VALLEY VIEW BUSINESS CENTER

6280 SOUTH VALLEY VIEW BLVD • LAS VEGAS, NV 89118





- 4 Industrial Properties (16 Buildings)
- 481,135 SF
- 3.5:1000 parking
- 18′ clear height
- 12x12 at grade overhead doors
- Fully fired sprinklered
- Covered Parking
- Located in the desirable southwest sub-market with close proximity to the world famous Las Vegas Strip, Allegiant Stadium, I-15, I-215 and Harry Reid International Airport

Property Summary

AVAILABLE SF	968-3,964 SF
BUILDING SIZE	493,294 SF
MARKET	Las Vegas

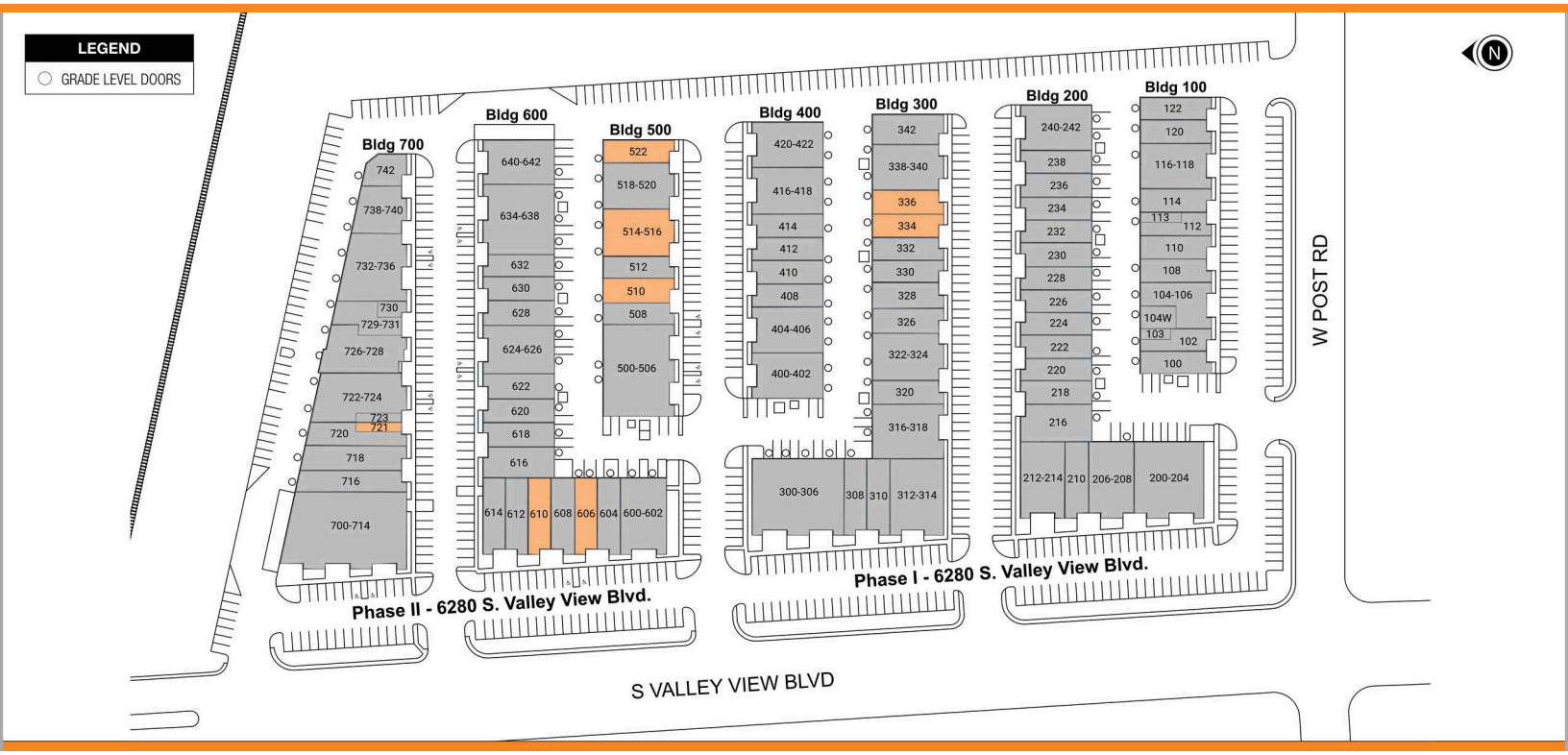
For more information, please contact:

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AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
1_300	334	1,811	815	45	N/A	1	0	
1_300	336	1,800	679	38	N/A	1	0	
2_500	510	1,696	0	0	N/A	N/A	N/A	
2_500	510	1,696	0	0	N/A	N/A	N/A	
2_500	514-516	3,544	722	20	N/A	2	0	
2_500	522	1,800	1,828	102	N/A	1	0	
2_600	606	1,938	1,047	54	N/A	1	0	
2_600	610	968	0	0	N/A	0	0	
2_700	721	974	974	100	N/A	0	0	

