



# 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

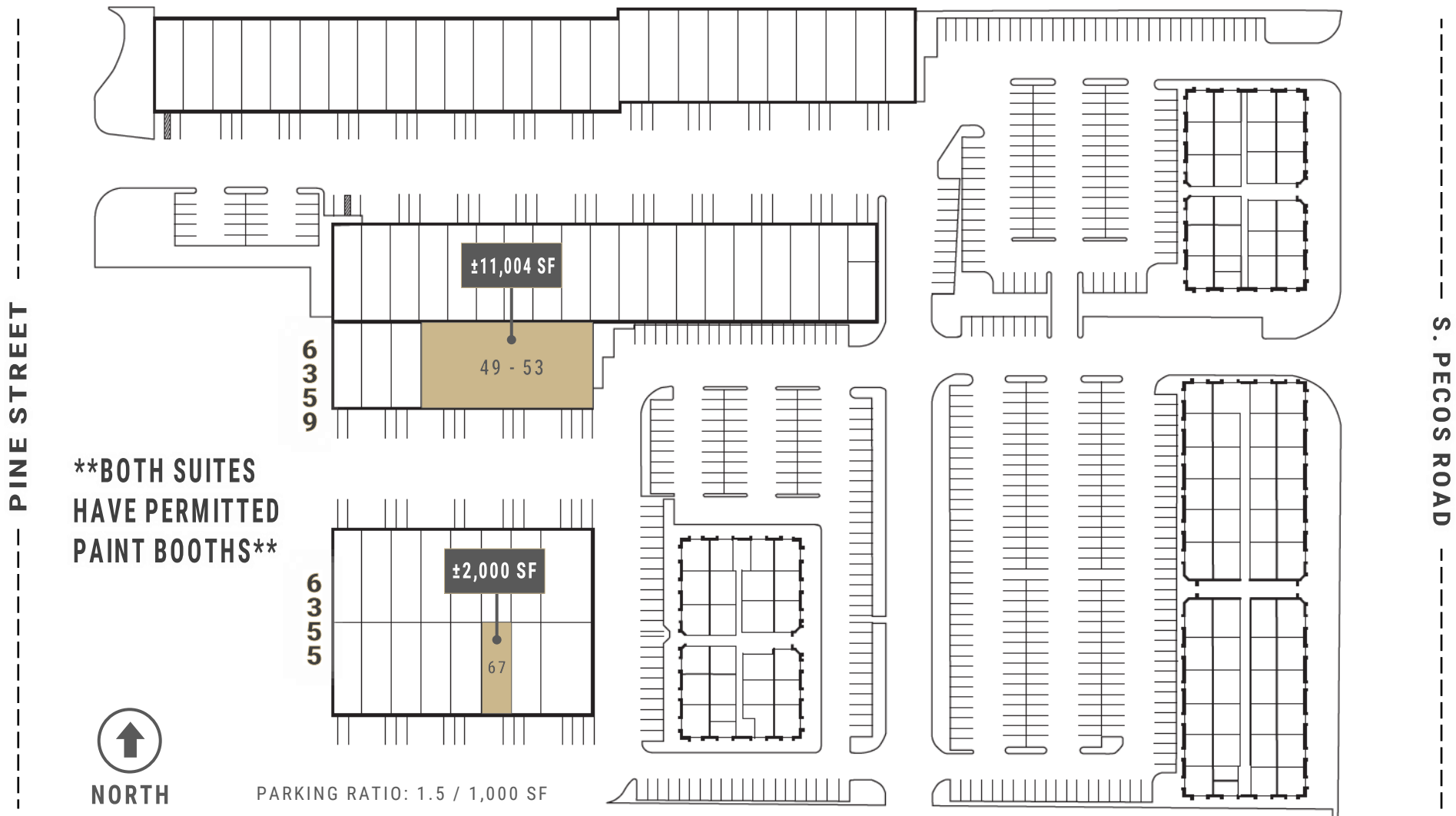
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# SUNSET AIRPORT CENTER



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**REALCOMM ADVISORS**

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Suite 120

Las Vegas, NV 89119

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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 SF - 100% WAREHOUSE W/ ±22' CLEAR HEIGHT

