

# SUNSET BUSINESS CENTER

12 Sunset Way, Henderson, NV 89014

AVAILABLE  
For Lease

BUILDING A

BUILDING B



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Las Vegas, Nevada 89118  
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**Schnitzer**  
PROPERTIES

## Leasing Details



**\$1.35 PSF NNN**

Monthly Lease Rate



**±1,842 - ±2,029 SF**

Space Available



**\$0.32 PSF**

Monthly CAM Charges

## Property Details

- + Submarket:** Henderson
- + Building Size:** Two (2) buildings totaling ±25,000 SF
- + Zoning:** IP-AE (Industrial Park with an Airport Environs Overlay)
- + Power:** 125 Amps | 120/208 Volts  
(to be verified by Tenant)
- + HVAC:** Office: HVAC  
Warehouse: Swamp Cooled
- + Clear Height:** ±14'
- + Loading:** Grade level loading doors (9'x9' & 10'x12')
- + Fire and Safety:** Wet sprinkler system
- + Frontage:** Sunset Way and Valle Verde Dr. frontage
- + Parking:** 2.75:1,000



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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.

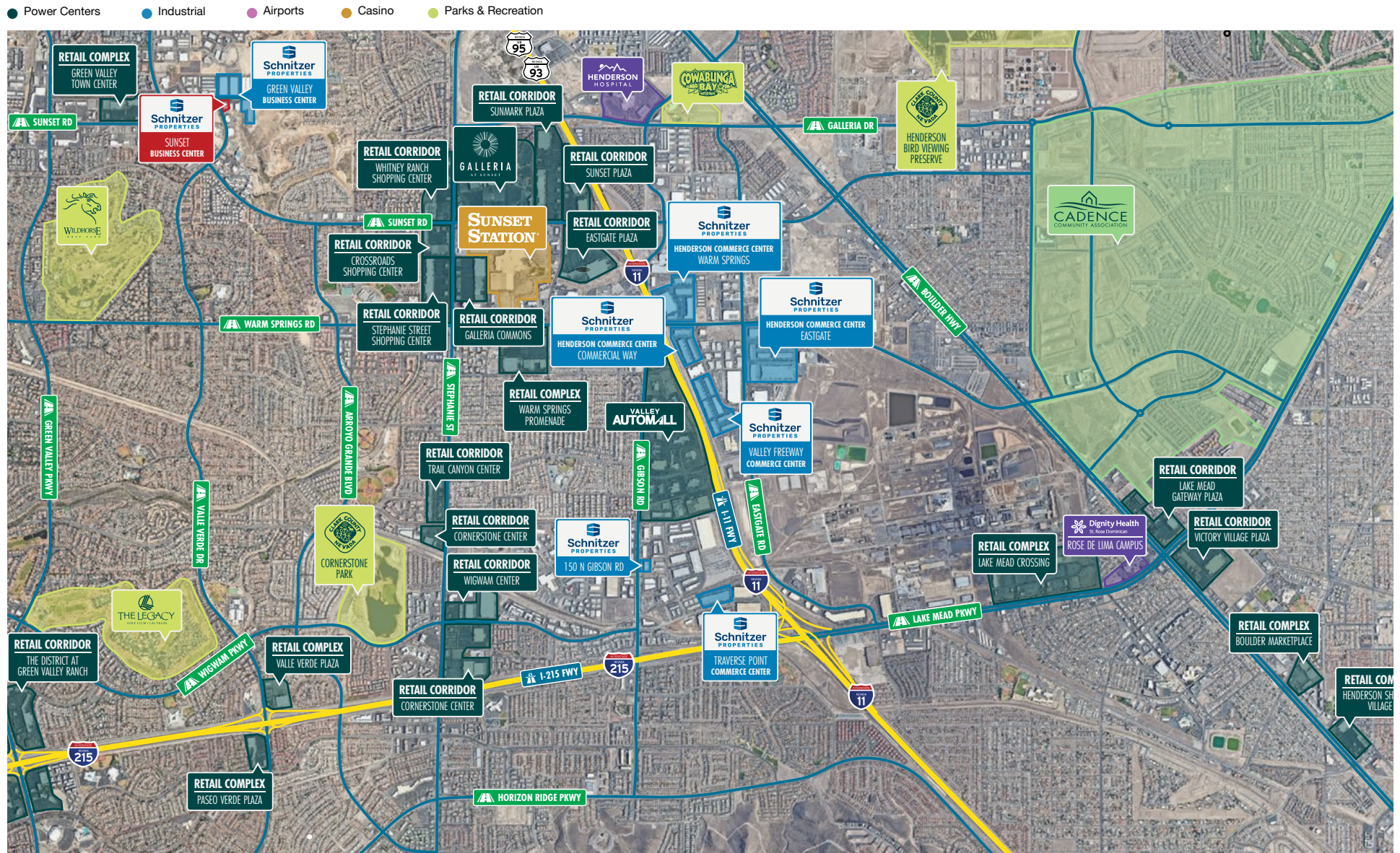
## Location Highlights

- Office/warehouse flex space in the Henderson submarket
- Conveniently located 4.4 miles (12-min.) from Harry Reid International Airport
