

# 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  | 903-3,741 SF |
| BUILDING SIZE | 485,074 SF   |
| MARKET        | Las Vegas    |

**For more information, please contact:**

### GABE TELLES

LEASING AGENT

COLLIERS

P. 702-836-3758

E. GABE.TELLES@COLLIERS.COM

### ADAM MURRAY

LEASING MANAGER

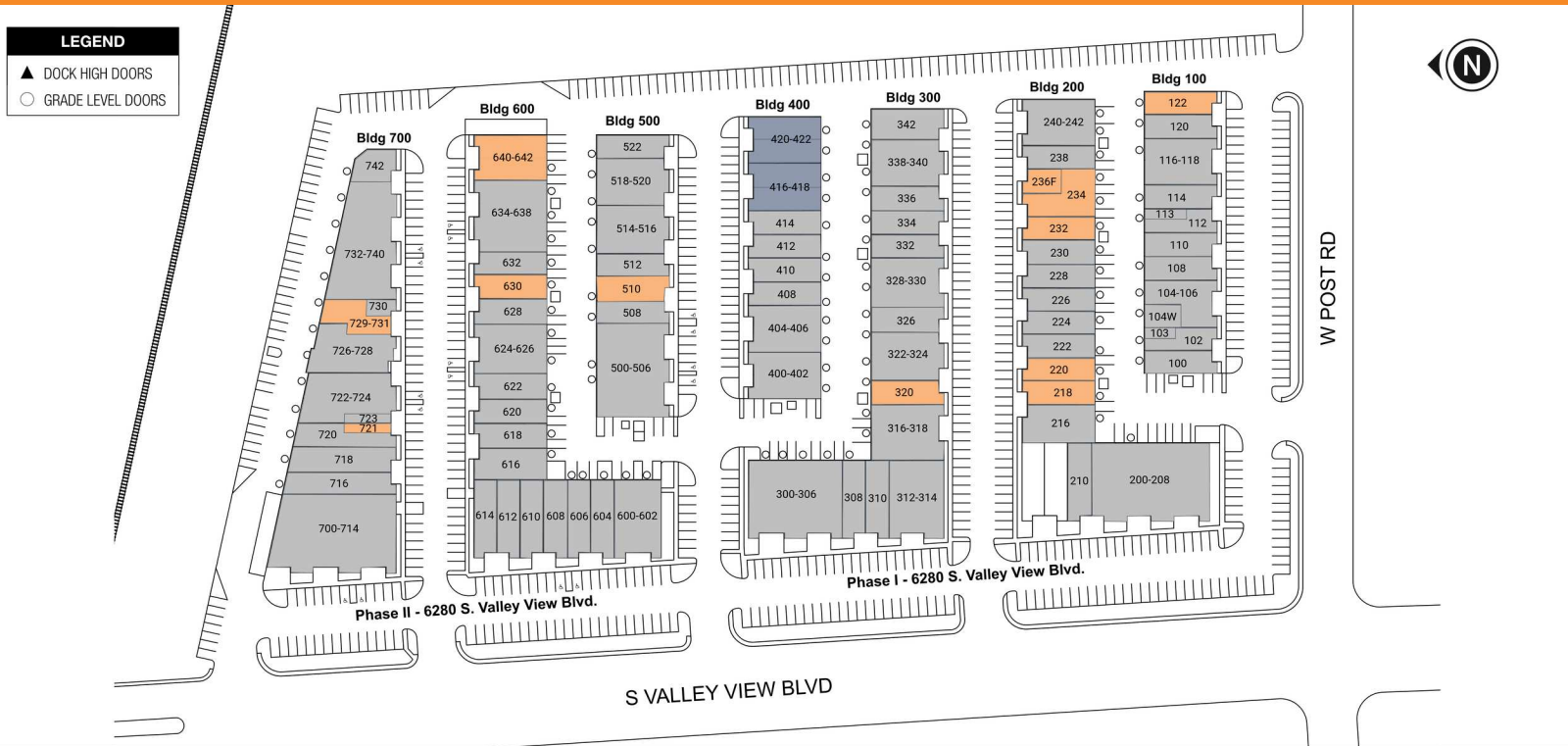
BKM MANAGEMENT COMPANY

P. 702.359.4858

E. AMURRAY@BKMMGMT.COM

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AVAILABLE COMING AVAILABLE OCCUPIED