EVAPORATIVE  
COOLED  
WAREHOUSE

● = 12' x 14' GRADE LEVEL DOOR

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## FOR SUBLEASE

### 6359 S. PECOS

# SUITES 49-53

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

OWNER IS WILLING TO NEGOTIATE A LONGER TERM

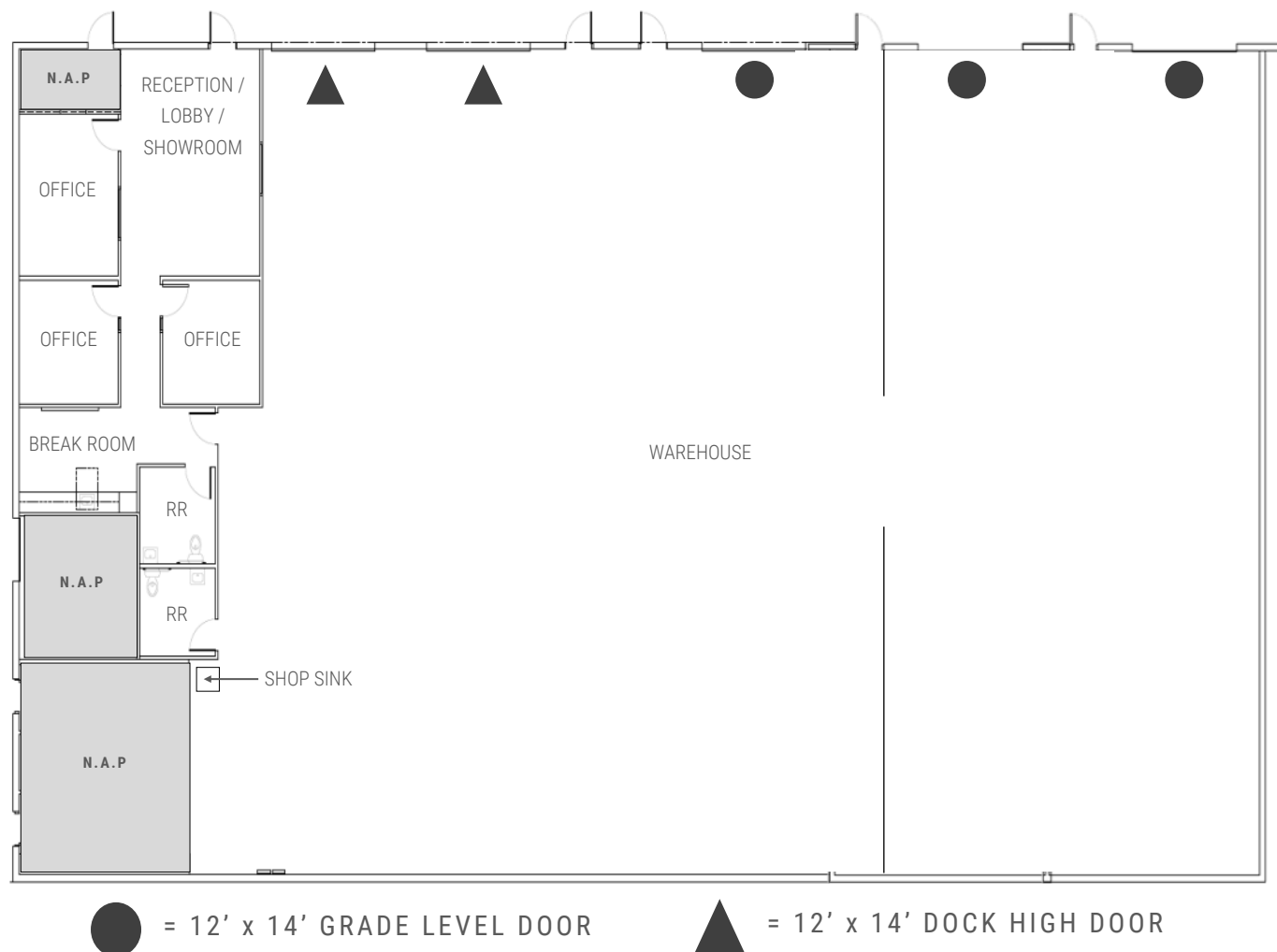
- ±11,004 Total SF - Office / Warehouse
  - ⇒ ±1,367 SF Office
  - ⇒ ±9,637 SF Warehouse
- ±20' - 23' Average Clear Height
- Three (3) - 12' x 14' Grade Level Loading Doors
- Two (2) - 12' x 14' Dock High Doors

