

Sandhill Airport Park



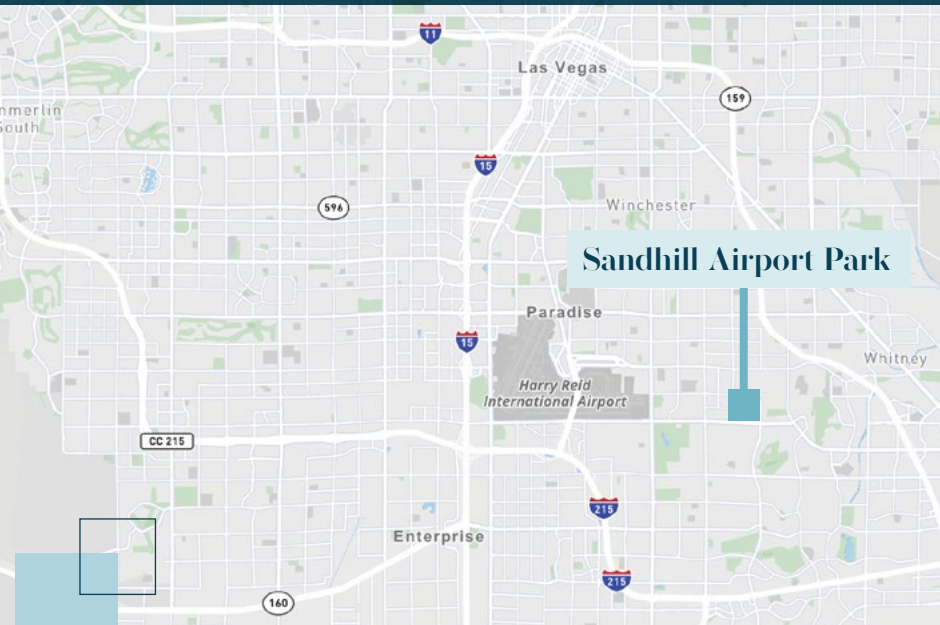
**Prime Airport Location!
Suites Available Now**

CBRE

6320, 6330 & 6340 S. SANDHILL ROAD
LAS VEGAS, NV 89120



**INTERESTED?
CALL 702-369-4874 TO
SCHEDULE A TOUR TODAY!**



SANDHILL AIRPORT PARK

PROPERTY DESCRIPTION

Sandhill Airport Park is a ±123,592 SF Project on ±7.78 Acres located in the heart of Las Vegas' Airport Industrial submarket at the intersection of East Post Road and South Sandhill Road. The property is minutes from the I-215 and I-95 Freeways, Harry Reid International Airport, the Las Vegas 'Strip', UNLV and is conveniently located near multiple retail and service amenities.

PROPERTY OVERVIEW

PROPERTY SIZE

±123,592 SF on
±7.78 Acres



LEASE RATE

\$1.40/SF

CAMS

\$0.26/SF



CLEAR HEIGHT

Bldg 6320 - 24'
Bldg 6330 - 18'
Bldg 6340 - 24'



DOCK-HI LOADING

18 Dock-Hi Doors



GRADE-LEVEL LOADING

30 Grade Doors



POWER

3-Phase Power



ZONED

IP (Industrial Park)