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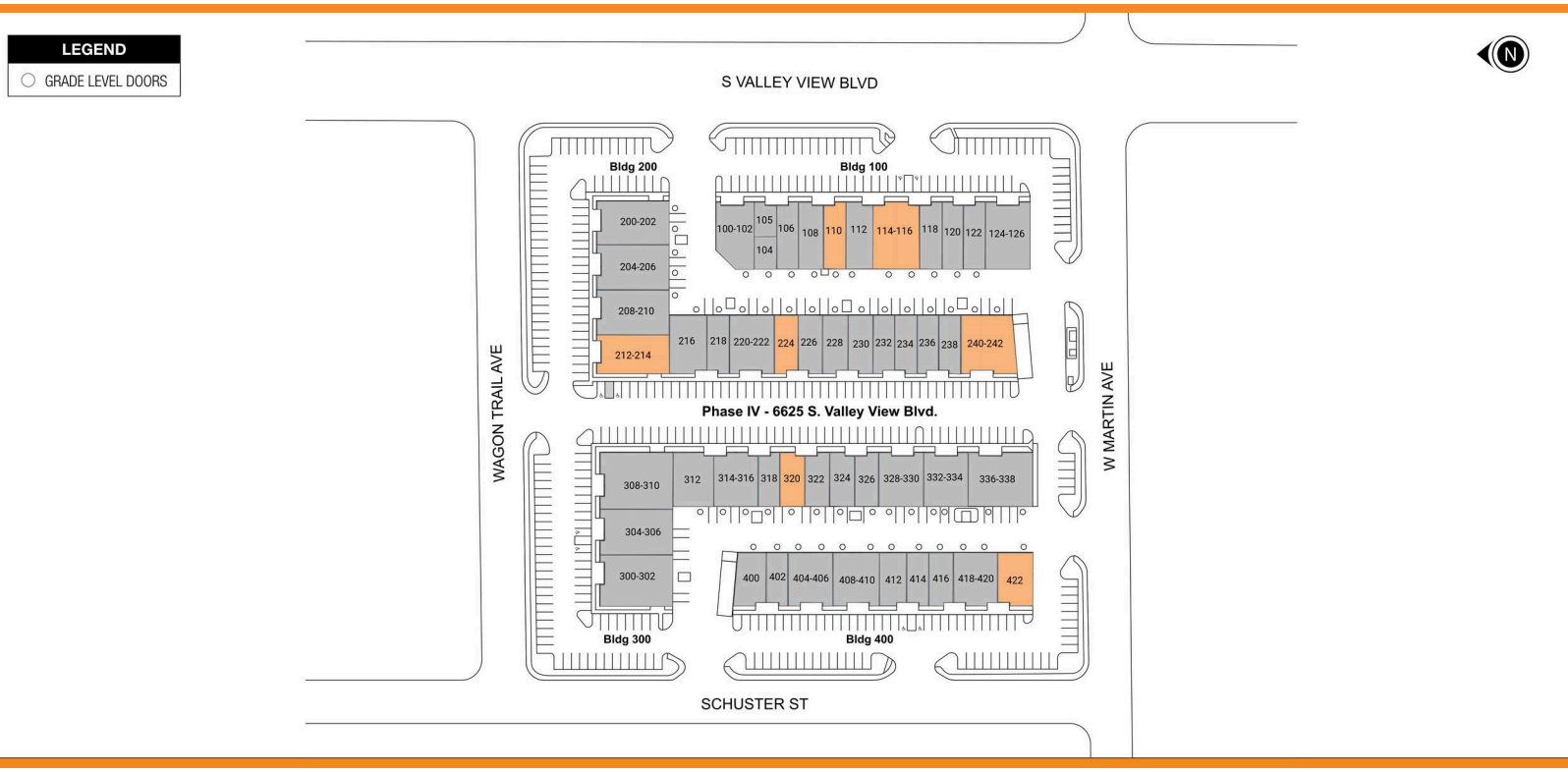
AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
3_200	238	1,800	672	37	N/A	1	0	
3_300	326	1,700	550	32	N/A	0	0	
2_500	510	1,696	0	0	N/A	N/A	N/A	

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AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
4_100	110	1,941	1,296	67	N/A	1	0	
4_100	114-116	3,749	2,308	62	N/A	2	0	
4_200	212-214	3,120	383	12	N/A	0	0	
4_200	224	1,667	1,326	80	N/A	1	0	
4_200	240-242	3,964	385	10	N/A	2	0	
4_300	320	1,595	548	34	N/A	1	0	
4_400	422	2,273	2,273	100	N/A	1	0	
2_500	510	1,696	0	0	N/A	N/A	N/A	