**TOTAL MONTHLY: \$14,965**

**BASE RENT: \$1.10/SF**

**NNN FEE: \$0.26/SF**

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



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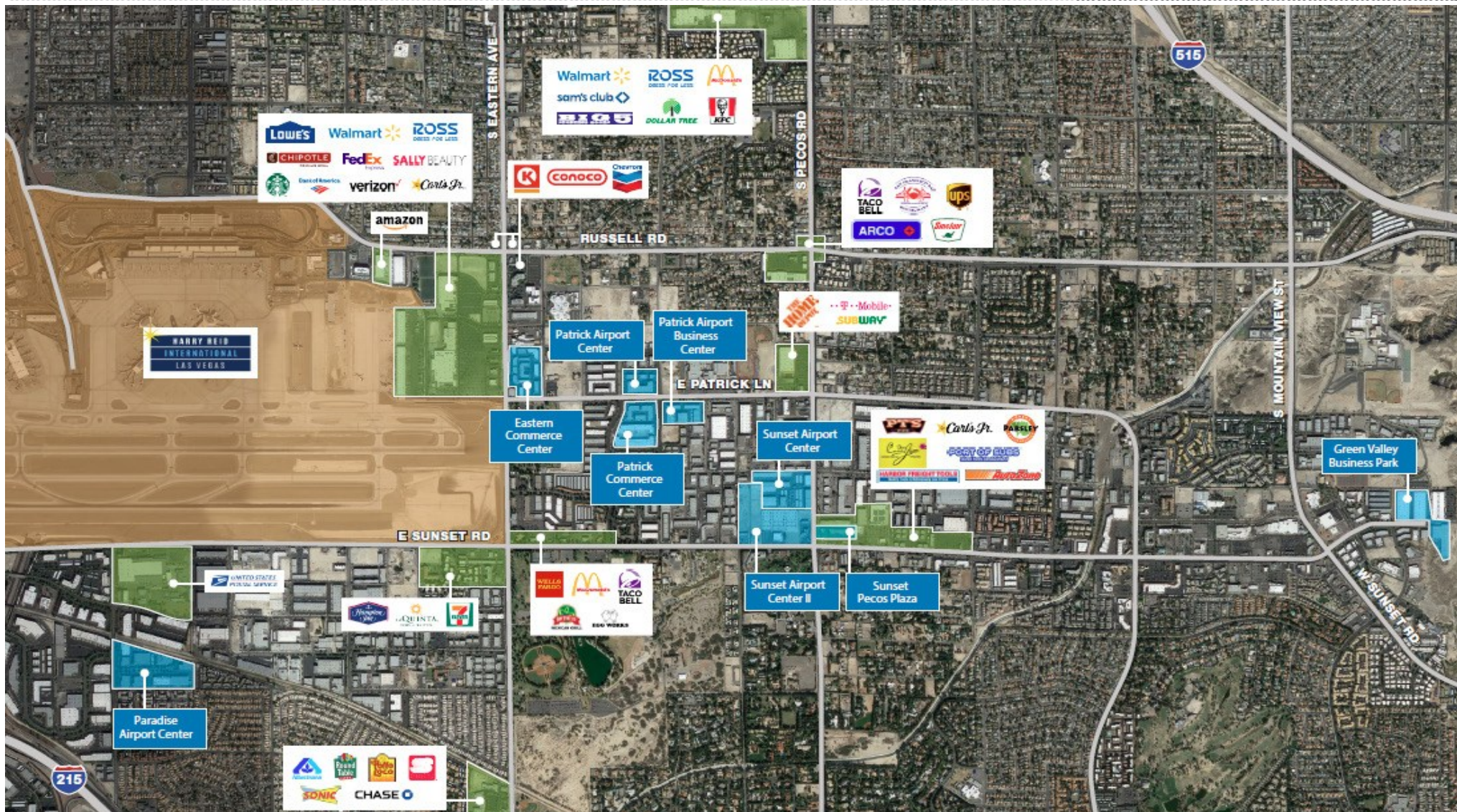
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