

# 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  | 960-11,655 SF |
| BUILDING SIZE | 503,141 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

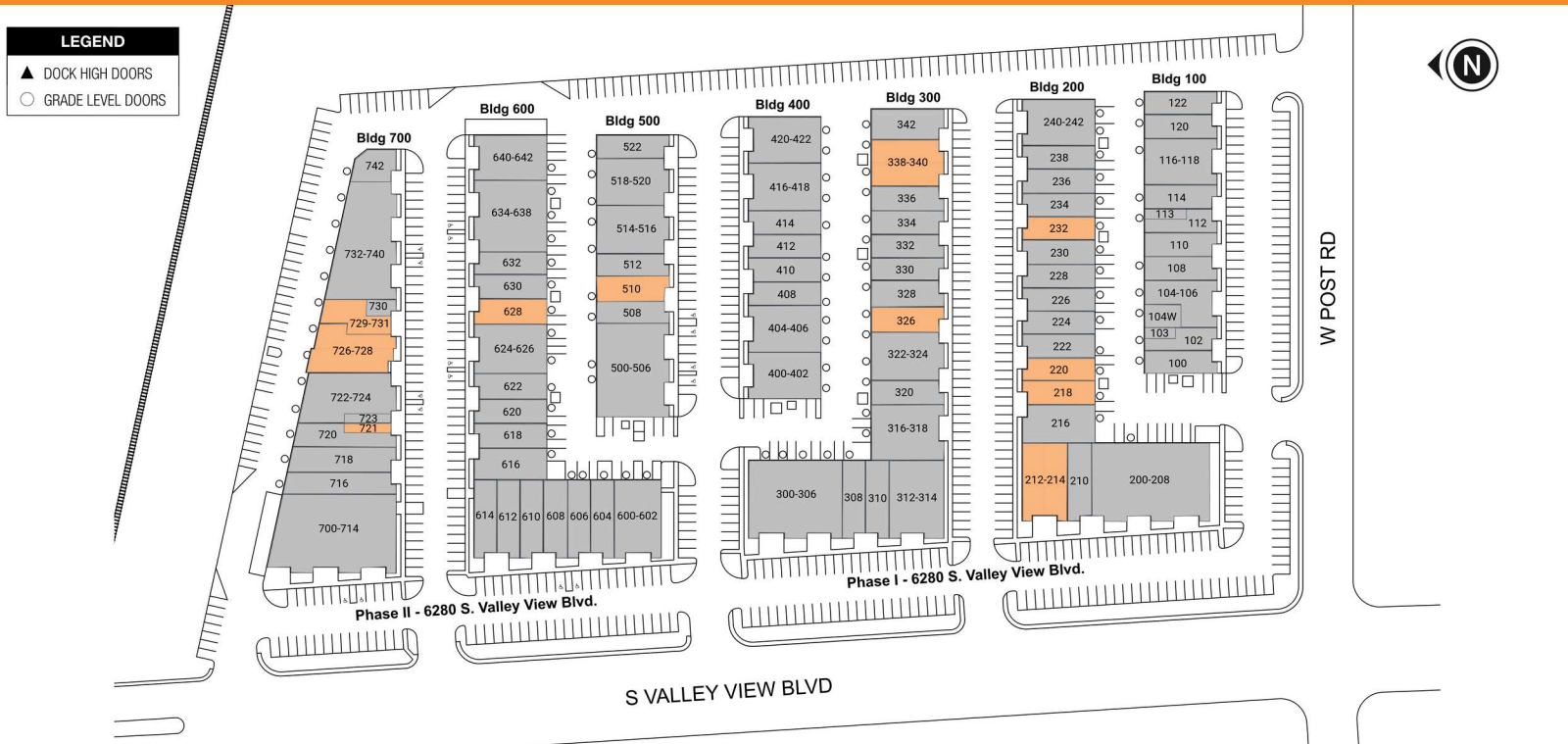
LEASING MANAGER

P. 510.370.2864

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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL |
|----------|---------|------------|-------------|----------|------|----------|-----|----|
| 3_200    | 212-214 | 3,843      | 0           | 0        | N/A  | N/A      | N/A |    |
| 1_200    | 218     | 1,800      | 0           | 0        | N/A  | 1        | 0   |    |
| 1_200    | 220     | 1,812      | 921         | 51       | N/A  | 1        | 0   |    |
| 1_200    | 232     | 1,800      | 871         | 48       | N/A  | 1        | 0   |    |
| 1_300    | 326     | 1,945      | 1,483       | 76       | 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    | 628     | 2,685      | 920         | 34       | N/A  | 2        | 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    | 729-731 | 1,870      | 1,870       | 100      | N/A  | 0        | 0   |    |

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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 |
|----------|---------|------------|-------------|----------|------|----------|-----|----|
| 3_100    | 108     | 1,384      | 849         | 61       | N/A  | 1        | 0   |    |
| 3_100    | 118     | 1,466      | 571         | 39       | N/A  | 1        | 0   |    |
| 3_200    | 208-218 | 11,655     | 9,668       | 83       | N/A  | 2        | 0   |    |
| 3_200    | 212-214 | 3,843      | 0           | 0        | N/A  | N/A      | N/A |    |
| 3_200    | 226     | 1,800      | 686         | 38       | N/A  | 1        | 0   |    |
| 3_300    | 302-304 | 3,056      | 2,774       | 91       | N/A  | 2        | 0   |    |
| 3_300    | 326     | 1,700      | 550         | 32       | N/A  | 0        | 0   |    |