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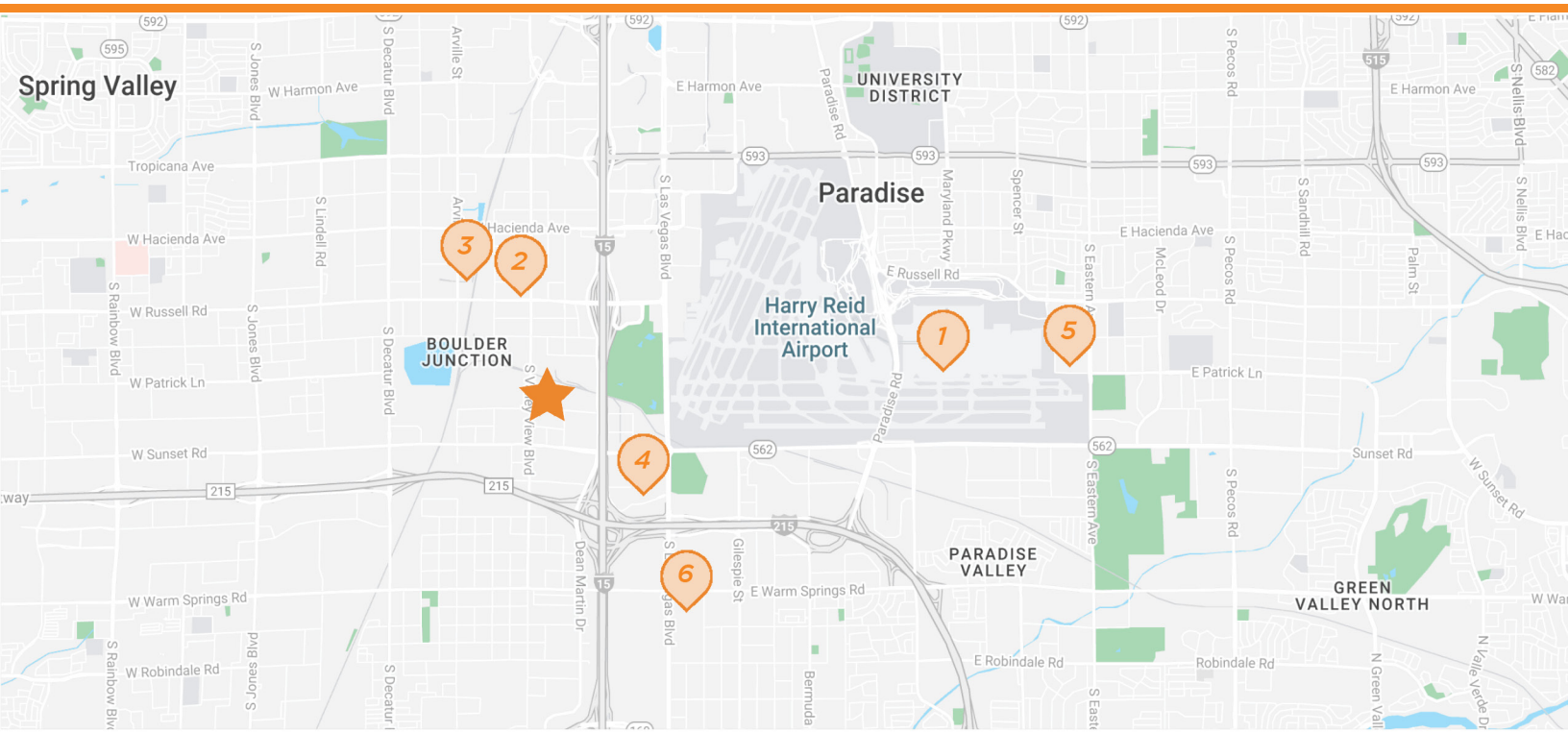






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VALLEY VIEW BUSINESS CENTER PHASE I-IV
6280, 6380 & 6625 S VALLEY VIEW BLVD| LAS VEGAS, NV 89118

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1 **HARRY REID INTERNATIONAL AIRPORT**
5757 Wayne Newton Blvd
Las Vegas, NV 89119

2 **JESSIE RAE'S BBQ**
5611 S Valley View Blvd
Las Vegas, NV 89118

3 **MCFADDEN-DALE INDUSTRIAL HARDWARE**
5880 S Decatur Blvd #114
Las Vegas, NV 89118

4 **WHOLE FOODS MARKET**
6689 S Las Vegas Blvd
Las Vegas, NV 89119

5 **WALMART SUPERCENTER**
6005 S Eastern Ave
Las Vegas, NV 89119

6 **LAS VEGAS SOUTH PREMIUM OUTLETS**
7400 Las Vegas Blvd S
Las Vegas, NV 89123