- Located 2.4 miles (7-min.) from the US-95 freeway and 5.4 miles (12-min.) from the I-215 freeway
- The property benefits from being surrounded by ample amenities such as retail and dining options along Sunset Road and Green Valley Parkway, the Galleria at Sunset shopping center, and a variety of nearby parks and recreational areas
- The office portion of the space is HVAC controlled and the warehouse space is maintained with evaporative coolers, with regularly scheduled maintenance included in the CAM's



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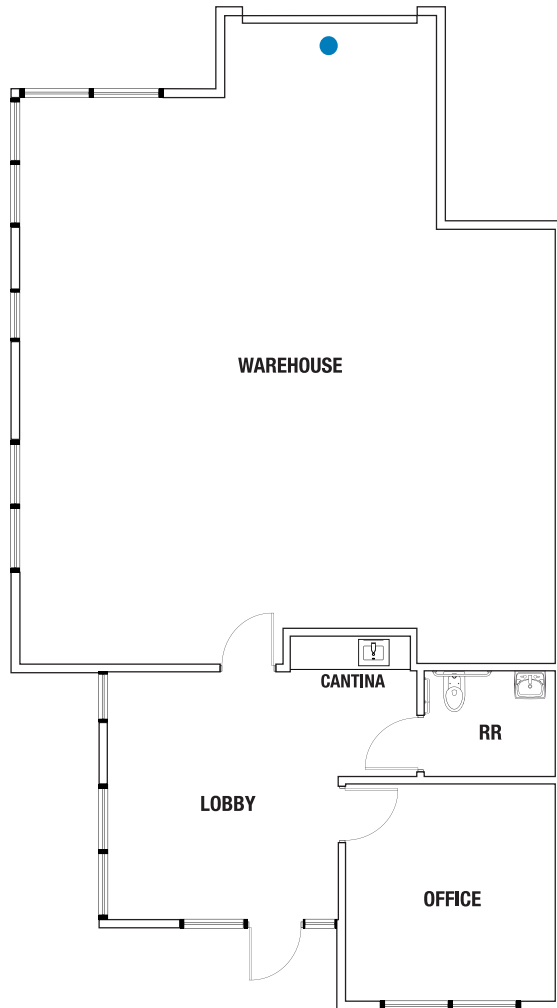




○ Leased    ● Available

### Available Suite Details

| Building | Suite | Total SF | Office SF | Warehouse SF | Grade Doors | Lease Rate PSF | CAM's      | Monthly Rent | Available   |
|----------|-------|----------|-----------|--------------|-------------|----------------|------------|--------------|-------------|
| A        | 104   | ±1,842   | ±654      | ±1,188       | One (1)     | \$1.35 PSF NNN | \$0.32 PSF | \$3,076.14   | Immediately |
| B        | 210   | ±2,029   | ±478      | ±1,551       | One (1)     | \$1.35 PSF NNN | \$0.32 PSF | \$3,388.43   | Immediately |