| 3_400    | 404     | 960        | 983         | 102      | N/A  | 0        | 0   |    |
| 3_400    | 414     | 1,508      | 0           | 0        | N/A  | 1        | 0   |    |
| 3_400    | 416     | 1,440      | 0           | 0        | N/A  | 1        | 0   |    |

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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 |
|----------|---------|------------|-------------|----------|------|----------|-----|----|
| 4_100    | 106     | 1,800      | 796         | 44       | N/A  | 0        | 0   |    |
| 4_100    | 108     | 1,800      | 667         | 37       | N/A  | 1        | 0   |    |
| 3_200    | 212-214 | 3,843      | 0           | 0        | N/A  | N/A      | N/A |    |
| 4_200    | 216     | 2,620      | 1,609       | 61       | N/A  | 1        | 0   |    |
| 4_200    | 218     | 1,577      | 322         | 20       | N/A  | 1        | 0   |    |
| 4_200    | 226     | 1,685      | 1,467       | 87       | N/A  | 2        | 0   |    |
| 4_200    | 228     | 1,730      | 484         | 28       | N/A  | 0        | 0   |    |
| 4_200    | 230     | 1,632      | 537         | 33       | N/A  | 1        | 0   |    |
| 4_300    | 304-306 | 4,800      | 1,945       | 41       | N/A  | 0        | 0   |    |
| 4_400    | 402     | 1,440      | 0           | 0        | N/A  | 0        | 0   |    |

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## VALLEY VIEW BUSINESS CENTER PHASE I-IV

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



### HARRY REID INTERNATIONAL AIRPORT

5757 Wayne Newton Blvd  
Las Vegas, NV 89119



### JESSIE RAE'S BBQ

5611 S Valley View Blvd  
Las Vegas, NV 89118



### MCFADDEN-DALE INDUSTRIAL HARDWARE

5880 S Decatur Blvd #114  
Las Vegas, NV 89118



### WHOLE FOODS MARKET

6689 S Las Vegas Blvd  
Las Vegas, NV 89119



### WALMART SUPERCENTER

6005 S Eastern Ave  
Las Vegas, NV 89119



### LAS VEGAS SOUTH PREMIUM OUTLETS

7400 Las Vegas Blvd S  
Las Vegas, NV 89123