

# 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	974-4,792 SF
BUILDING SIZE	482,259 SF
MARKET	Las Vegas

For more information, please contact:

### GABE TELLES

LEASING AGENT

COLLIERS

P. 702-836-3758

E. GABE.TELLES@COLLIERS.COM

### COLBY MIKULICH

LEASING MANAGER

P. 510.370.2864

E. CMIKULICH@BKMMGMT.COM

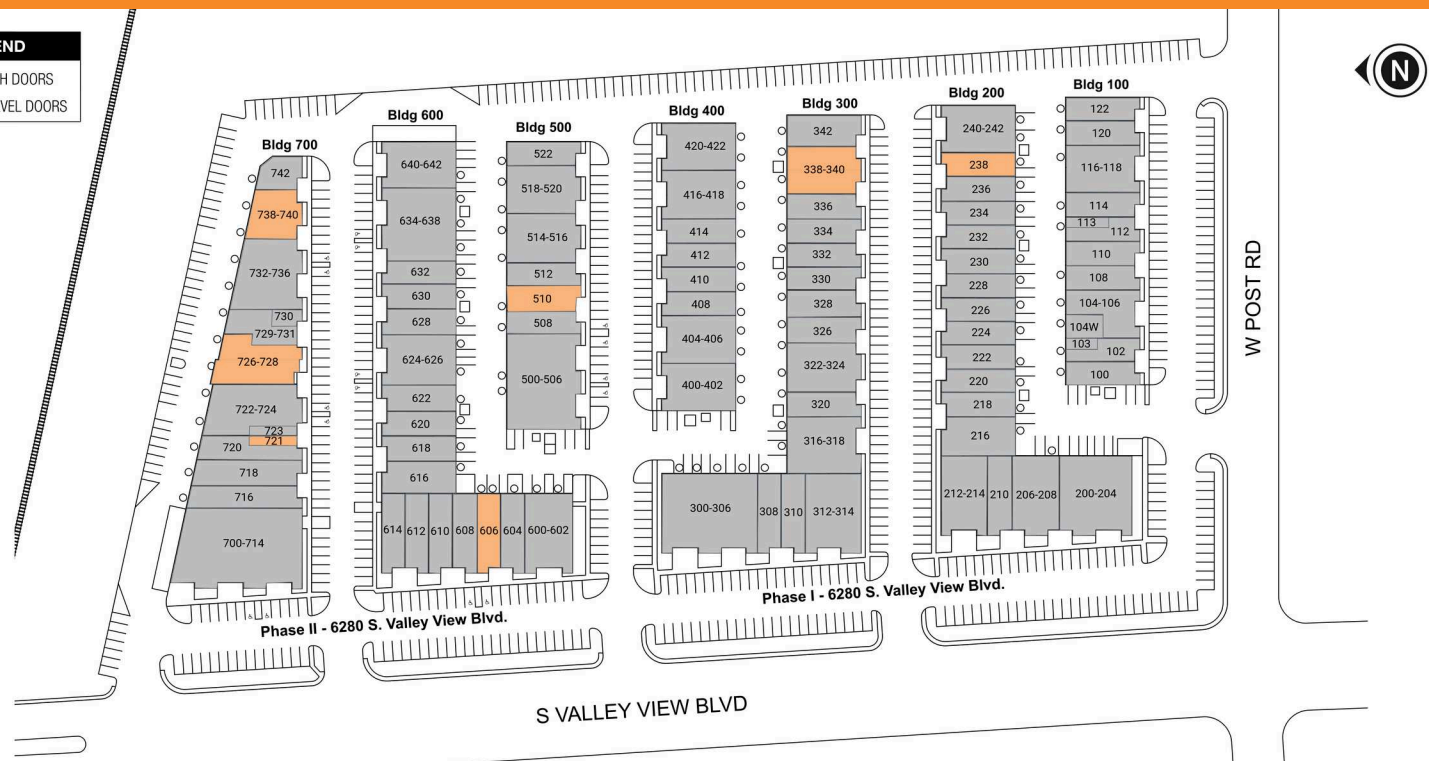
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
1_200	238	1,800	759	42	N/A	1	0	
1_300	338-340	3,600	294	8	N/A	2	0	
2_500	510	1,696	400	24	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	
2_700	726-728	4,792	1,573	33	N/A	3	0	
2_700	738-740	2,520	545	22	N/A	2	0	

