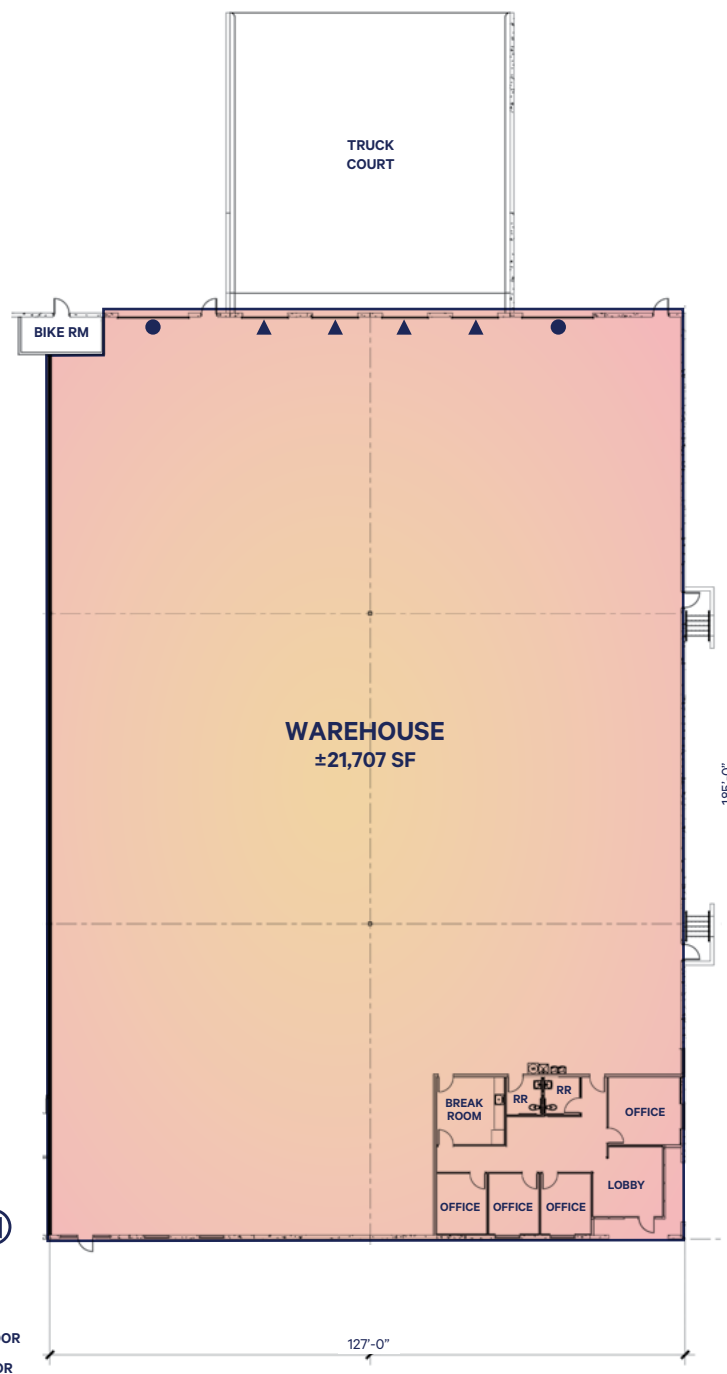


- = GRADE DOOR
- ▲ = DOCK DOOR

*not to scale
*all measurements are approximate

SUITE 170

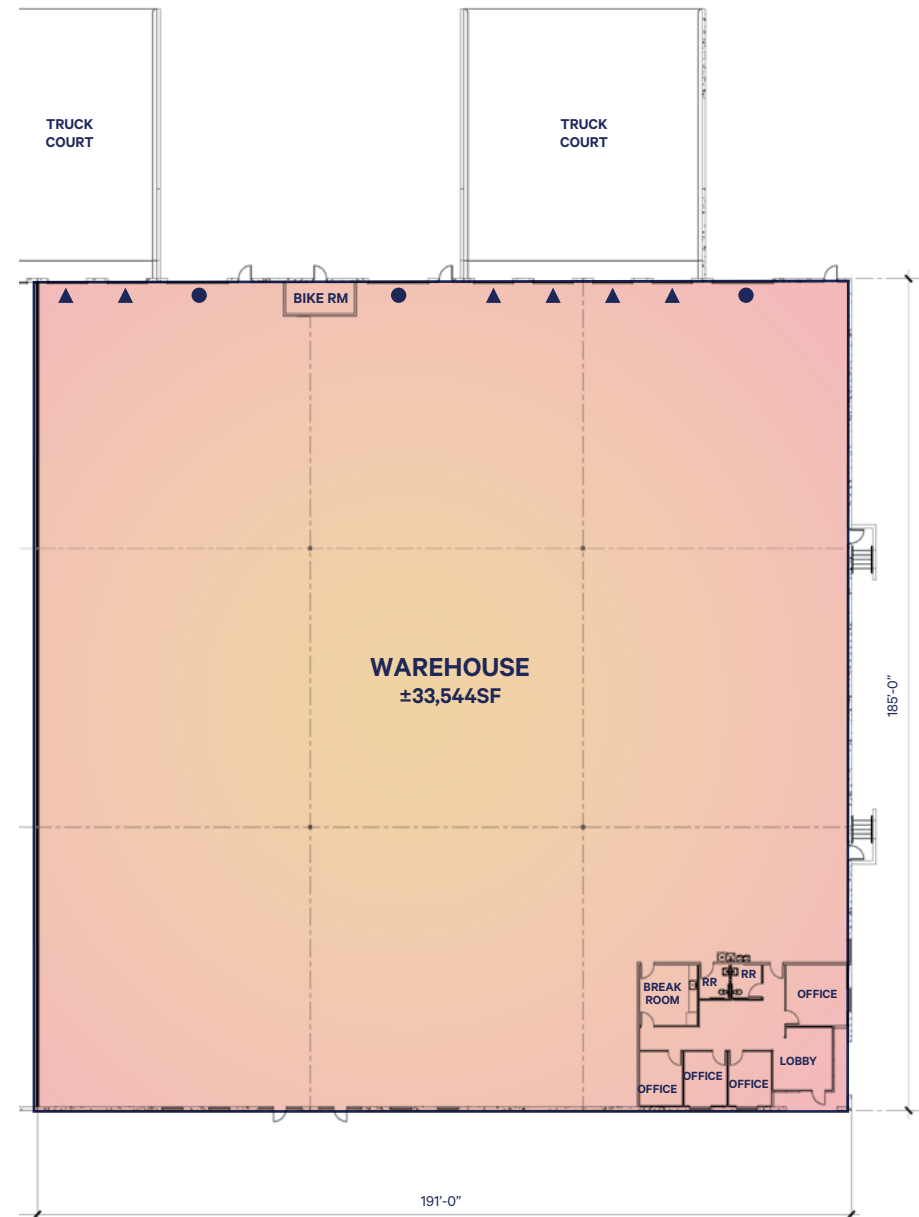
Total SF	±23,339 Total SF
Spec Office	±1,632 SF HVAC Proposed Office
Dock Doors	Four (4) 9'x10' Dock Doors
Grade Level Doors	Two (2) 12'x14' Grade Doors
Lease Rate	Call for Pricing Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026



