



EXCLUSIVE OFFERING

# 3068 EAST SUNSET ROAD SUITE 4

LAS VEGAS, NV 89120

1,747

TOTAL SF

100%

HVAC IN OFFICE &  
WAREHOUSE

1998

YEAR BUILT

+18ft

CLEARANCE

AIRPORT SUBMARKET · INDUSTRIAL FLEX BUILDING

## PROPERTY OVERVIEW

# AIR PARCEL S4 – OFFICE / INDUSTRIAL

The Insight Aircenter building is an industrial property built in 1998, offering warehouse space with approximately 18-foot ceilings, dedicated offices, and 100% HVAC. Ample on-site parking offers added convenience— ideal for light manufacturing.

Suite S4 consists of 1,747 SF of office / industrial space with two offices, a reception, an open office/copy area, two restrooms, a kitchen, and warehouse space.

|           |             |                |
|-----------|-------------|----------------|
| PRICE     | CAMS        | APN            |
| \$575,000 | \$475.54/mo | 162-36-810-029 |
| TOTAL SF  | OFFICE      | WAREHOUSE      |
| 1,747     | ± 776 SF    | ± 972 SF       |

## PROPERTY FEATURES

- 100% HVAC OFFICE-WAREHOUSE
- OFFICES: TWO (2) + RECEPTION + OPEN OFFICE/COPY AREA
- RESTROOMS: TWO (2) INCLUDING A SHOWER
- KITCHEN: ONE (1)
- WAREHOUSE SPACE WITH ROLL-UP DOOR
- CLEARANCE HEIGHT: ±18FT
- ZONING: IP

### AIRPORT SUBMARKET

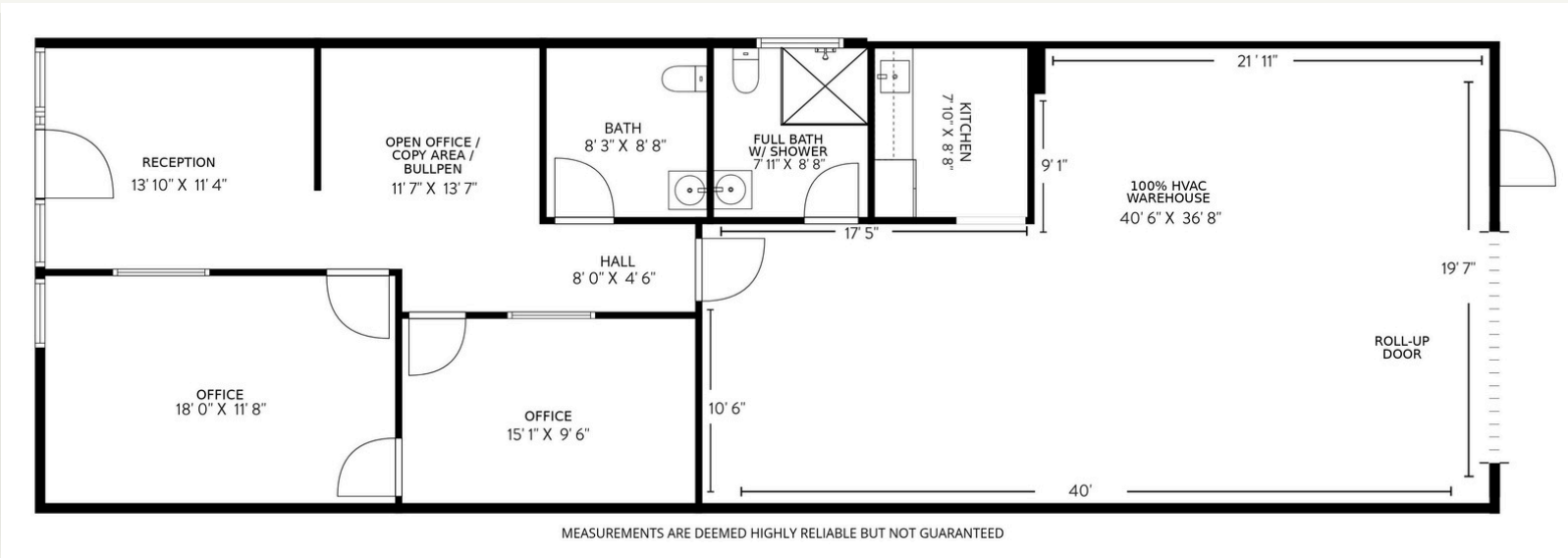
*Just minutes from Harry Reid International and major highways  
— ideal for logistics-focused office / warehouse operations.*



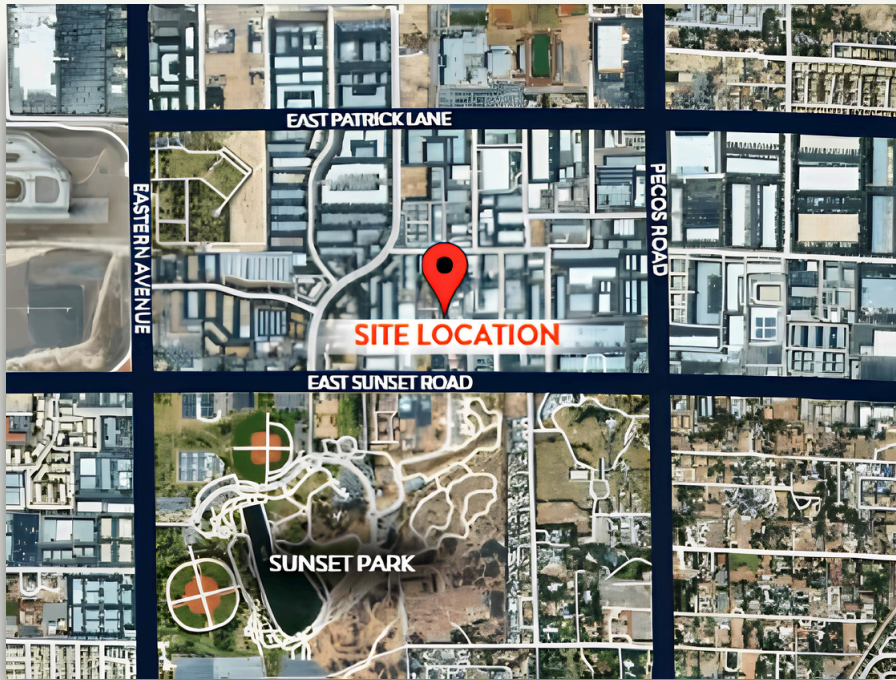
Suite 4 — *Interior & Exterior*



# FLOOR PLAN



# AERIAL VIEWS



# 3068 EAST SUNSET ROAD, SUITE S4, LAS VEGAS, NV 89120

## Diamond Southwest Industrial Park - Insight Aircenter Building



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