## Current Availabilities

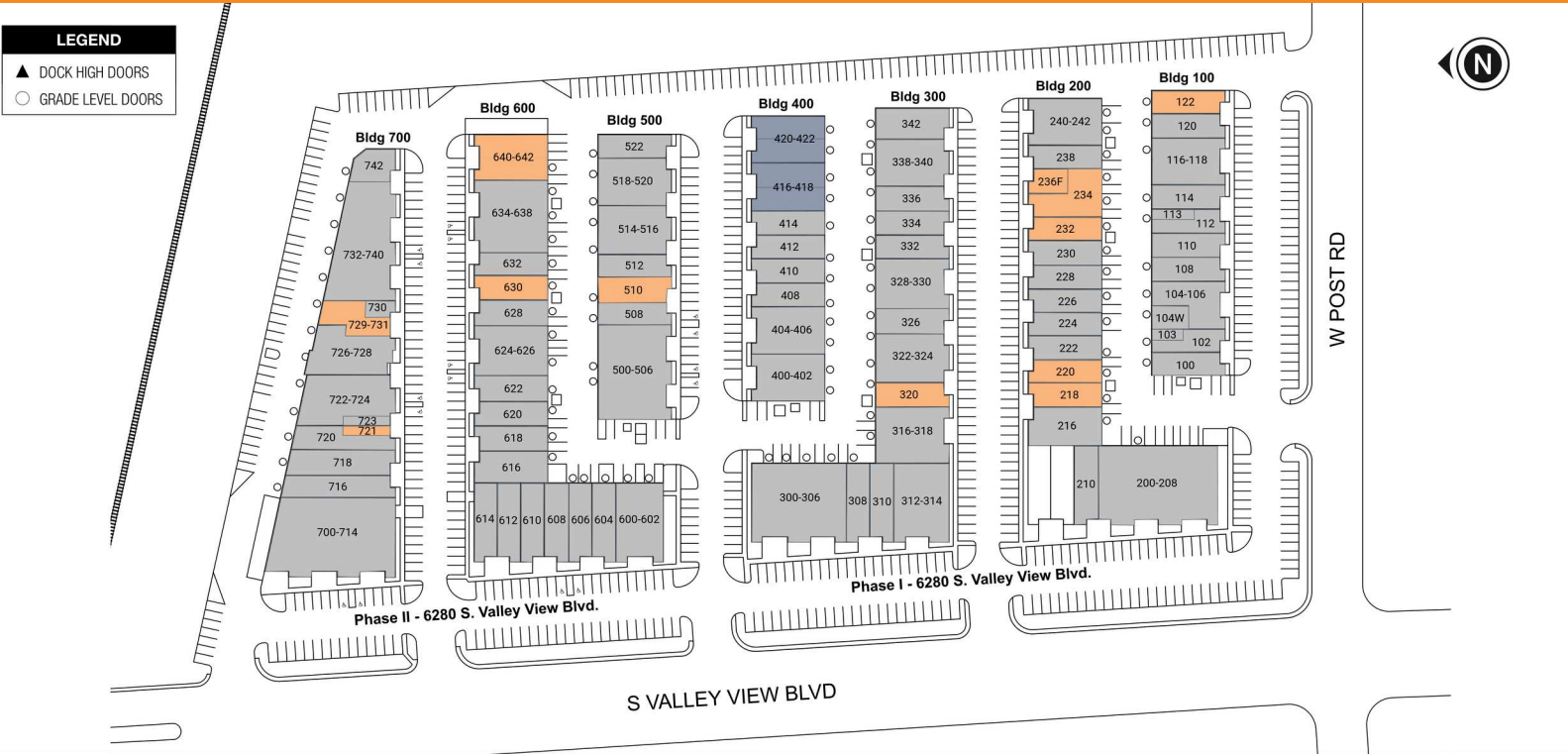
| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| 1_100    | 122     | 1,845      | 1,592       | 86       | IND  | 0        | 0  |    |
| 1_200    | 218     | 1,817      | 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    | 236F    | 903        | 903         | 100      | IND  | 0        | 0  |    |
| 1_300    | 320     | 1,810      | 856         | 47       | IND  | 1        | 0  |    |
| 2_500    | 510     | 1,696      | 400         | 24       | IND  | 1        | 0  |    |
| 2_600    | 630     | 1,801      | 717         | 40       | IND  | 1        | 0  |    |
| 2_600    | 640-642 | 3,624      | 3,211       | 89       | IND  | 1        | 0  |    |
| 2_700    | 721     | 974        | 974         | 100      | OFF  | 0        | 0  |    |
| 2_700    | 729-731 | 1,870      | 1,870       | 100      | OFF  | 0        | 0  |    |