PARKING RATIO

3.5 per 1000 SF



SUBMARKET

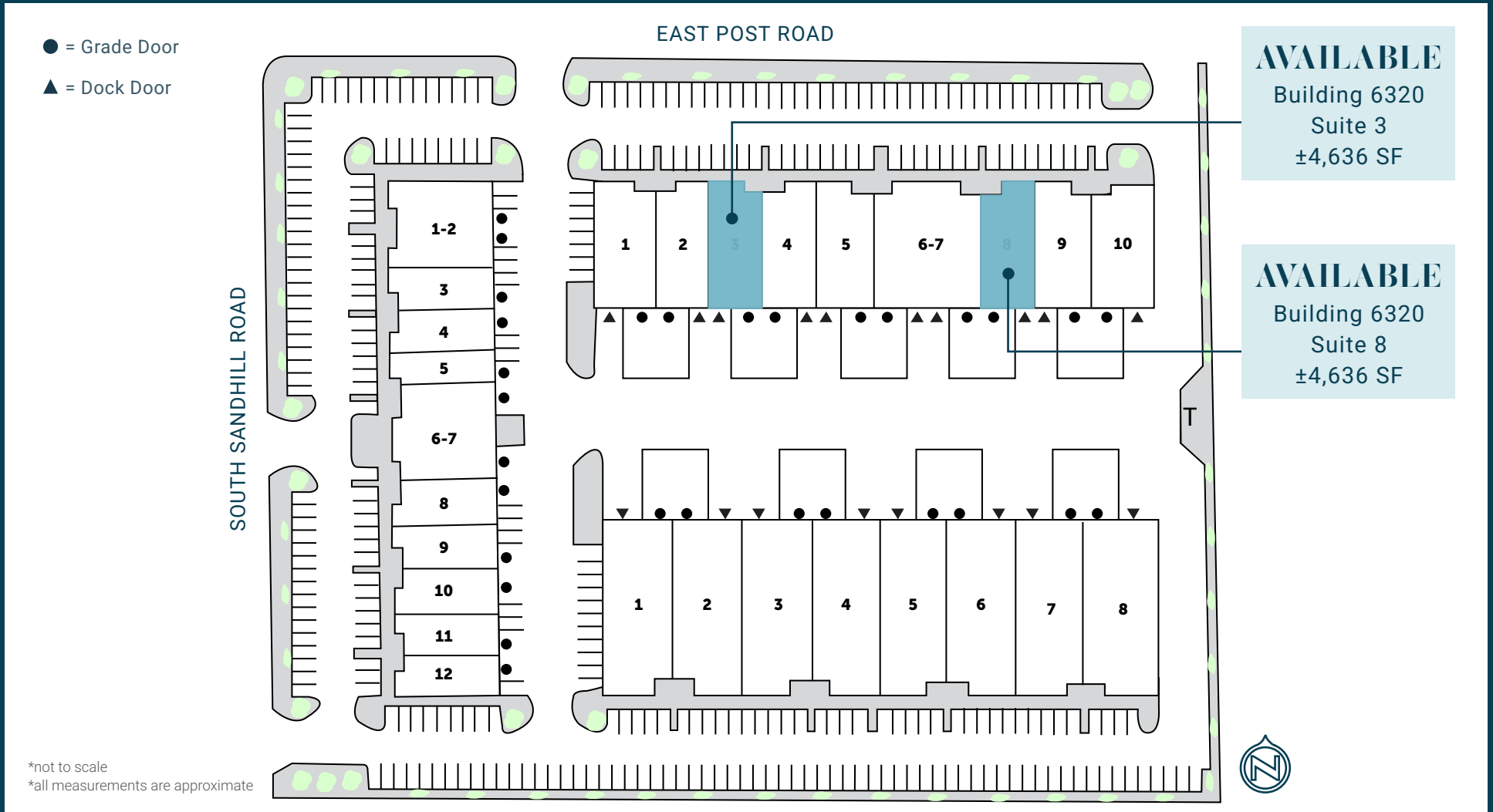
Airport Submarket



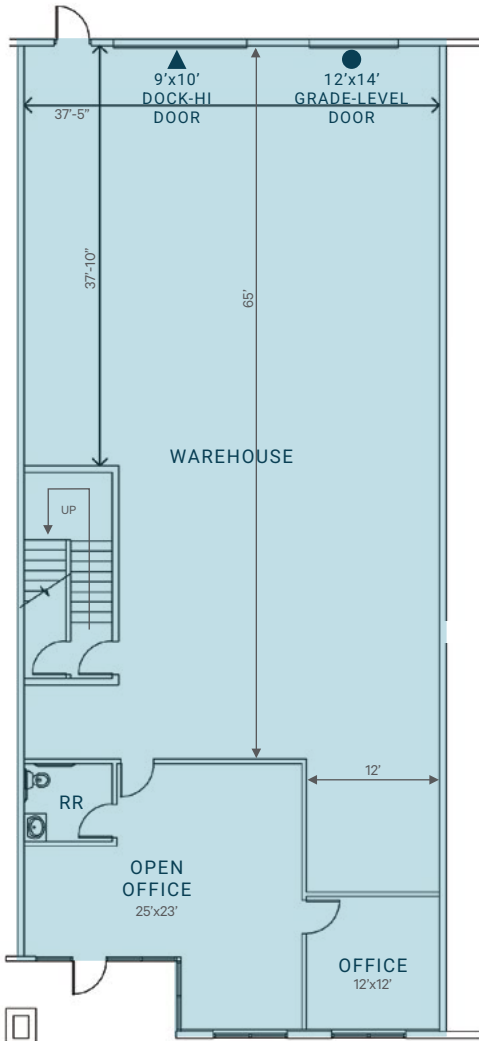
APN

161-31-801-001

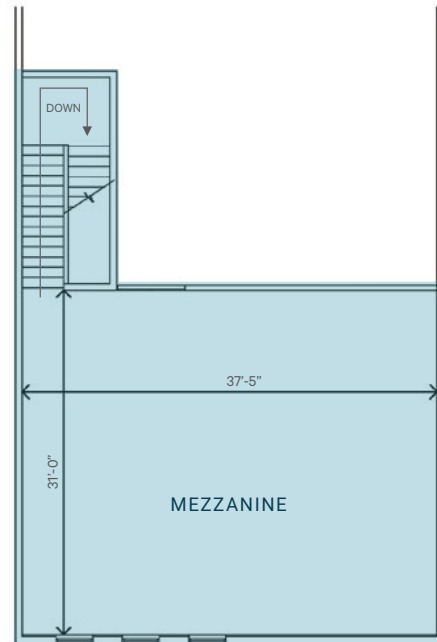
S I T E P L A N



6320 SANDHILL SUITE 3 HIGHLIGHTS



2nd Story Mezzanine



*not to scale
*all measurements are approximate

TOTAL SF	±4,636 SF
OFFICE SF	±720 SF
WAREHOUSE SF	±2,755 SF
MEZZANINE SF	±1,162 SF
OFFICE FEATURES	Open Office, One (1) Private Office, One (1) Restroom
GRADE LEVEL DOORS	One (1) 12'x14' Grade-Level Door
DOCK-HI DOORS	One (1) 9'x10' Dock-Hi Door
CLEAR HEIGHT	±24' minimum
SPRINKLERED	YES
POWER	360 amps, 120/208 volt, 3-phase power (*tenant to verify)

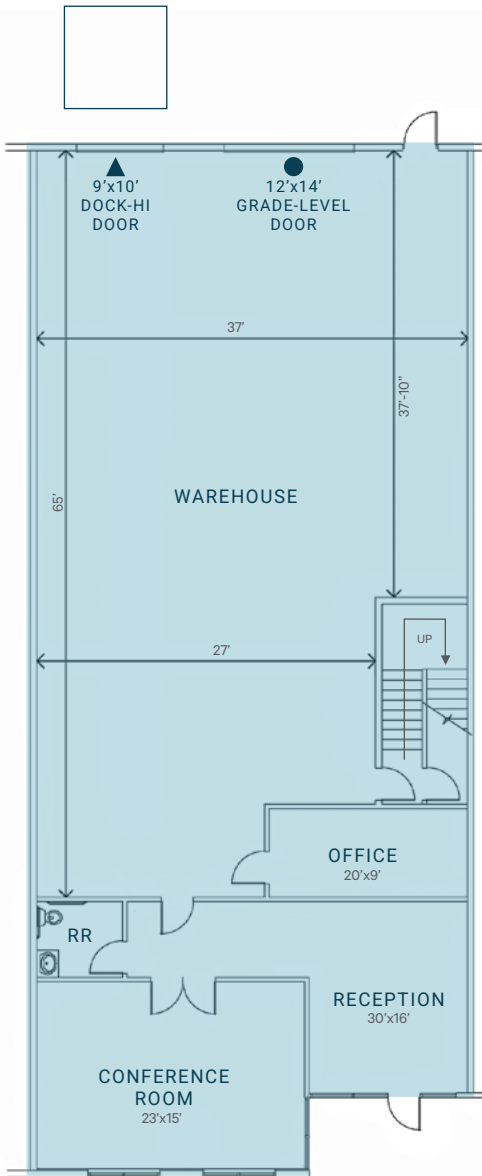