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## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
3_100	118	1,466	571	39	N/A	1	0	
3_100	120	1,440	0	0	N/A	1	0	
3_100	122	2,220	1,267	57	N/A	1	0	
3_200	232	1,800	679	38	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	

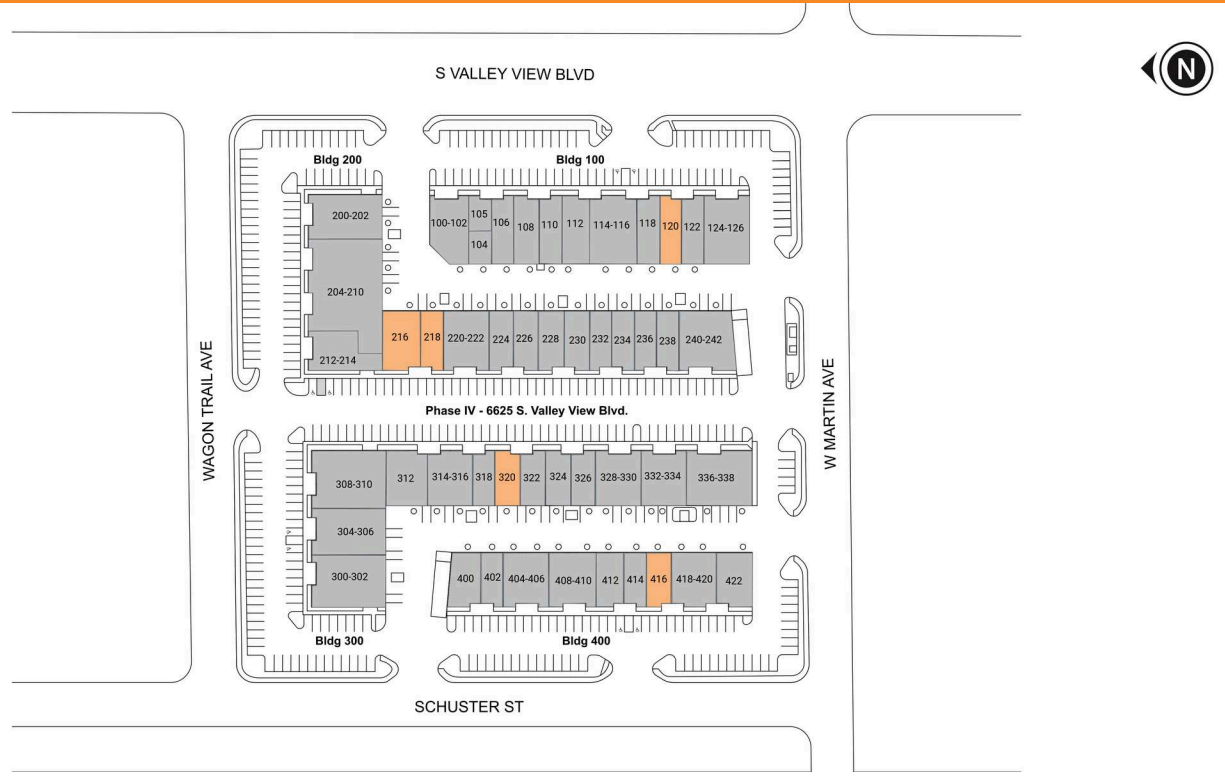
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## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
4_100	120	1,800	934	52	N/A	1	0	
4_200	216	2,600	1,609	62	N/A	1	0	
4_200	218	1,560	322	21	N/A	1	0	
4_300	320	1,595	548	34	N/A	1	0	
4_400	416	1,440	683	47	N/A	1	0	