## Coming Available

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN                |
|----------|---------|------------|-------------|----------|------|----------|----|----|----------------|---------------------------|
| 1_400    | 416-418 | 7,329      | 7,110       | 97.01%   | IND  | 20       | 1  | 0  | N/A            | <a href="#">View plan</a> |

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Coming Available

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN                |
|----------|---------|------------|-------------|----------|------|----------|----|----|----------------|---------------------------|
| 1_400    | 420-422 | 0          | 3,600       | 0%       | IND  | 0        | 0  | 0  | N/A            | <a href="#">View plan</a> |

# VALLEY VIEW BUSINESS CENTER

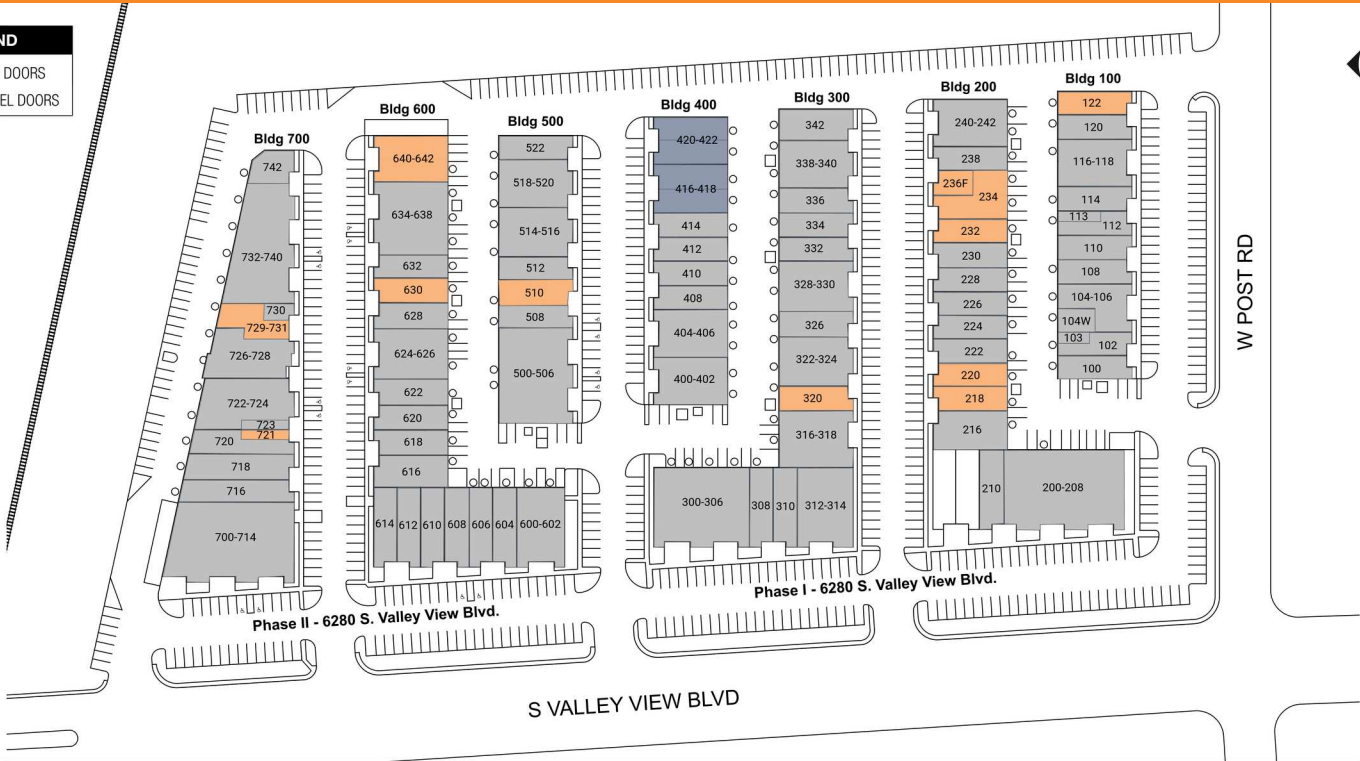
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



