



±4,190 SF OFFICE / WAREHOUSE | \$700,000 - \$0.75/SF + \$0.15/SF NNN FEE

FOR SALE | LEASE

SUNSET POINTE INDUSTRIAL CENTER

569 W. SUNSET ROAD

HENDERSON, NEVADA 89011



MIKE DE LEW, 

+1 702-469-6496

mdelew@rcadvs.com

GREG PANCIROV, 

+1 702-339-3734

gpancirov@rcadvs.com

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

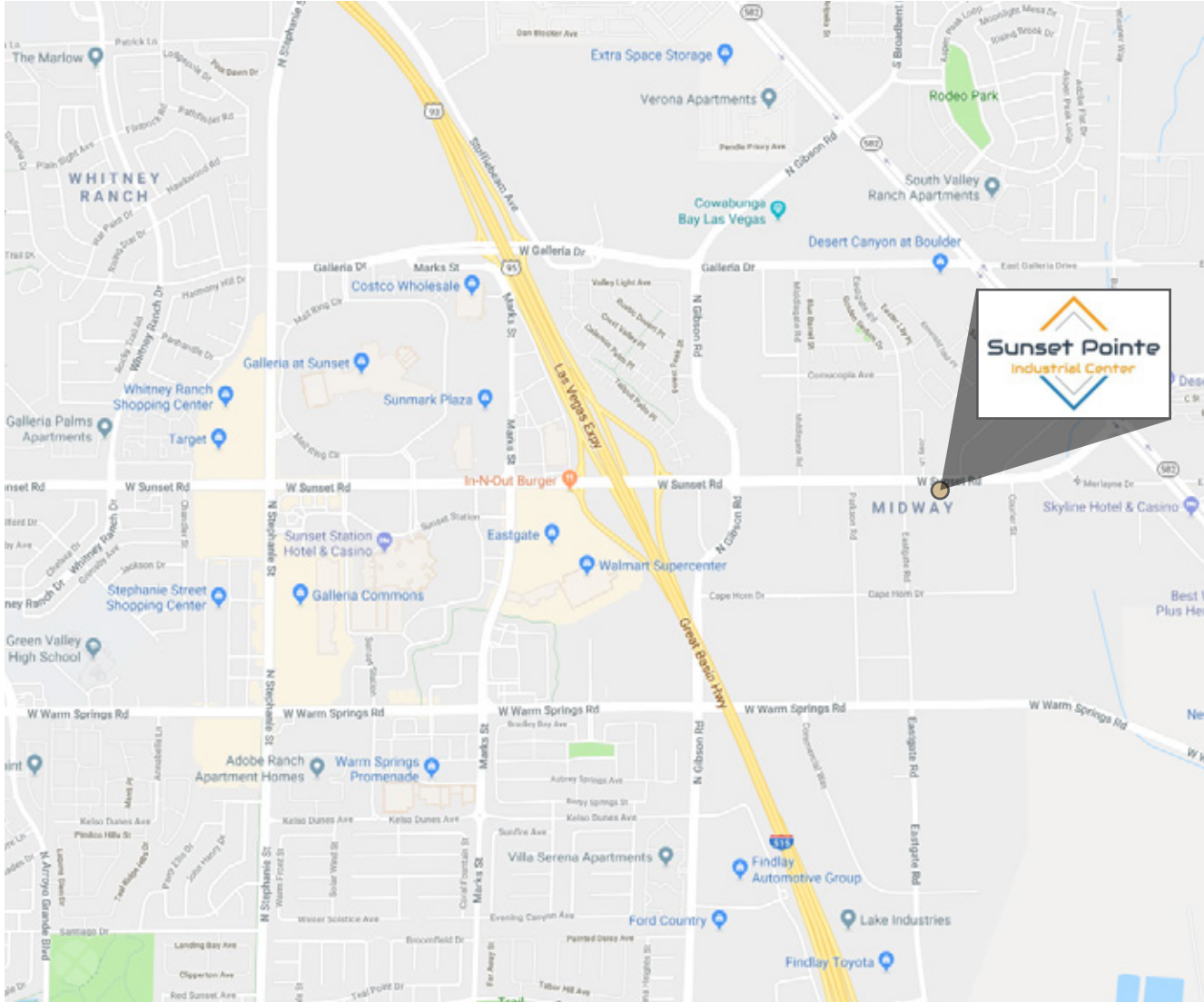
+1 702-515-1010

www.realcommadvisors.com



569 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE | LEASE



BUILDING FEATURES:

- ±4,190 SF Office / Warehouse Building
 - ±718 SF HVAC Office (Reception Area, 2 Private Offices, Coffee Bar w/ Sink & 1 Restroom)
 - ±3,472 SF Evaporative Cooled Warehouse
- Prime Henderson Location w/ Sunset Road Frontage
- 2 - Oversized 14' x 14' Grade Level Loading Doors
- 400 Amp, 120/208 Volt, 3-Phase Main Switchgear
- Parking Ratio - 2.38 : 1,000 SF (11 Parking Spaces)
- I-G Zoning (Industrial - General City of Henderson)
- 18' Average Clear Height
- Warehouse Skylights
- Fire Sprinkler System
- Exterior Concrete Tilt Construction
- Immediate Access to US-95 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities
- **FOR SALE: \$700,000 (\$167/SF)**
- **FOR LEASE: \$0.75/SF BASE RENT + \$0.15/SF NNN FEE**

MIKE DE LEW, 

+1 702-469-6496

mdelew@rcadvs.com

GREG PANCIROV, 

+1 702-339-3734

gpancirov@rcadvs.com

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

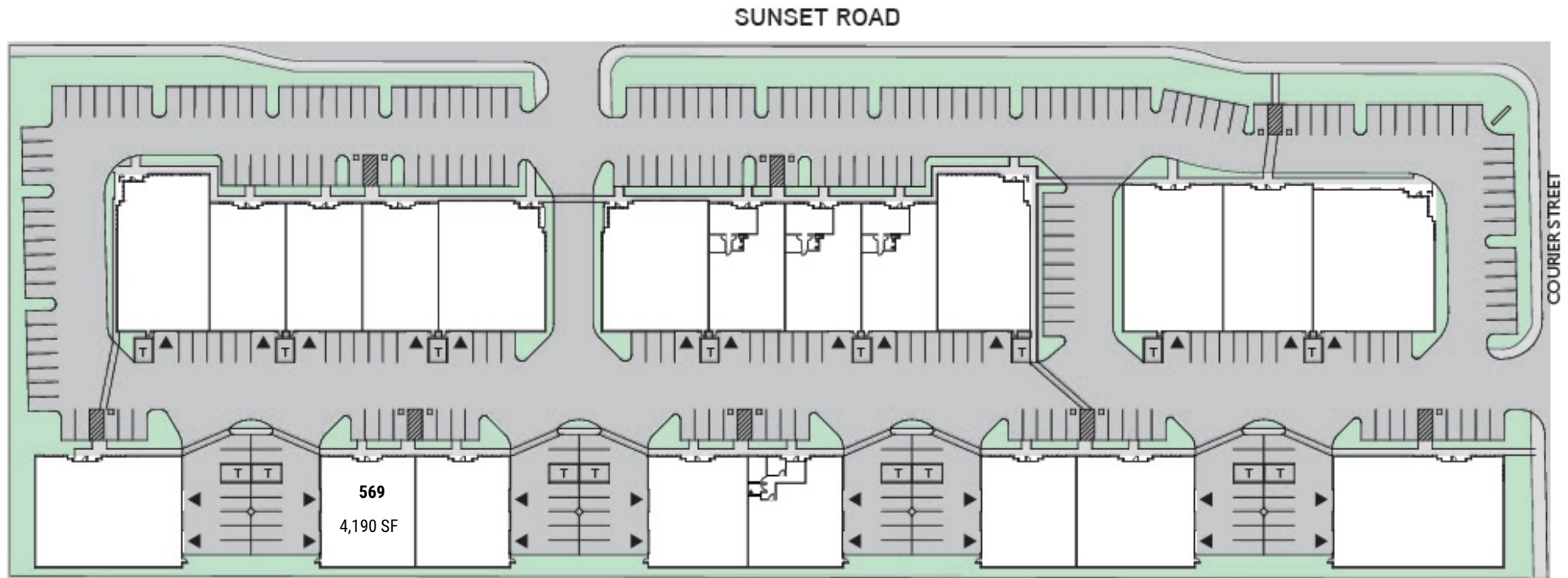
+1 702-515-1010

www.realcommadvisors.com



569 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE | LEASE



▲ = Grade Level Loading
T = Trash Enclosure

MIKE DE LEW, SIOR

+1 702-469-6496
mdelew@rcadvs.com

GREG PANCIROV, SIOR

+1 702-339-3734
gpancirov@rcadvs.com

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+1 702-515-1010
www.realcommadvisors.com