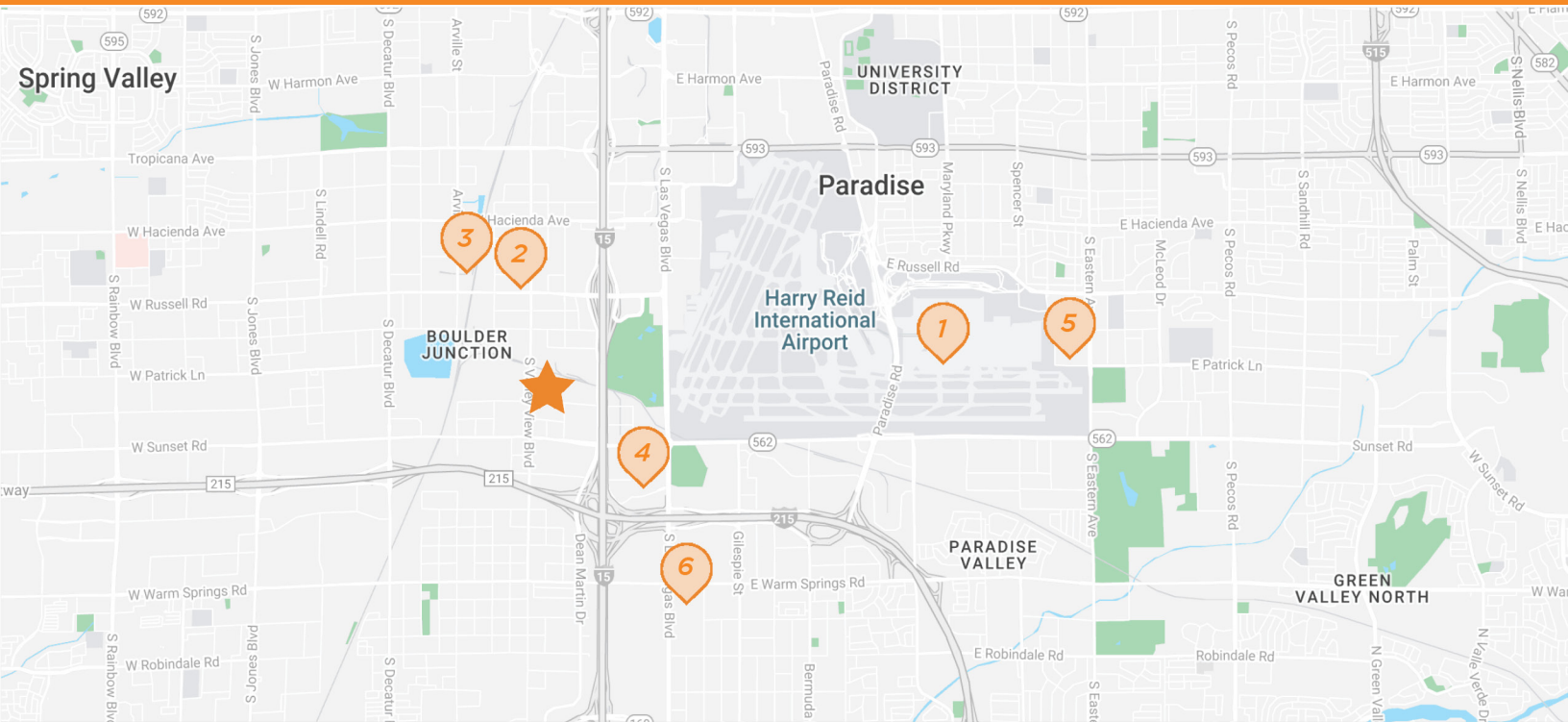
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## VALLEY VIEW BUSINESS CENTER PHASE I-IV

6280, 6380 & 6625 S VALLEY VIEW BLVD | LAS VEGAS, NV 89118

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