AVAILABLE COMING AVAILABLE OCCUPIED

## Coming Available

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN |
|----------|-------|------------|-------------|----------|------|----------|----|----|----------------|------------|
|----------|-------|------------|-------------|----------|------|----------|----|----|----------------|------------|

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| LEGEND |                   |
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| ▲      | DOCK HIGH DOORS   |
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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    | 226   | 1,839      | 686         | 37       | IND  | 1        | 0  |    |
| 3_200    | 238   | 1,800      | 672         | 37       | IND  | 1        | 0  |    |
| 3_200    | 242   | 1,803      | 445         | 25       | IND  | 1        | 0  |    |
| 3_300    | 306   | 1,925      | 810         | 42       | IND  | 1        | 0  |    |
| 3_300    | 316   | 2,514      | 1,798       | 72       | IND  | 1        | 0  |    |
| 3_300    | 326   | 1,700      | 507         | 30       | IND  | 1        | 0  |    |
| 3_400    | 416   | 1,478      | 0           | 0        | IND  | 1        | 0  |    |

## Coming Available

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN                |
|----------|---------|------------|-------------|----------|------|----------|----|----|----------------|---------------------------|
| 1_400    | 416-418 | 7,329      | 7,110       | 97.01%   | IND  | 20       | 1  | 0  | N/A            | <a href="#">View plan</a> |
| 1_400    | 420-422 | 0          | 3,600       | 0%       | IND  | 0        | 0  | 0  | N/A            | <a href="#">View plan</a> |

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■ AVAILABLE
 ■ COMING AVAILABLE
 ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| 4_100    | 100-102 | 3,425      | 1,709       | 50       | IND  | 1        | 0  |    |
| 4_100    | 105     | 932        | 935         | 100      | IND  | 1        | 0  |    |
| 4_100    | 108-110 | 3,741      | 667         | 37       | IND  | 1        | 0  |    |
| 4_100    | 112     | 1,800      | 199         | 11       | IND  | 1        | 0  |    |
| 4_200    | 218     | 1,577      | 322         | 20       | IND  | 1        | 0  |    |
| 4_200    | 228     | 1,730      | 484         | 28       | IND  | 0        | 0  |    |
| 4_200    | 230     | 1,632      | 537         | 33       | IND  | 1        | 0  |    |
| 4_300    | 328-330 | 2,880      | 921         | 32       | IND  | 2        | 0  |    |
| 4_400    | 402     | 1,457      | 0           | 0        | IND  | 0        | 0  |    |

## Coming Available

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN                |
|----------|---------|------------|-------------|----------|------|----------|----|----|----------------|---------------------------|
| 1_400    | 416-418 | 7,329      | 7,110       | 97.01%   | IND  | 20       | 1  | 0  | N/A            | <a href="#">View plan</a> |
| 1_400    | 420-422 | 0          | 3,600       | 0%       | IND  | 0        | 0  | 0  | N/A            | <a href="#">View plan</a> |

