



1,840 SF IN PRIME LOCATION OFF SUNSET ROAD

FOR SALE/LEASE

3068 E. SUNSET ROAD | LAS VEGAS, NV 89120



MIKE DE LEW,  SIR

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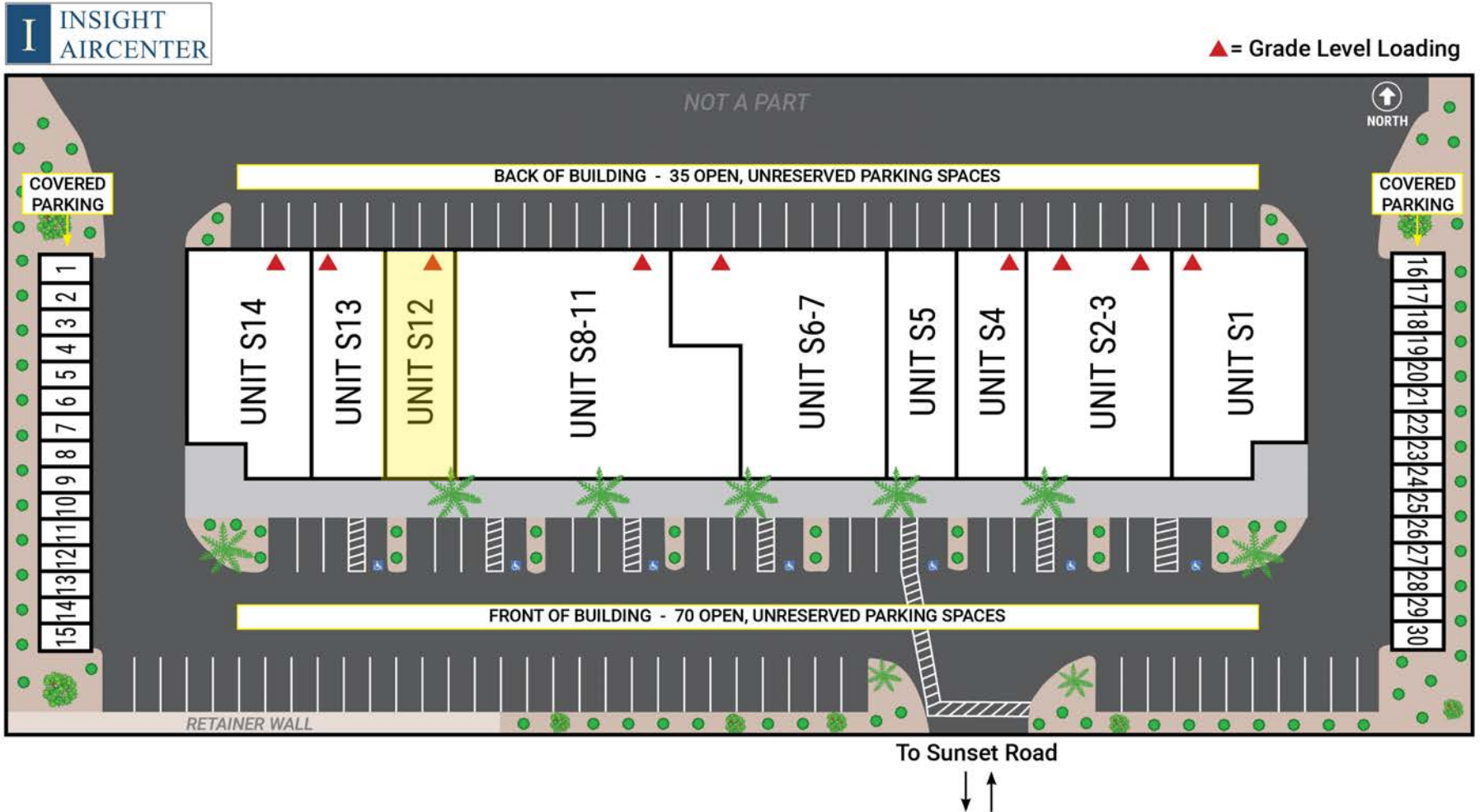
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Centrally located in the Airport submarket, Insight Aircenter is immediately off Sunset Road with easy access to The Strip, Reid Intl. Airport, I-15 & I-215 while being situated between the Henderson & Summerlin residential communities with plenty of nearby restaurant & retail amenities.

SITE PLAN



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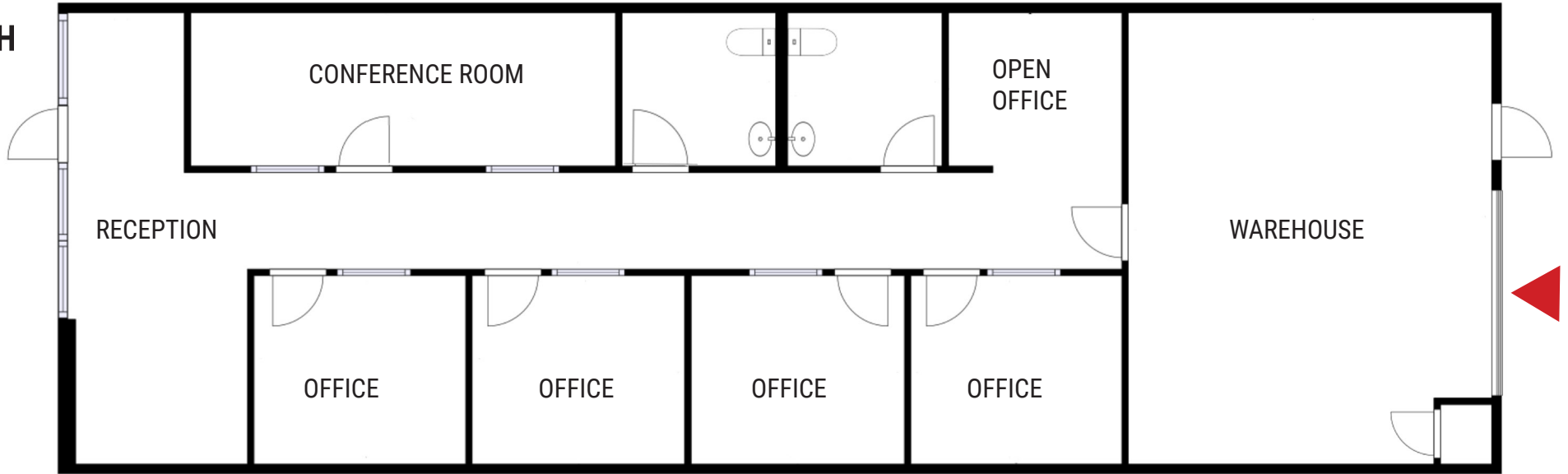
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= GRADE LEVEL LOADING



UNIT S12

- 1,840 SF leasable/sellable area
- 1 - 10'x10' Grade Loading Door
- 18' Clear Height Average
- Fire Sprinkler System
- Covered Parking Available
- Zoned M-D (Clark County)
- Skylights
- 120/208 Volt, 3-Phase Main Power Supply
- Annual Real Property Taxes: \$1,115.89
- Monthly Association Dues: \$377.00
- **LEASE RATE: \$1.30/SF**
- **NNN FEES: \$0.32/SF**
- **SALE PRICE: \$518,000.00**

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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