



EXCLUSIVE OFFERING

3068 EAST SUNSET ROAD SUITE 4

LAS VEGAS, NV 89120

1,747

TOTAL SF

100%

HVAC IN OFFICE &
WAREHOUSE

1998

YEAR BUILT

+18ft

CLEARANCE

AIRPORT SUBMARKET · INDUSTRIAL FLEX BUILDING

PROPERTY OVERVIEW

AIR PARCEL S4 – OFFICE / INDUSTRIAL

The Insight Aircenter building is an industrial property built in 1998, offering warehouse space with approximately 18-foot ceilings, dedicated offices, and 100% HVAC. Ample on-site parking offers added convenience— ideal for light manufacturing

Suite S4 consists of 1,747 SF of office / industrial space with two offices, a reception, an open office/copy area, two restrooms, a kitchen, and warehouse space — fully customizable for the buyer.

PRICE	TOTAL SF	ROLL-UP DOOR
\$575,000	1,747	+/- 18 Ft Clearance
APN	ZONING	LOT SIZE
162-36-810-029	IP	0.04 AC

PROPERTY FEATURES

- ◆ 100% HVAC OFFICE-WAREHOUSE
- ◆ OFFICES: TWO (2) + RECEPTION + OPEN OFFICE/COPY AREA
- ◆ RESTROOMS: TWO (2) INCLUDING A SHOWER
- ◆ KITCHEN: ONE (1)
- ◆ WAREHOUSE SPACE WITH ROLL-UP DOOR
- ◆ CLEARANCE HEIGHT: ±18FT
- ◆ ZONING: IP

AIRPORT SUBMARKET

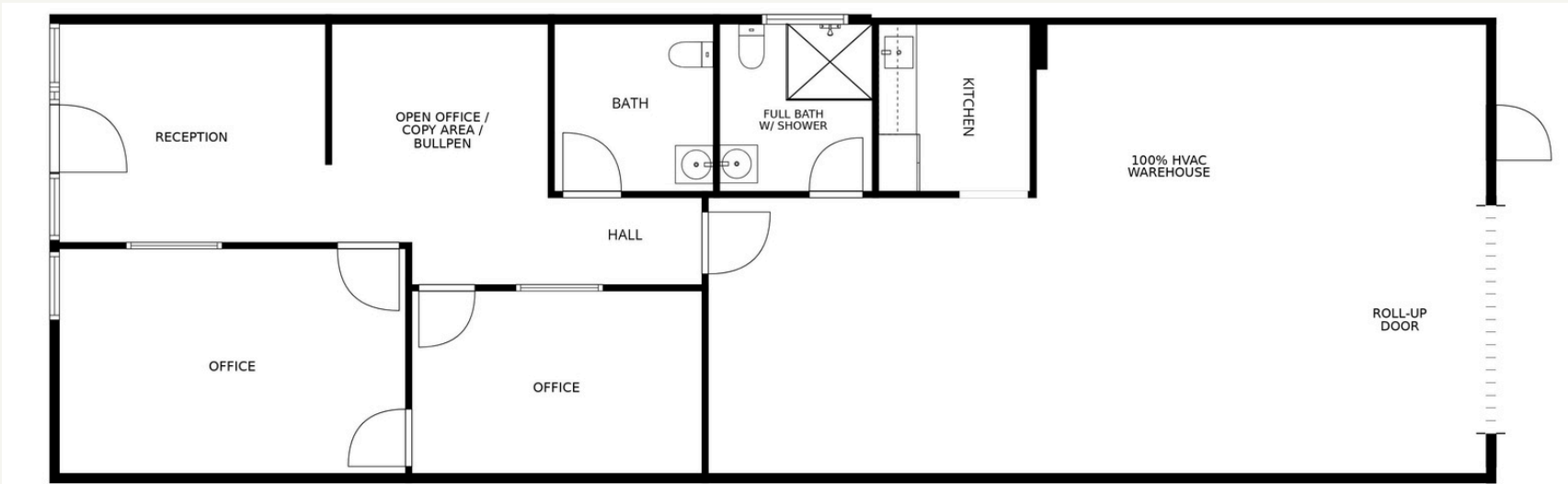
*Just minutes from Harry Reid International and major highways
— ideal for logistics-focused office / warehouse operations.*



Suite 4 — *Interior & Exterior*

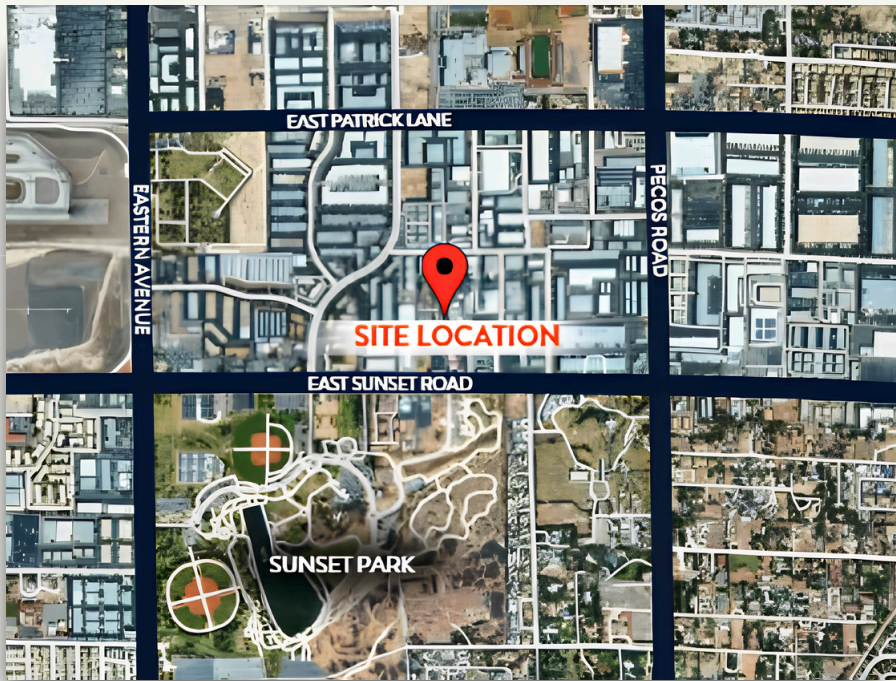


FLOOR PLAN



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

AERIAL VIEWS



3068 EAST SUNSET ROAD, SUITE S4, LAS VEGAS, NV 89120

Diamond Southwest Industrial Park - Insight Aircenter Building



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