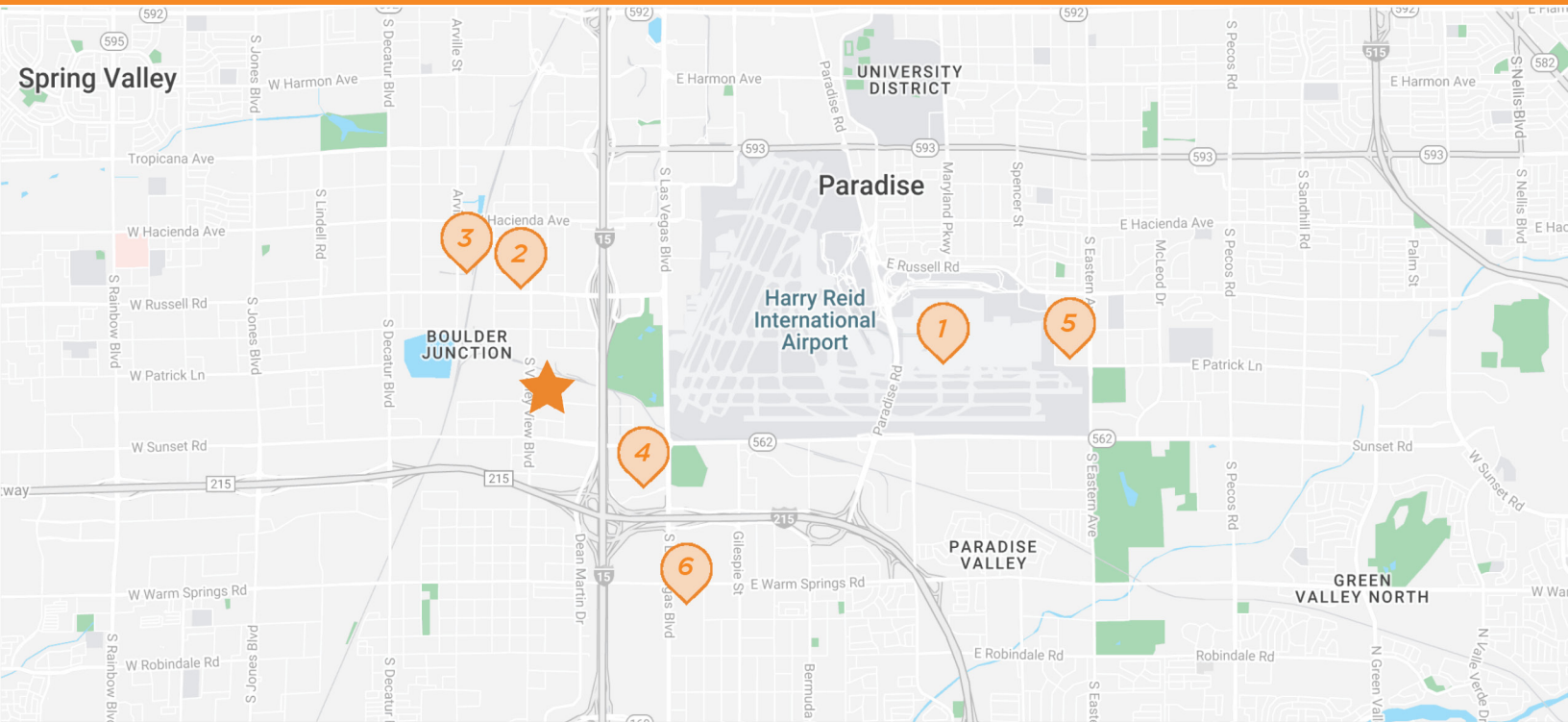
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## VALLEY VIEW BUSINESS CENTER PHASE I-IV

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