# 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** | 974-3,544 SF |
| **BUILDING SIZE** | 490,508 SF |
| **MARKET** | Las Vegas |

## For more information, please contact:

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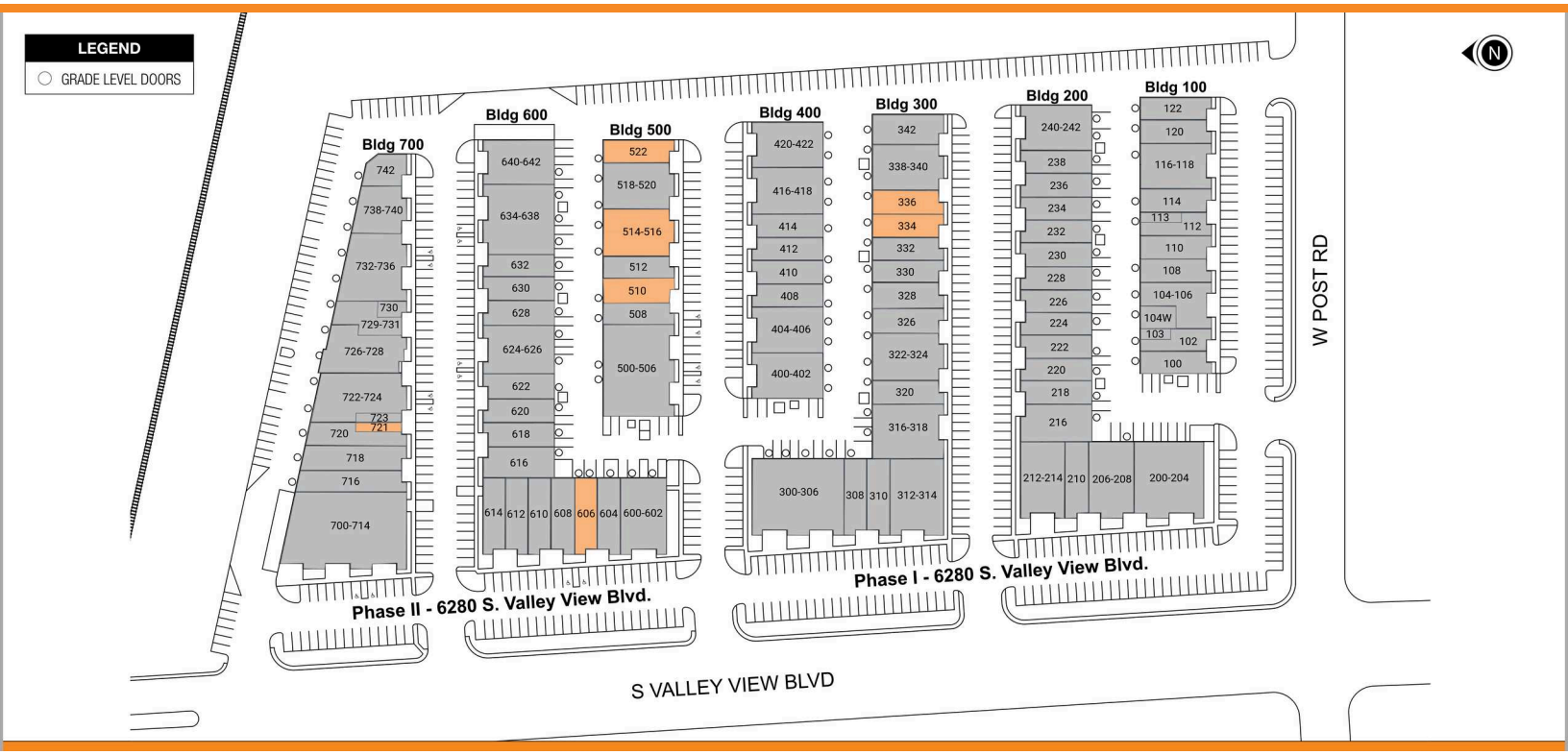


AVAILABLE OCCUPIED

## 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 | 400 | 24 | N/A | 1 | 0 | |
| 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_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_200 | 244 | 1,800 | 626 | 35 | N/A | 1 | 0 | |
| 3_300 | 326 | 1,700 | 550 | 32 | N/A | 0 | 0 | |

