

HARSCH GREEN VALLEY BUSINESS CENTER

9 Sunset Way
Henderson, NV 89014

FOR LEASE



PROPERTY HIGHLIGHTS:

- ±291,953 SF Project on ±12.8 Acres
- ±20,000 - ±30,000 SF Office/Warehouse units available
- Zoned: I-P (Industrial Park)
- Sprinkler system
- ±18' Clear heights
- 200 - 600 Amps of 277/480 3 Phase Power
- Evaporative coolers in warehouse
- HVAC Office
- Lease rate: \$0.63 SF/M
- CAM's: \$0.11 SF/M
- Dock high loading door
- Grade level loading door
- CAM's include HVAC & swamp Cooler Maintenance



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5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered by:

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LOCATION HIGHLIGHTS:

- Located off the corner of Sunset Road & Sunset Way
- Easy access to restaurants & amenities
- Convenient access to Highways US-95, I-11 & I-215 Freeways

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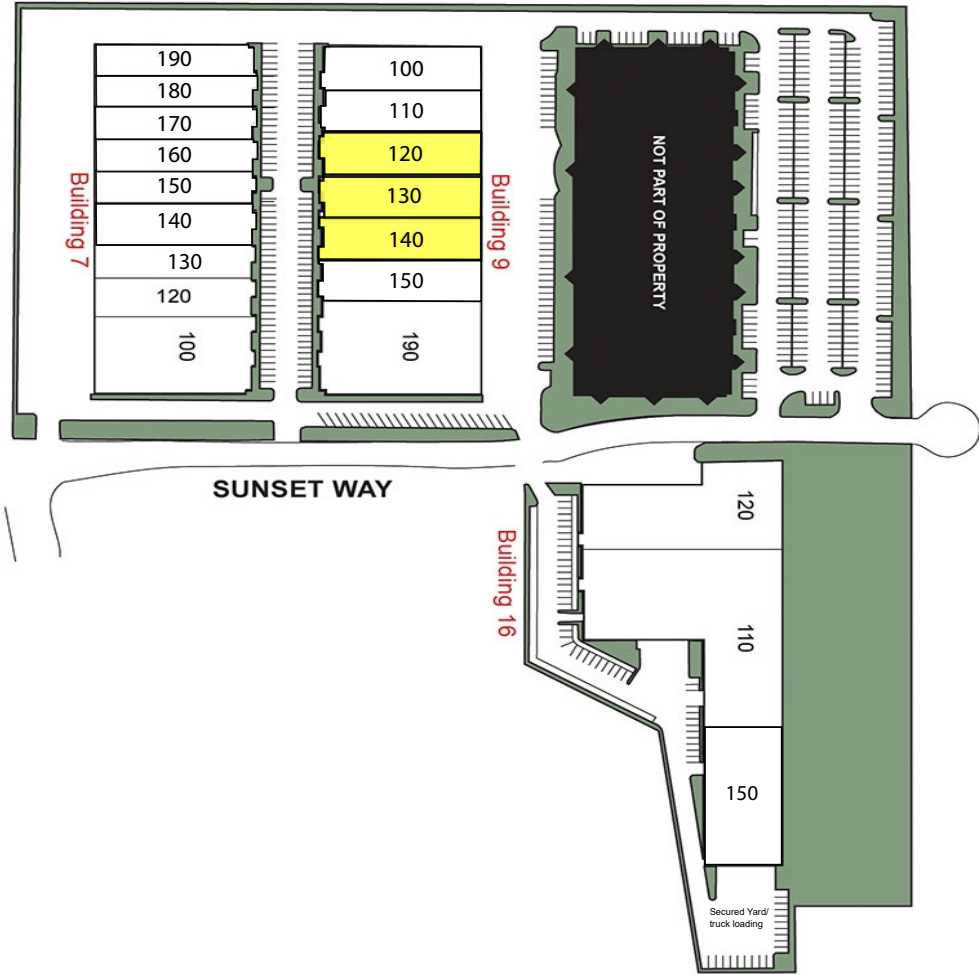


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BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE SF/M	CAM /SF/M	TOTAL RENT PER MONTH	AVAILABLE
9 Sunset Way	120/130	±20,000	±681	±19,319	\$0.63 SF/M	\$0.11 SF/M	\$14,800.00/M	08-01-21
9 Sunset Way	120/140	±30,000	±681	±29,319	\$0.63 SF/M	\$0.11 SF/M	\$22,200.00/M	08-01-21

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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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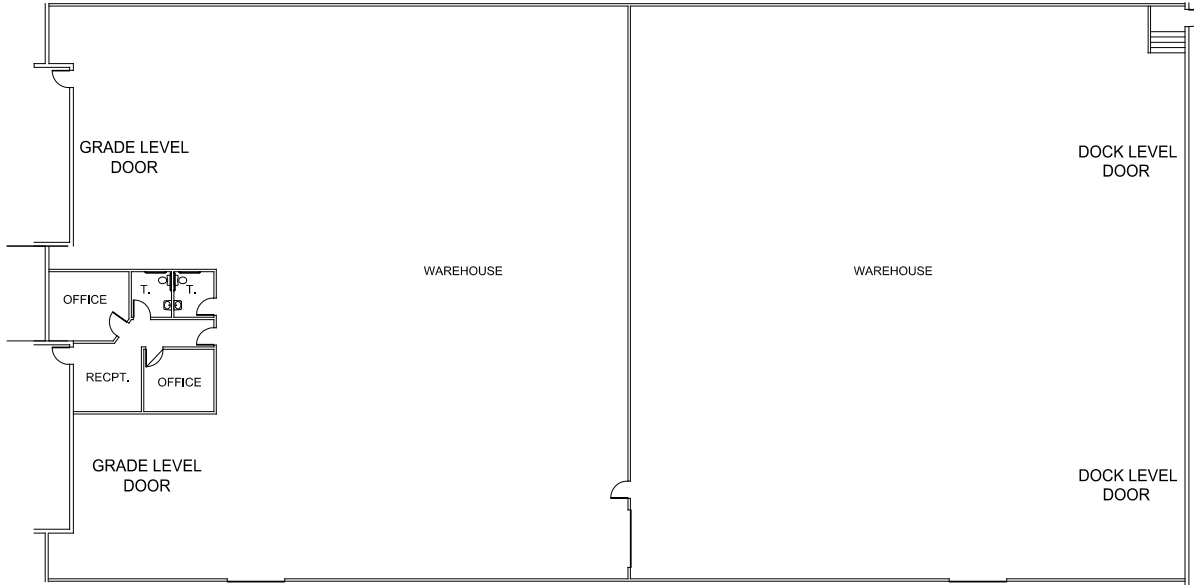
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Property Details:

Address: 9 Sunset Way

Suite #: 120/130

Total Sq. Ft.: ±20,000

Office Sq. Ft.: ±681

Warehouse Sq. Ft.: ±19,319

Lease Rate: \$0.63 SF/M

CAM's: \$0.11 SF/M

Monthly: \$14,800.00/M

Available: 08-01-2021

- Two (2) Grade level roll-up doors
- Two (2) Dock high doors
- Power: 400 Amps 277/480 V 3 Phase

***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.**



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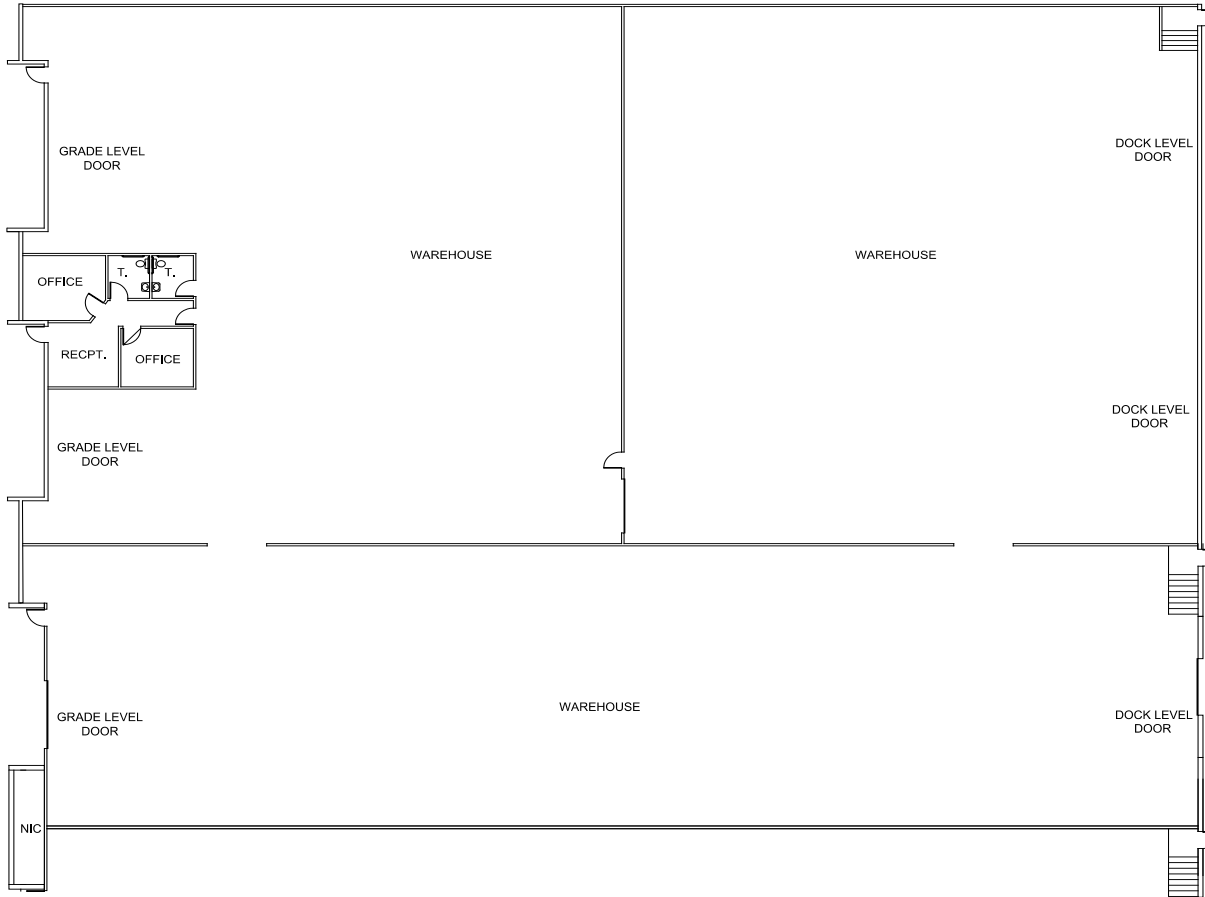
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Property Details:

Address: 9 Sunset Way

Suite #: 120/140

Total Sq. Ft.: ±30,000

Office Sq. Ft.: ±681

Warehouse Sq. Ft.: ±29,319

Lease Rate: \$0.63 SF/M

CAM's: \$0.11 SF/M

Monthly: \$22,200.00/M

Available: 08-01-2021

- Three (3) Grade level roll-up doors
- Three (3) Dock high doors
- Power: 600 Amps 277/480 V 3 Phase

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