LEASE RATE : **\$1.40/SF (NNN)**

2026 CAMS : **\$0.26/SF**

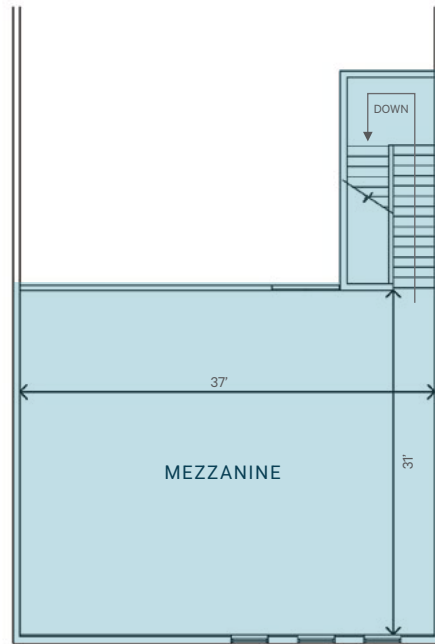
AVAILABILITY : **AVAILABLE NOW**

6 3 2 0 S A N D H I L L
S U I T E 3 P H O T O S





2nd Story Mezzanine



*not to scale
*all measurements are approximate

6 3 2 0 S A N D H I L L S U I T E 8 H I G H L I G H T S

TOTAL SF	±4,636 SF
OFFICE SF	±1,190 SF
WAREHOUSE SF	±2,284 SF
MEZZANINE SF	±1,162 SF (100% HVAC)
OFFICE FEATURES	Reception, One (1) Private Office, Conference Room, One (1) Restroom
GRADE LEVEL DOORS	One (1) 12'x14' Grade-Level Door
DOCK-HI DOORS	One (1) 9'x10' Dock-Hi Door
CLEAR HEIGHT	±24' minimum
SPRINKLERED	YES
POWER	360 amps, 120/208 volt, 3-phase power (*tenant to verify)

