



# FOR SUBLEASE

## 6355 & 6359 S. PECOS ROAD

LAS VEGAS, NV 89120

**ELIZABETH MOORE**

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.62500

LISTING LEAD

**JENNIFER LEVINE, CCIM**

(702) 318-1400

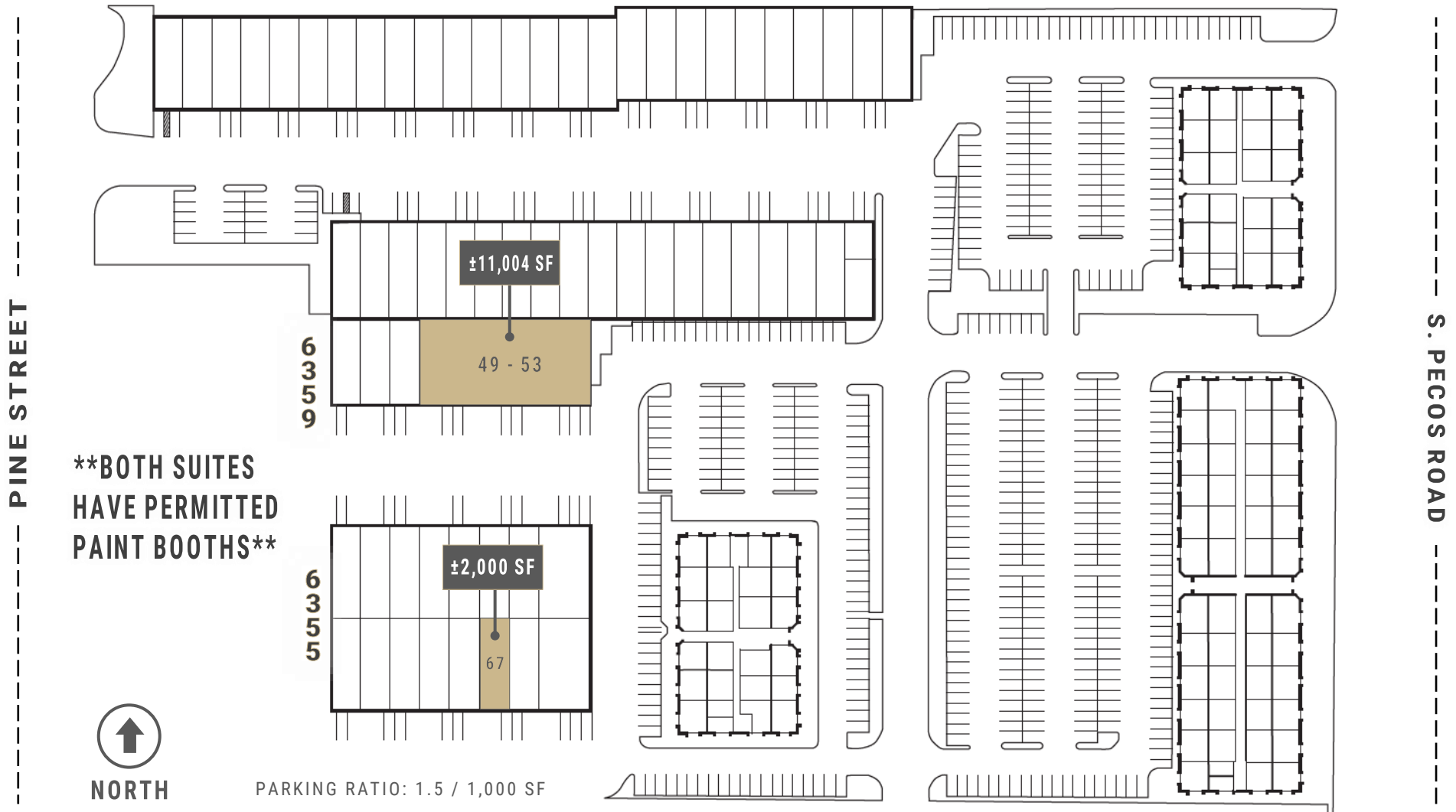
JLevine@rcadvs.com

NV-RE License: B.145723

# SUNSET AIRPORT CENTER



## FOR SUBLEASE



**ELIZABETH MOORE**

(702) 506-2586

EMoore@rcadv.com

NV-RE License: S.62500

**JENNIFER LEVINE, CCIM**

(702) 318-1400

JLevine@rcadv.com

NV-RE License: B.145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



SUNSET AIRPORT CENTER



FOR SUBLEASE

6355 S. PECOS ROAD

SUITE 67

SUBLEASE EXPIRES: 10/31/2027

OWNER IS WILLING TO NEGOTIATE A LONGER TERM

TOTAL MONTHLY: \$2,720

BASE RENT: \$1.10/SF

NNN FEE: \$0.26/SF\*

\*NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling

±2,000 TOTAL SF

100% EVAPORATIVE COOLED WAREHOUSE

±22' CLEAR HEIGHT

125 AMPS, 120/208 VOLT, 3-PHASE POWER

● = 12' x 14' GRADE LEVEL DOOR

ELIZABETH MOORE

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.62500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



