



SUNSET PARKWAY AVAILABLE FOR LEASE 15,000 SQUARE FEET

Building 4 Features:

- Available: 15,000 SF
- Office: ±1,033 SF
- Clearance: 28' Minimum at First Column
- Sprinklers: ESFR Sprinkler System
- Power: 200 AMP, 277/480 Volt, 3 ph, 4 Wire
- Loading: 4 Dock High Loading Doors
2 Ground Level Loading Doors
- Column Spacing: 50' x 50' (typical)
- Parking: Ample
- M1 Zoning
- Recessed Storefront Entry & Accents

Location:

- Southwest Submarket
- Part of an 80 Acre Master-Planned Business Park
- Easy Access to I-15 & I-215 Freeways
- Close Proximity to Las Vegas Boulevard ("The Strip"), Convention Facilities, and Harry Reid International Airport



3655 W. Sunset Road, Suite D, Las Vegas, Nevada 89118



FOR ADDITIONAL INFORMATION:

Bill Hayden

whayden@majesticrealty.com

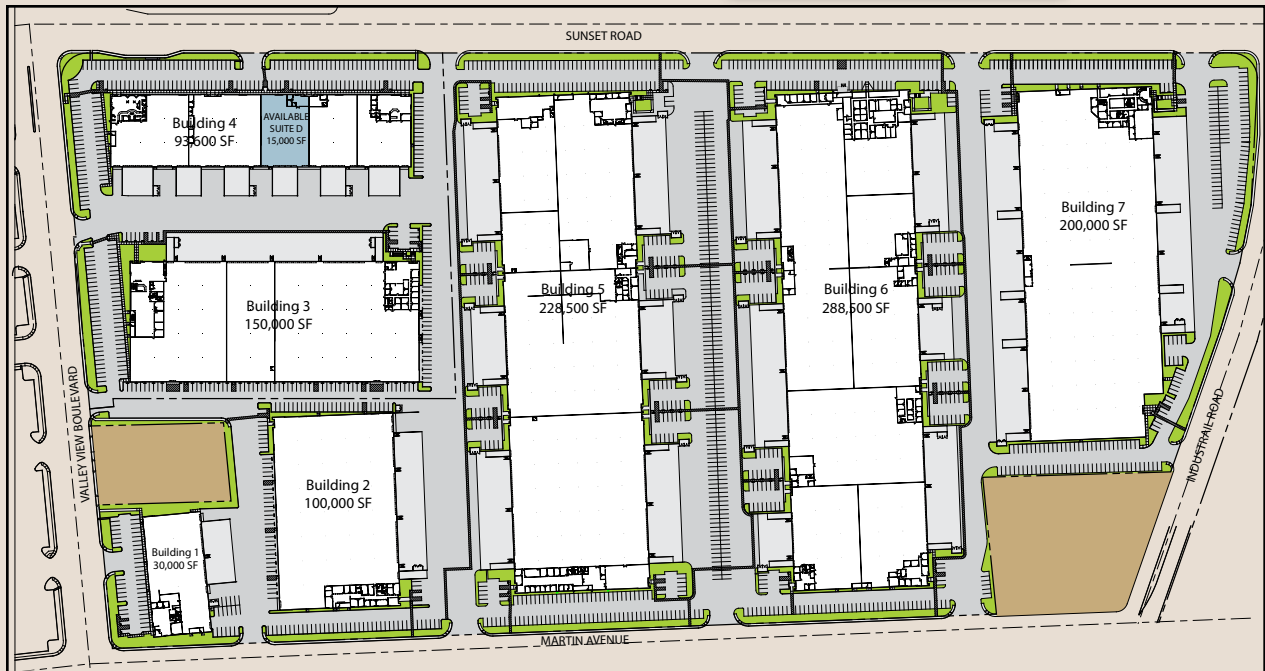
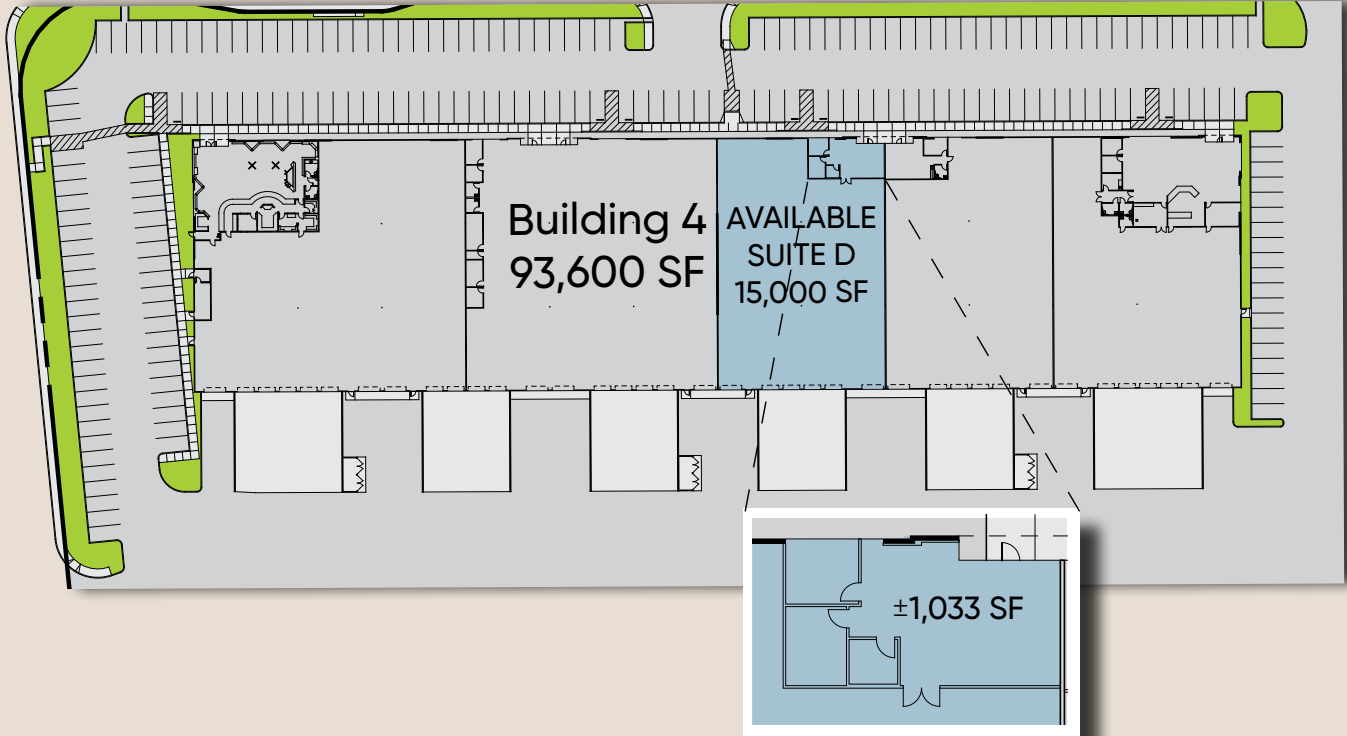
Rod Martin

rmartin@majesticrealty.com

Tel 702-896-5564



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Bill Hayden
whayden@majesticrealty.com

Rod Martin
martin@majesticrealty.com

Tel 702-896-5564

4050 W. Sunset Road, Suite H, Las Vegas, NV 89118 www.majesticrealty.com

This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.