

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	820-3,863 SF
BUILDING SIZE	484,917 SF
MARKET	Las Vegas

For more information, please contact:

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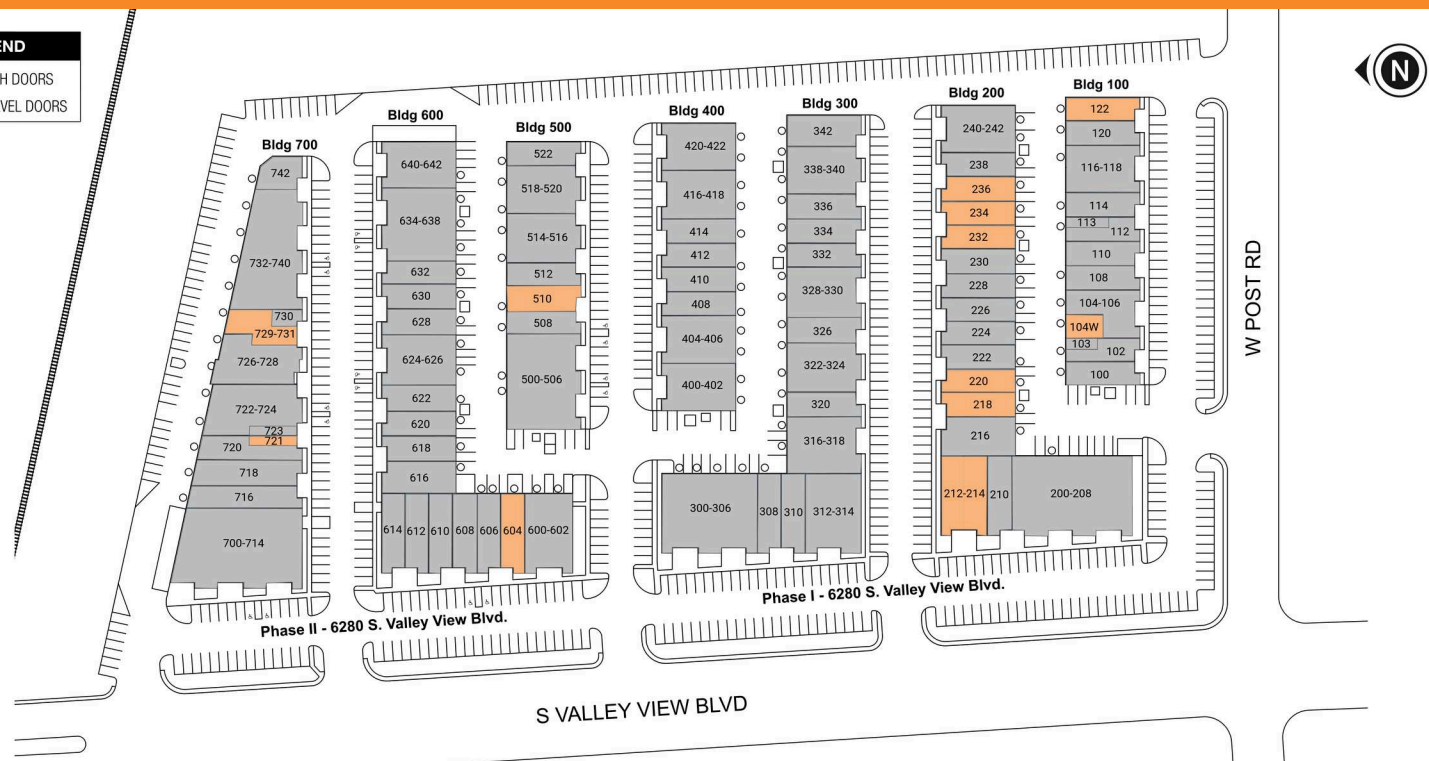
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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
1_100	104W	820	0	0	IND	1	0	
1_100	122	1,845	1,592	86	IND	0	0	
3_200	212-214	3,843	0	0	IND	N/A	N/A	
1_200	218	1,817	541	30	IND	1	0	
1_200	220	1,812	921	51	IND	1	0	
1_200	232	1,820	871	48	IND	1	0	
1_200	234	2,724	681	25	IND	2	0	
1_200	236	900	903	100	OFF	0	0	
2_500	510	1,696	400	24	IND	1	0	
2_600	604	1,920	1,718	89	IND	2	0	
2_700	721	974	974	100	OFF	0	0	
2_700	729-731	1,870	1,870	100	OFF	0	0	