*not to scale
*all measurements are approximate

SUITE 150/170

Total SF	±35,176 Total SF
Spec Office	±1,632 SF HVAC Proposed Office
Dock Doors	Six (6) 9'x10' Dock Doors
Grade Level Doors	Three (3) 12'x14' Grade Doors
Lease Rate	\$1.05/SF (NNN) Year 1 Incentives Available!
Estimated CAMs	\$0.17/SF
Availability	September 2026



- = GRADE DOOR
- ▲ = DOCK DOOR

*not to scale
*all measurements are approximate



AERIAL MAP



DISTANCES TO:

- I-15 Freeway 0.1 miles
- I-215 Freeway 2.7 miles
- Harry Reid Int'l Airport 7.2 miles
- Las Vegas "Strip" 9.4 miles

WHITNEY RANCH SHOPPING CENTER
HOBBY LOBBY

Target, Pizza Hut, McDonald's, Subway, Applebees

STEPHANIE STREET SHOPPING CENTER
BARNES & NOBLE

SPROUTS FARMERS MARKET, Michaels, HomeGoods, carter's, rack, GOLF GALAXY, PETS MART, Total Wine & More, FedEx, OUTBACK STEAKHOUSE, ULTA, OLD NAVY

Walmart, Pollo Loco, Subway

GALLERIA AT SUNSET

Valley Station

LOWE'S, Walmart

Carl's Jr., Cane's

SUNSET INDUSTRIAL PARK

ACE

FERGUSON

TOURO UNIVERSITY

Pacific Business Center

Core-Mark

Google

Levi's

Graham Packaging

LAKE MEAD CROSSING

Target, Starbucks, CVS pharmacy, Staples, Marshalls, ROSS Dress For Less, ULTA, Pizza Hut

X-TREME, COLVIN CONSTRACTION

Starbucks, Subway

BW Best Western Hotels & Resorts

Albertsons, DEL TACO

Walmart



REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- 0.1 miles from I-11 Freeway via West Sunset Road
- I-215 Interchange is ±2.1 miles via Gibson Road
- Harry Reid Int'l Airport is ±12.1 miles
- The Las Vegas Strip is ±13.5 miles

SHIPPING & MAILING SERVICES

- FedEx Freight: 11.3 Miles
- FedEx Ship Center: 3.2 Miles
- FedEx Air Cargo: 11.3 Miles
- FedEx Ground: 3.3 Miles
- UPS Freight Service Center: 7.4 Miles
- UPS Customer Center: 7.4 Miles
- UPS Air Cargo: 7.2 Miles
- US Post Office: 2.4 Miles



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

Why Southern Nevada?



#1 City for Pre-IPO Startups
(Crowdfund Capital Advisors Study,
2023)



Las Vegas Has One Of The Most
Business Friendly Environments
In The U.S.



#1 Best Job Creation Index in the
United States (Gallup 2017)



Great Location For Logistics,
Manufacturing And Exporting—Making
Las Vegas An Essential Part Of Any Global
Business Economic Plan.



One Of The Most Digitally
Connected Cities In The World
Thanks To Switch Communications
—the region contains 7,453 miles of
fiber optic cable.



Lower Cost Of Living And A Lower
Cost Of Business Operation Than
California While Having Easy Access
To Its Markets And Ports.



Did you know?

Las Vegas recorded
roughly 53 million
visitors in
2023 alone!

CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal
property taxes for 10 years

Training Grants \$1,000 to
\$4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital
equipment (you pay only 2% down from 8.1%)

50% to 90% subsidy for up to 6 months
(State will give businesses 50-90% of the new
employee's hourly wage for up to 6 months)



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