

GREEN VALLEY BUSINESS CENTER

7 - 9 Sunset Way, Henderson, NV 89014

AVAILABLE
For Lease



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Schnitzer
PROPERTIES

Leasing Details



\$1.05 PSF NNN

Monthly Lease Rate



\$0.16 PSF NNN

CAM Charges



±20,000 SF

Square Footage

Property Details

| | |
|---------------------------|---|
| + Submarket: | Henderson |
| + Building Size: | ±291,953 SF |
| + Land Size: | ±12.8 AC |
| + Zoning: | IP (Industrial Park) |
| + Power: | 200 - 400 amps 277/480 of 3 phase power |
| + Clear Height: | ±18' |
| + Loading: | Dock high loading door Grade level loading door |
| + Fire and Safety: | Fully fire sprinklered |
| + HVAC: | Evaporative coolers in warehouse HVAC office |
| + Notes: | CAM charges include HVAC & swamp cooler maintenance |



** 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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.

Locations Highlights

- Conveniently located 4.6 miles (11-min.) from Harry Reid International Airport
- Located 6.9 miles (12-min.) from the I-15 and CC 215/I-215 Interchange to the east, and 4.9 miles (9-min.) from the I-215/I-11 Interchange to the southeast
- The property benefits from being surrounded by ample amenities such as Smith's, Trader Joe's, Galaxy Theaters, The Galleria Mall, Target, Wal-Mart, dozens of national, regional, and local quick-service and dine-in service restaurants, and much more



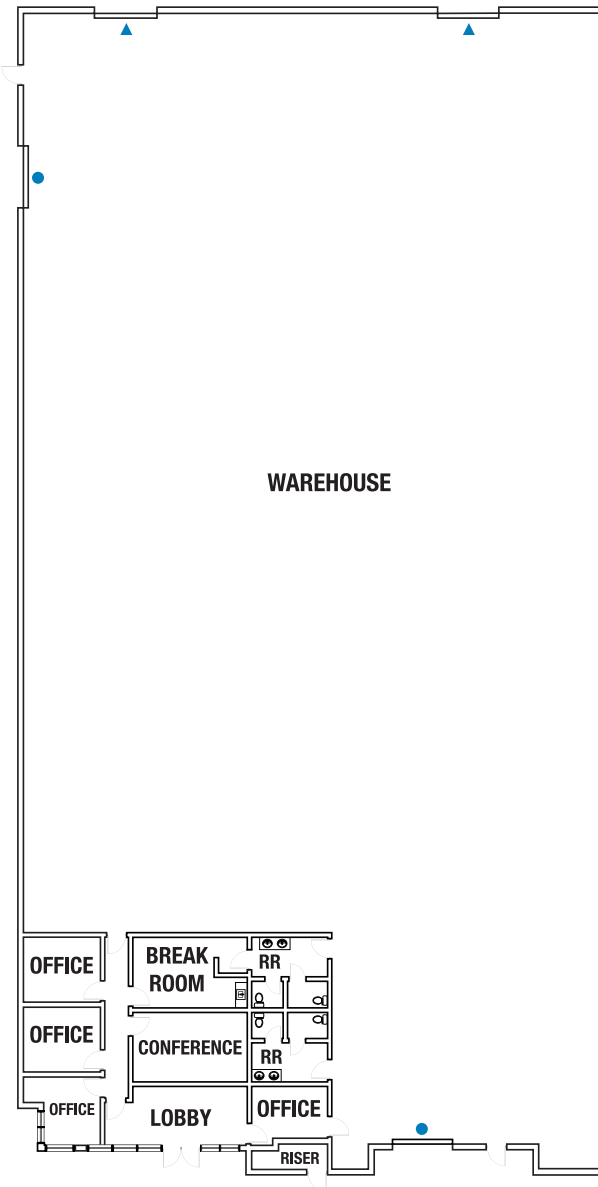
- Power Centers
- Neighborhood Centers
- New Development
- Industrial
- Office
- Multi-Family
- Planned Communities





Suite Details

| Building | Suite | Total SF | Office SF | Warehouse SF | Lease Rate PSF | CAM Charges | Total Monthly Rent | Available |
|--------------|-----------|----------|-----------|--------------|----------------|-------------|--------------------|------------|
| 7 Sunset Way | 100 & 110 | ±20,000 | ±2,284 | ±17,716 | \$1.05 PSF NNN | \$0.16 | \$24,200.00 | 08.15.2026 |



Leasing Details



\$1.05 PSF NNN

Monthly Lease Rate



\$0.16 PSF NNN

CAM Charges



\$24,200.00

Total Monthly Rent

7 Sunset Way - Suite Details

| | |
|------------------------|--|
| + Suite: | 100 & 110 |
| + Total SF: | ±20,000 |
| + Office SF: | ±2,284 |
| + Warehouse SF: | ±17,716 |
| + Power: | TBD |
| + Loading: | Two (2) Grade level doors Two (2) Dock high doors |
| + Availability: | August 15, 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.

● Grade Level Door ▲ Dock 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

| UPS | FedEx | UNITED STATES POSTAL SERVICE |
|--------------------------------|------------------------|---------------------------------|
| 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