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Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
3_100	108	1,417	849	60	IND	1	0	
3_200	212-214	3,843	0	0	IND	N/A	N/A	
3_200	226	1,839	686	37	IND	1	0	
3_300	302-304	3,863	2,774	72	IND	2	0	
3_300	306	1,920	810	42	IND	1	0	
3_300	316	2,514	1,798	72	IND	1	0	
3_300	326	1,700	550	0	IND	0	0	
3_400	404	983	983	100	OFF	0	0	
3_400	414	1,508	0	0	IND	1	0	
3_400	416	1,478	0	0	IND	1	0	

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Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
4_100	108	1,800	667	37	IND	1	0	
4_100	110	1,941	1,296	67	IND	1	0	
3_200	212-214	3,843	0	0	IND	N/A	N/A	
4_200	218	1,577	322	20	IND	1	0	
4_200	226	1,685	1,467	43	IND	2	0	
4_200	228	1,730	484	0	IND	0	0	
4_200	230	1,632	537	33	IND	1	0	
4_300	328-330	2,880	686	24	IND	2	0	
4_400	402	1,457	0	0	IND	0	0	

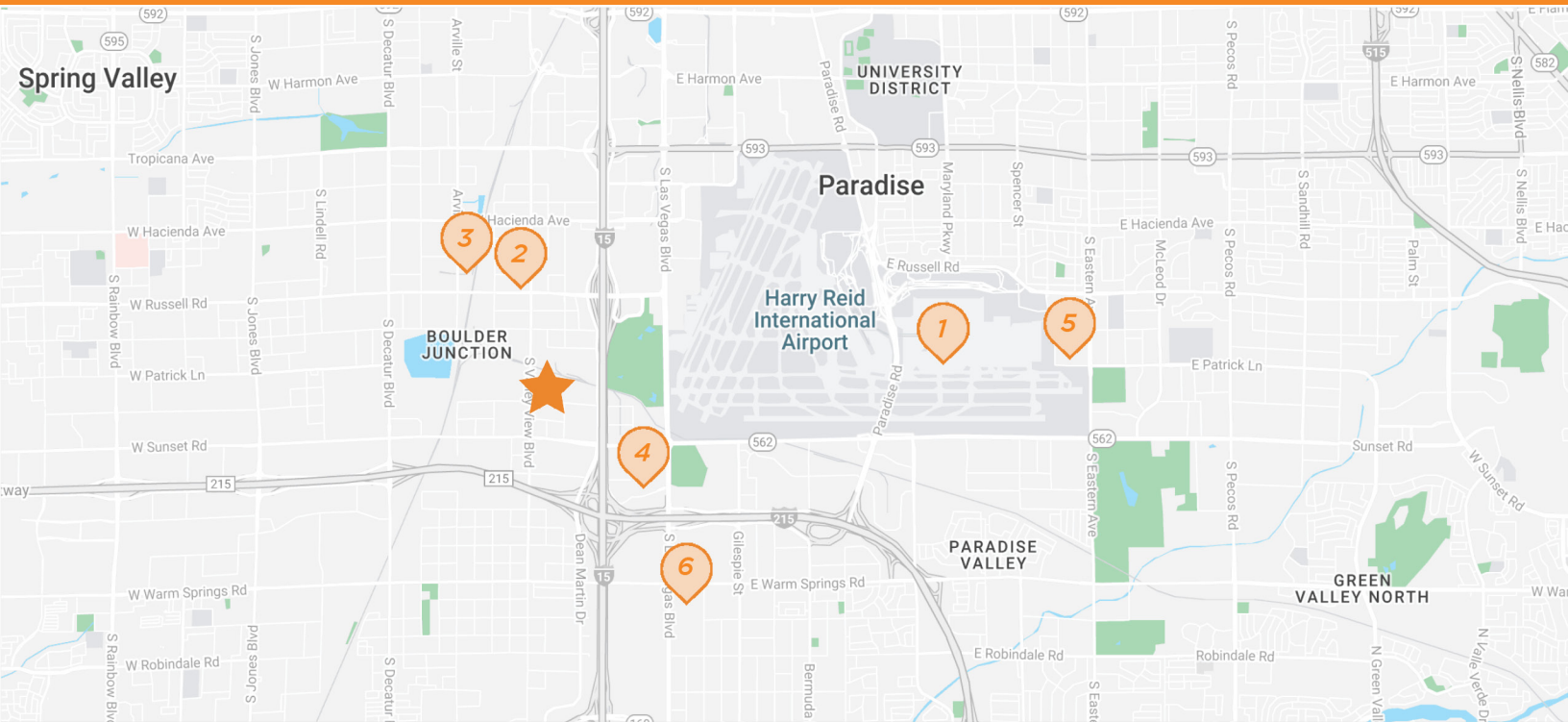
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VALLEY VIEW BUSINESS CENTER PHASE I-IV

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