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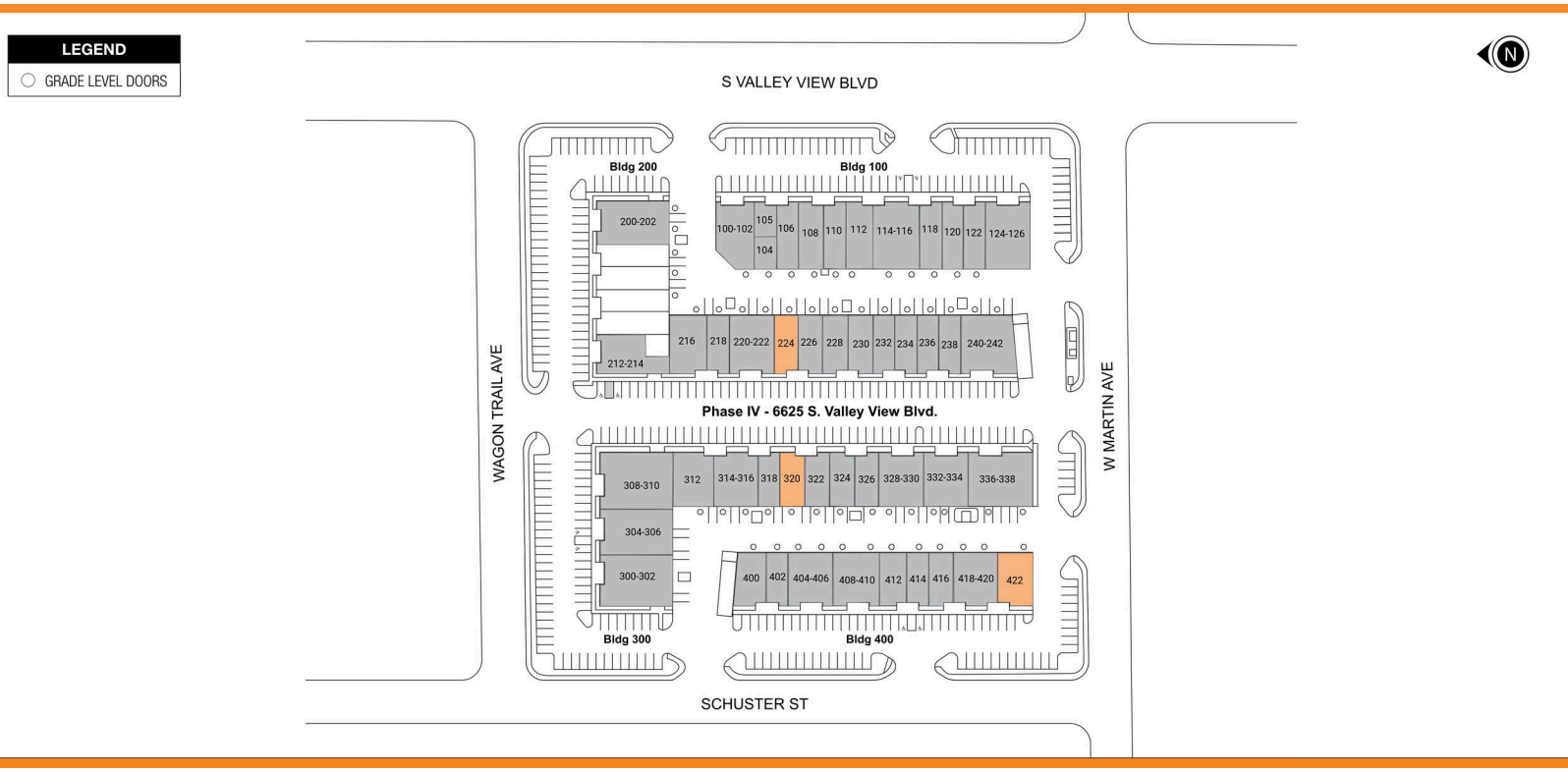


AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|---|---|---|---|---|---|---|---|---|
| 4_200 | 224 | 1,667 | 1,326 | 80 | N/A | 1 | 0 | |
| 4_300 | 320 | 1,595 | 548 | 34 | N/A | 1 | 0 | |
| 4_400 | 422 | 2,273 | 2,273 | 100 | N/A | 1 | 0 | |

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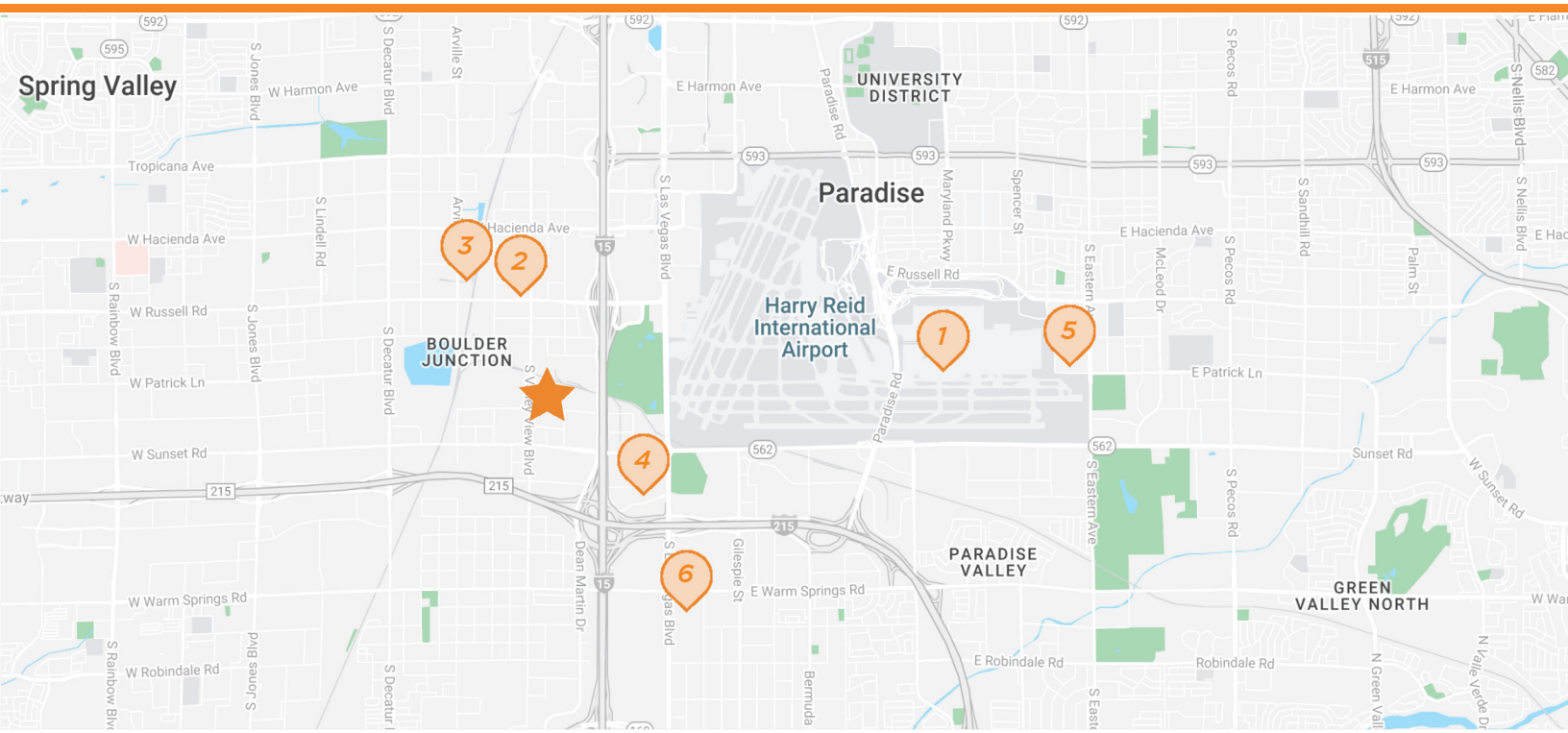


**VALLEY VIEW BUSINESS CENTER PHASE I-IV**
*6280, 6380 & 6625 S VALLEY VIEW BLVD| LAS VEGAS, NV 89118*

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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*