LEASE RATE : **\$1.40/SF (NNN)**

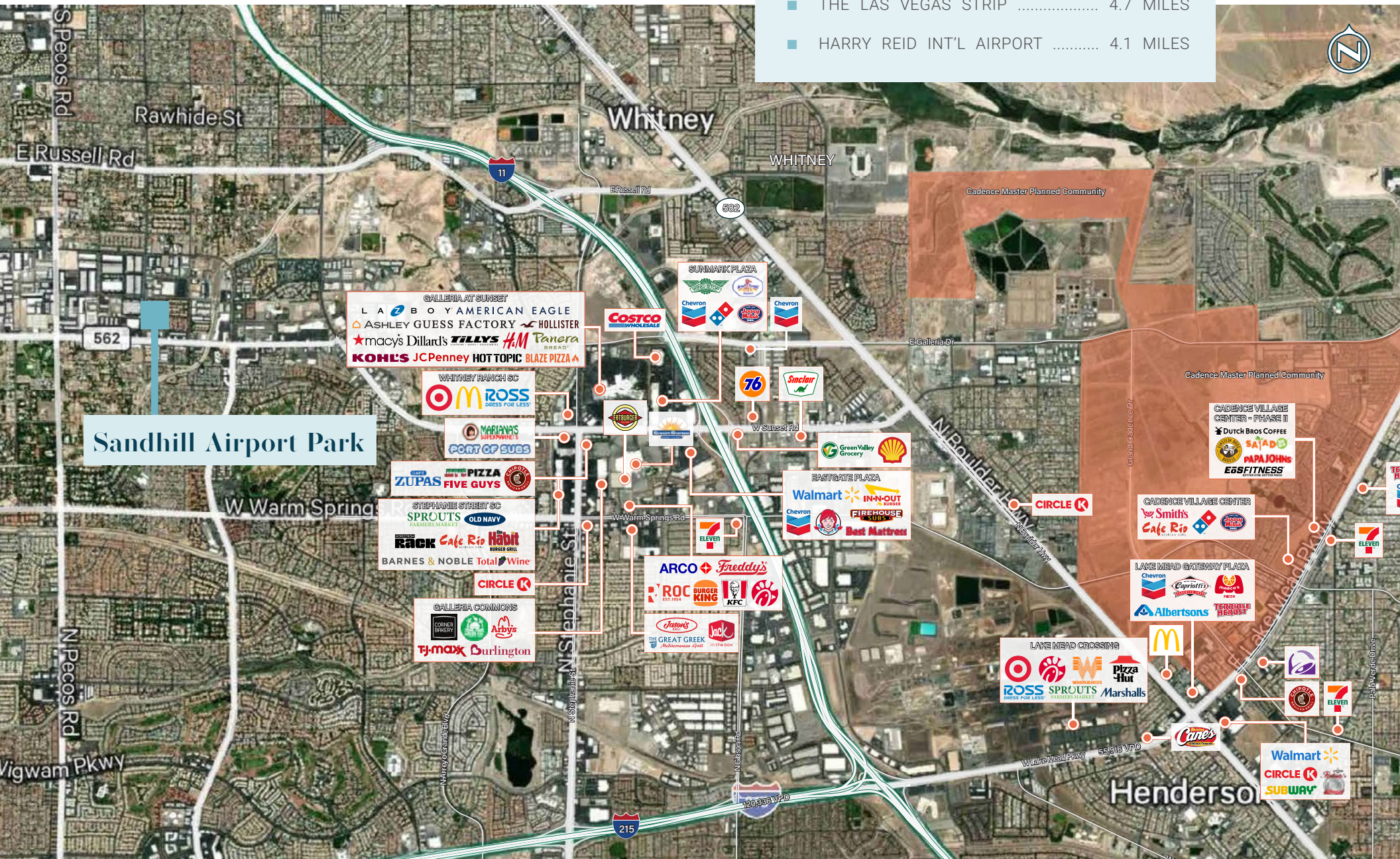
2026 CAMS : **\$0.26/SF**

AVAILABILITY : **AVAILABLE NOW**

A E R I A L M A P

DISTANCES TO:

- I-95 FREEWAY 3.9 MILES
- I-215 FREEWAY 4.1 MILES
- THE LAS VEGAS STRIP 4.7 MILES
- HARRY REID INT'L AIRPORT 4.1 MILES



Sandhill Airport Park



C O N T A C T U S

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