



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OFFICE / INDUSTRIAL BUILDING

GREEN VALLEY COMMERCE CENTER

3 SUNSET WAY, BLDG G / HENDERSON, NV 89014



3 Sunset Way, Building G, is located within the Green Valley Commerce Center at the intersection of Sunset Way and Mountain Vista Street in Green Valley. The park offers an end user the opportunity to acquire their own building below market price. This is a value-add opportunity as the facility will need some minor improvements and aesthetic updates.

- One ±9,451 SF office/industrial building for sale
- 3 Grade level loading doors
- 18' Clear height
- 60% Office build out
- 3 Phase power
- Currently demised as a two tenant building
- PERFECT FOR OWNER/USER
- APN 161-32-810-053
- ZONED IP (INDUSTRIAL PARK) CITY OF HENDERSON
- SALE PRICE - \$1,039,610.00, (\$110.00/SF)

Amy Ogden, SIOR
+1 702 688 6914
aogden@comre.com

Danielle Steffen, SIOR
+1 702 688 6944
dsteffen@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OFFICE / INDUSTRIAL BUILDING

GREEN VALLEY COMMERCE CENTER

3 SUNSET WAY, BLDG G / HENDERSON, NV 89014



Amy Ogden, SIOR
+1 702 688 6914
aogden@comre.com

Danielle Steffen, SIOR
+1 702 688 6944
dsteffen@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

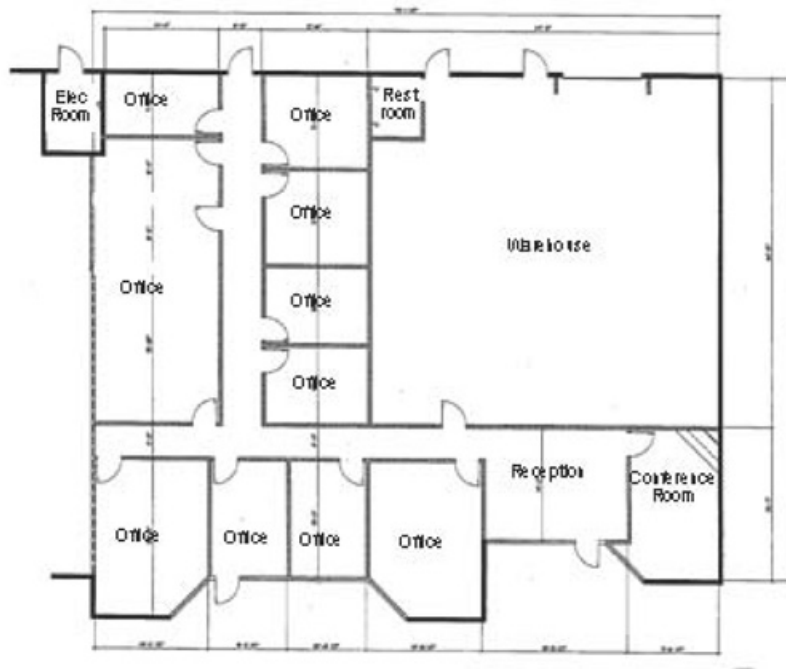


**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OFFICE / INDUSTRIAL BUILDING

GREEN VALLEY COMMERCE CENTER

3 SUNSET WAY, BLDG G / HENDERSON, NV 89014



Amy Ogden, SIOR
+1 702 688 6914
aogden@comre.com

Danielle Steffen, SIOR
+1 702 688 6944
dsteffen@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.