# SUNSET AIRPORT CENTER



## FOR SUBLEASE

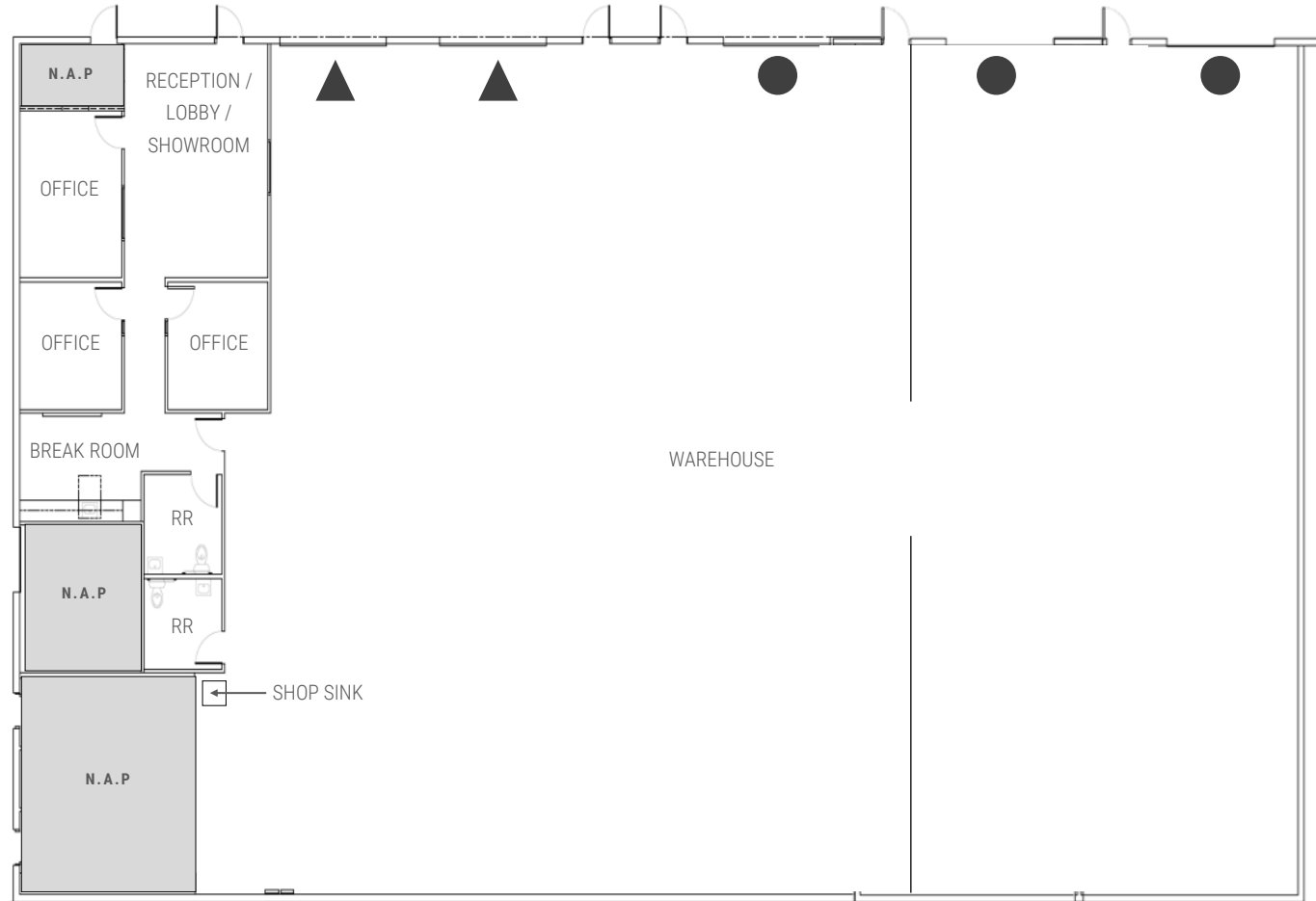
### 6359 S. PECOS

# SUITES 49-53

**SUBLEASE EXPIRES: 05/31/2027**

OWNER IS WILLING TO NEGOTIATE A LONGER TERM

- ±11,004 Total SF - Office / Warehouse
  - ⇒ ±1,367 SF Office
  - ⇒ ±9,637 SF Warehouse
- ±20' - 23' Average Clear Height
- Three (3) - 12' x 14' Grade Level Loading Doors
- Two (2) - 12' x 14' Dock High Doors
- 125 Amps, 120/208 Volt, 3-Phase Power