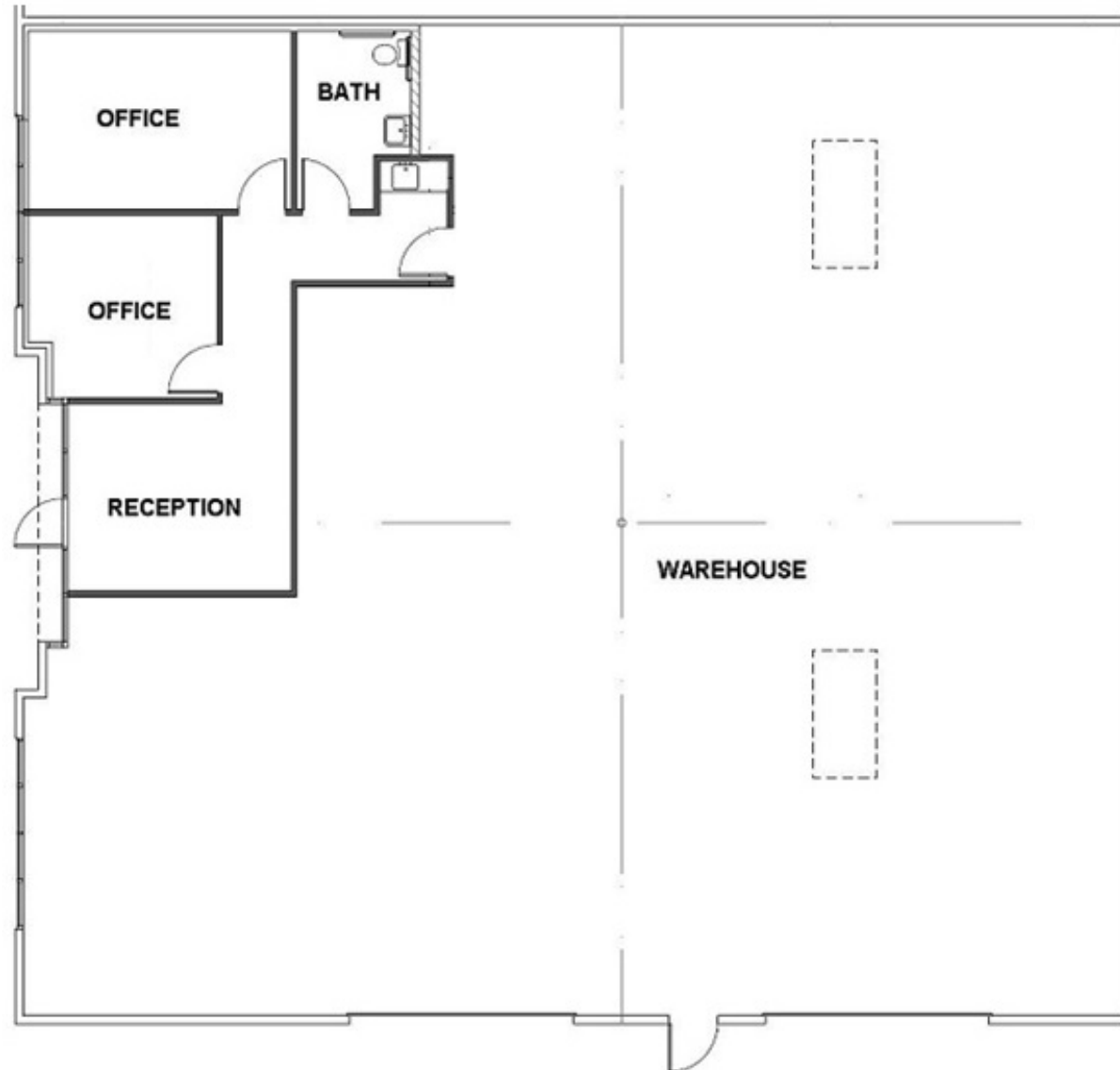


569 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE | LEASE



TOTAL SF: ±4,190
OFFICE SF: ±718
WAREHOUSE SF: ±3,472



NORTH

MIKE DE LEW, 

+1 702-469-6496
mdelew@rcadvs.com

GREG PANCIROV, 

+1 702-339-3734
gpancirov@rcadvs.com

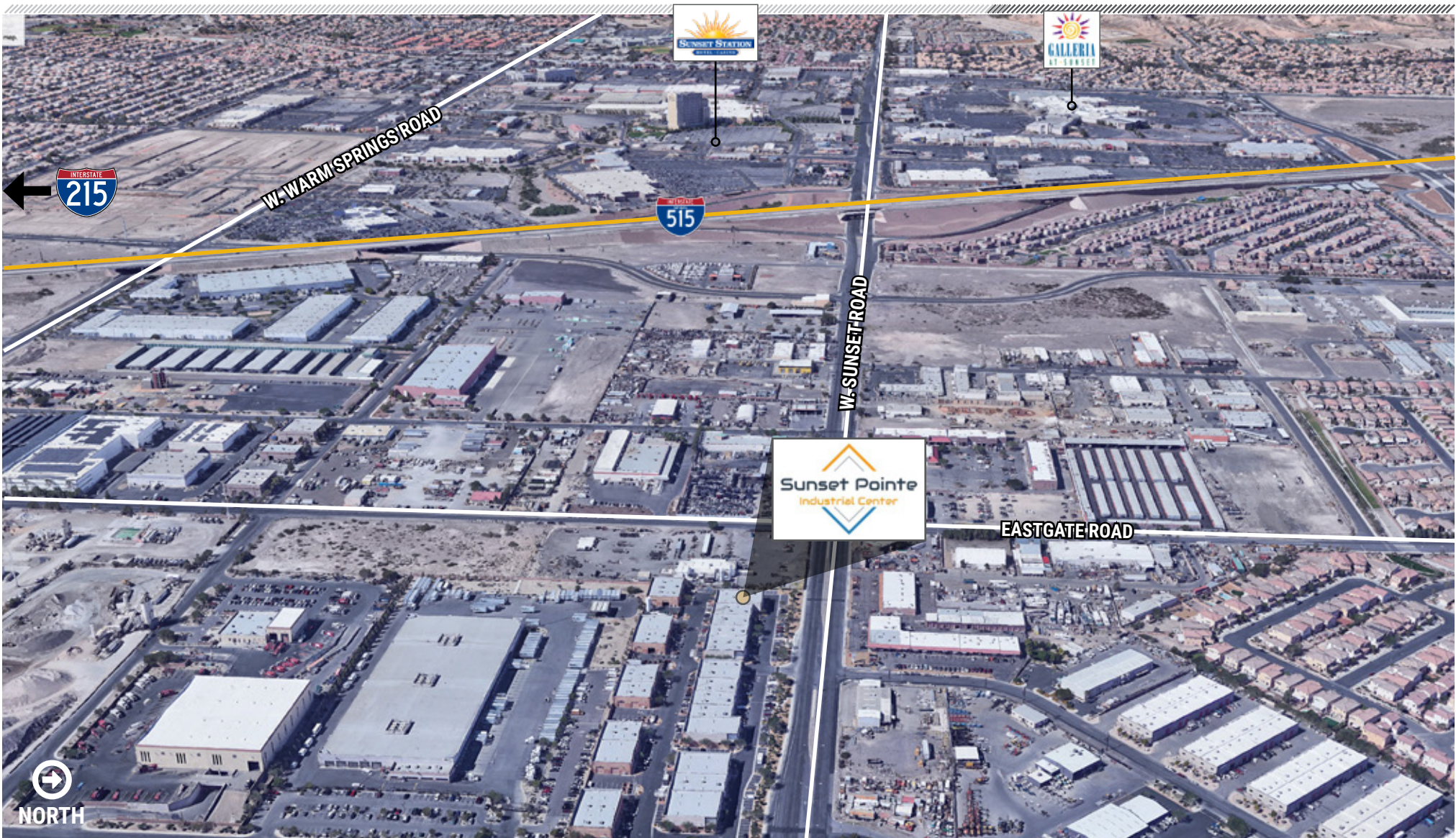
REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+1 702-515-1010
www.realcommadvisors.com



569 W. SUNSET ROAD | HENDERSON, NV 89011

FOR SALE | LEASE



MIKE DE LEW, 

+1 702-469-6496

mdelew@rcadv.com

GREG PANCIROV, 

+1 702-339-3734

gpancirov@rcadv.com

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+1 702-515-1010

www.realcommadvisors.com

