




**±3,875 SF OFFICE / WAREHOUSE**

# FOR LEASE

533 W. SUNSET ROAD | HENDERSON, NV 89011



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# SUNSET POINTE INDUSTRIAL CENTER

533 W. SUNSET ROAD | HENDERSON, NV 89011



## FOR LEASE

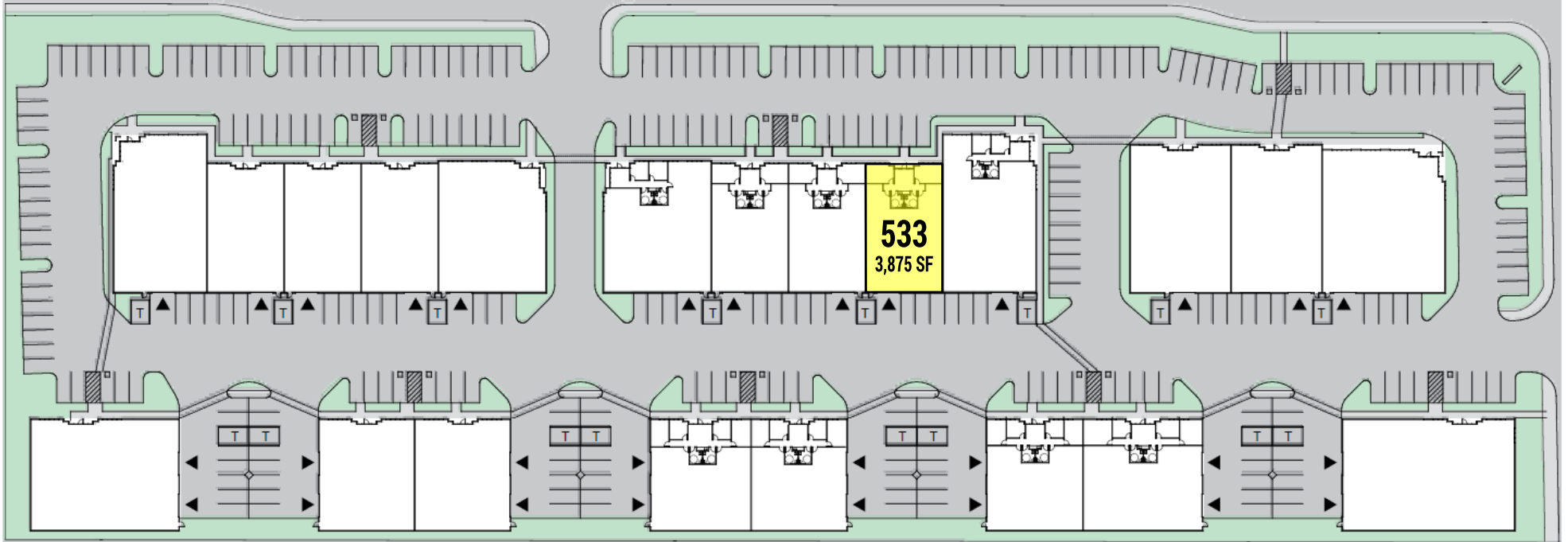
### SITE PLAN



NORTH

### W. SUNSET ROAD

COURIER STREET



▲ = GRADE LEVEL LOADING

T = TRASH ENCLOSURE

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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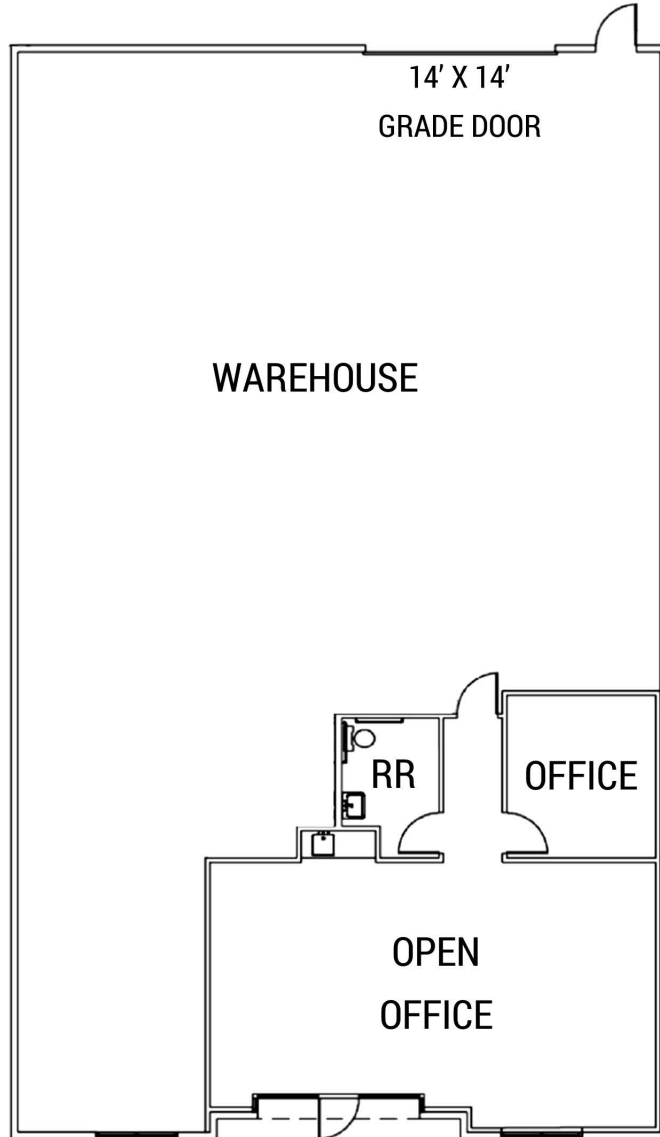


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### ±3,875 SF OFFICE / WAREHOUSE BUILDING

- ±900 SF HVAC Office  
(Open Office/Display Area, Private Office, Coffee Bar w/ Sink & Restroom)
- ±2,975 SF Evaporative Cooled Warehouse
- One (1) - Oversized 14' x 14' Grade Level Loading Door
- 18' Average Clear Height
- 400 Amp, 120/208 Volt, 3-Phase Main Switchgear
- Warehouse Skylights
- Fire Sprinkler System
- Parking Ratio - 3.09 : 1,000 SF (12 Parking Spaces)
- Natural Gas Stub
- I-G Zoning (Industrial - General City of Henderson)
- Prime Henderson Location w/ Sunset Road Frontage
- Immediate Access to US-95 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities

Base Rent (NNN)    \$1.25/SF

NNN Fee:            \$0.22/SF

Total Monthly:    \$5,696

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