## Building A, Suite 104 - Leasing Details



**\$1.35 PSF NNN**

Monthly Lease Rate



**\$0.32 PSF**

Monthly CAM's



**\$3,076.14**

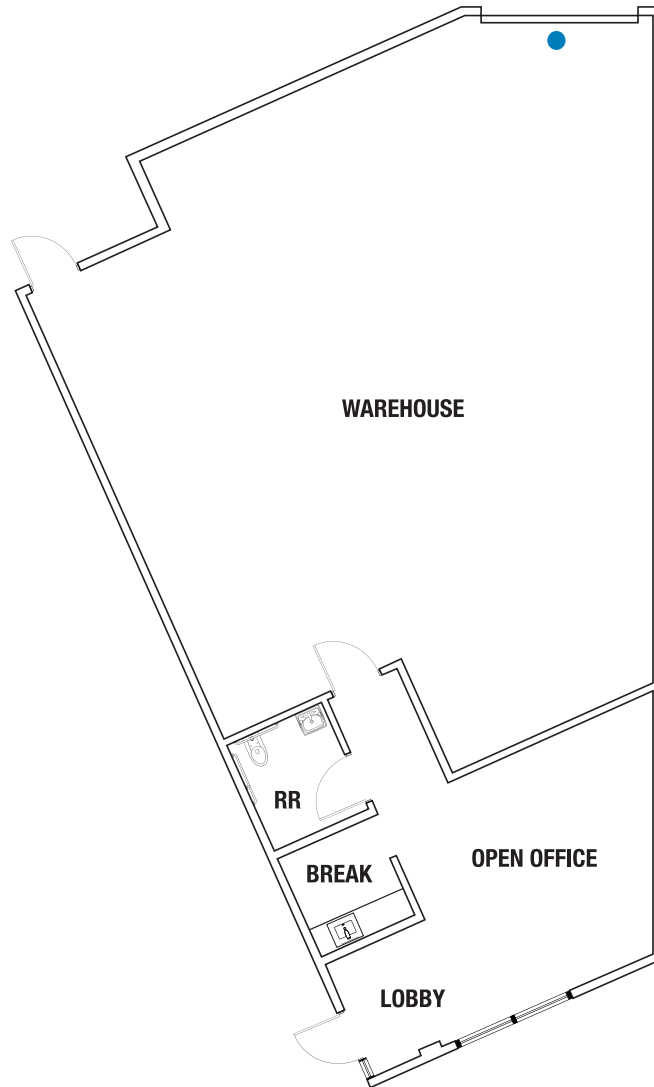
Monthly Rent

## Suite Details

- + **Total SF:** ±1,842
- + **Office SF:** ±654
- + **Warehouse SF:** ±1,188
- + **Clear Height:** ±14'
- + **Grade Level Doors:** One (1)
- + **Power:** 125 Amps | 120/208 Volts  
(to be verified by Tenant)
- + **Available:** Immediately

*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



## Building B, Suite 210 - Leasing Details



**\$1.35 PSF NNN**

Monthly Lease Rate



**\$0.32 PSF**

Monthly CAM's



**\$3,388.43**

Monthly Rent

## Suite Details

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| + Total SF:          | ±2,029                                                 |
| + Office SF:         | ±478                                                   |
| + Warehouse SF:      | ±1,551                                                 |
| + Clear Height:      | ±14'                                                   |
| + Grade Level Doors: | One (1)                                                |
| + Power:             | 125 Amps   120/208 Volts<br>(to be verified by Tenant) |
| + Available:         | Immediately                                            |

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● Grade 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

|  |  |  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Freight Service Center<br>3 Mi                                                      | Freight Center<br>3 Mi                                                              | Customer Service Center<br>5 Mi                                                     |
| Distribution Center<br>10 Mi                                                        | Ship Center<br>8 Mi                                                                 | Cargo Center<br>3 Mi                                                                |
| UPS Air Cargo<br>18 Mi                                                              | Air Cargo<br>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