TOTAL MONTHLY: \$14,965

BASE RENT: \$1.10/SF

NNN FEE: \$0.26/SF\*

\*NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling



= 12' x 14' GRADE LEVEL DOOR



= 12' x 14' DOCK HIGH DOOR

**ELIZABETH MOORE**

(702) 506-2586

EMoore@rcadv.com

NV-RE License: S.62500

**JENNIFER LEVINE, CCIM**

(702) 318-1400

JLevine@rcadv.com

NV-RE License: B.145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

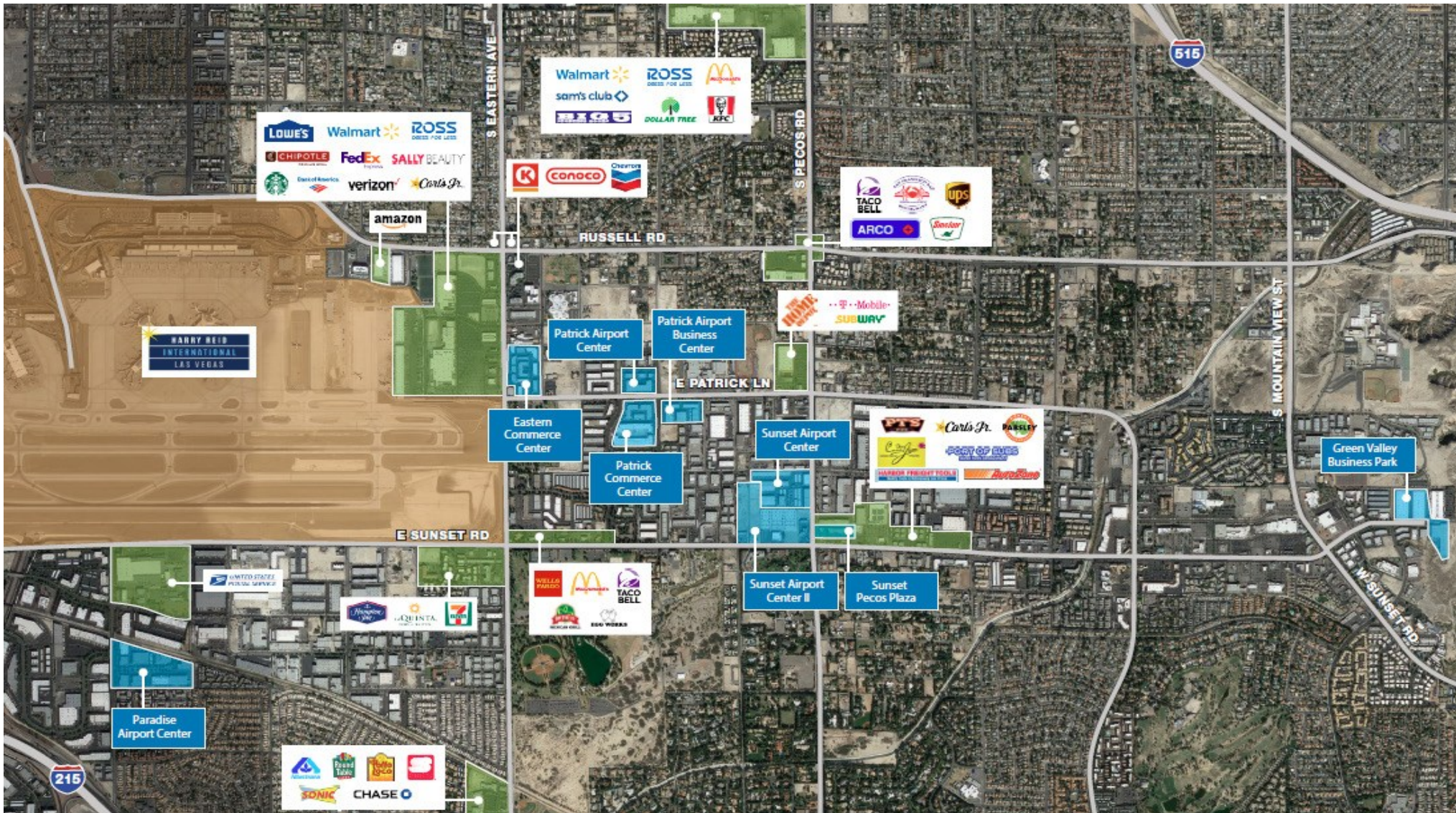
www.rcadv.com



# SUNSET AIRPORT CENTER



## FOR SUBLEASE



**ELIZABETH MOORE**

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.62500

**JENNIFER LEVINE, CCIM**

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com

