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	974-3,632 SF
BUILDING SIZE	493,647 SF
MARKET	Las Vegas

For more information, please contact:

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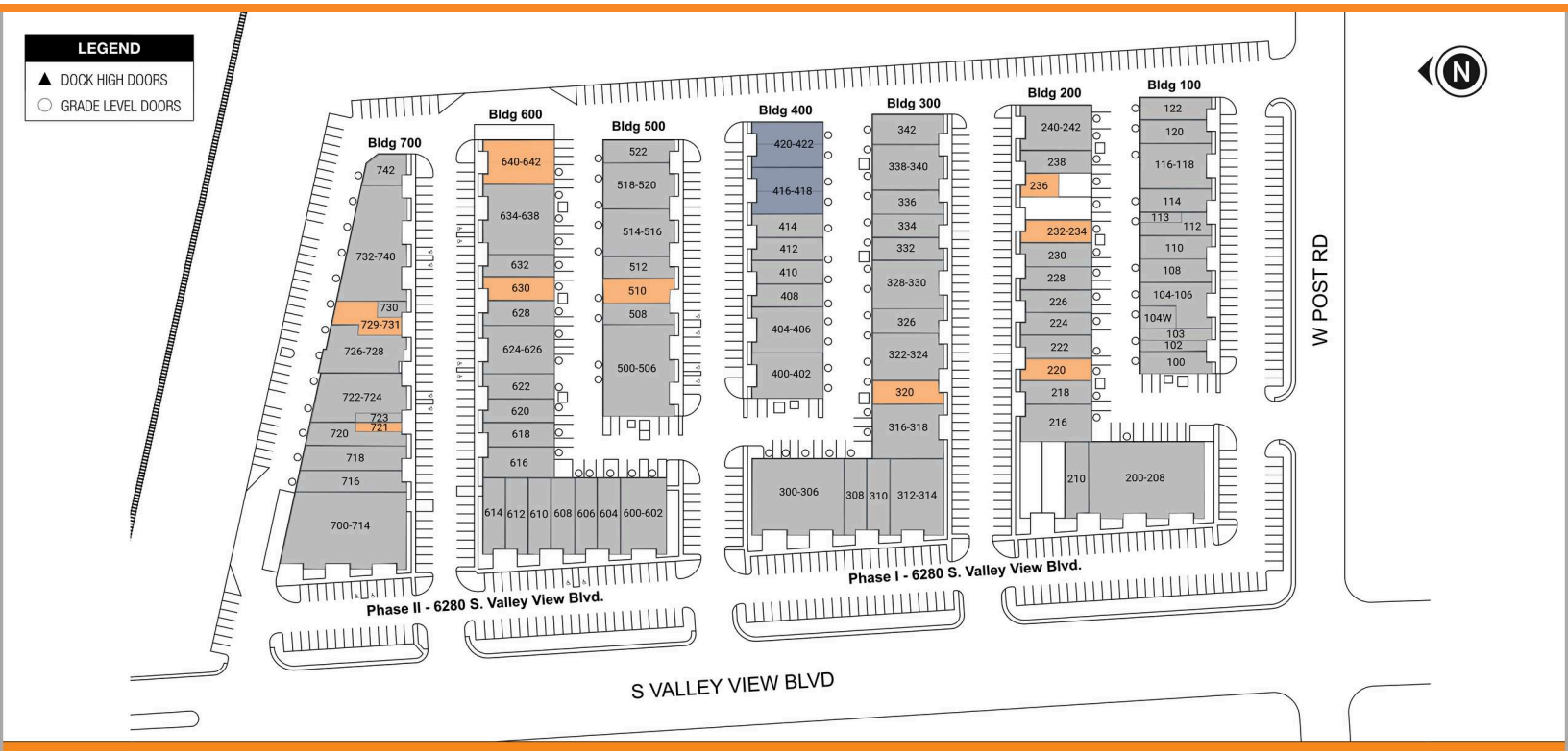

AVAILABLE COMING AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
1_200	220	1,812	921	51	IND	1	0	
1_200	232-234	3,632	871	48	IND	1	0	
1_200	236	1,815	903	50	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	View plan
1_400	420-422	0	3,600	0%	IND	0	0	0	N/A	View plan

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AVAILABLE COMING AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
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	318-320	3,613	1,353	37	IND	2	0	
3_300	326	1,700	507	30	IND	1	0	
3_400	416 - 418	2,945	714	49	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	View plan
1_400	420-422	0	3,600	0%	IND	0	0	0	N/A	View plan

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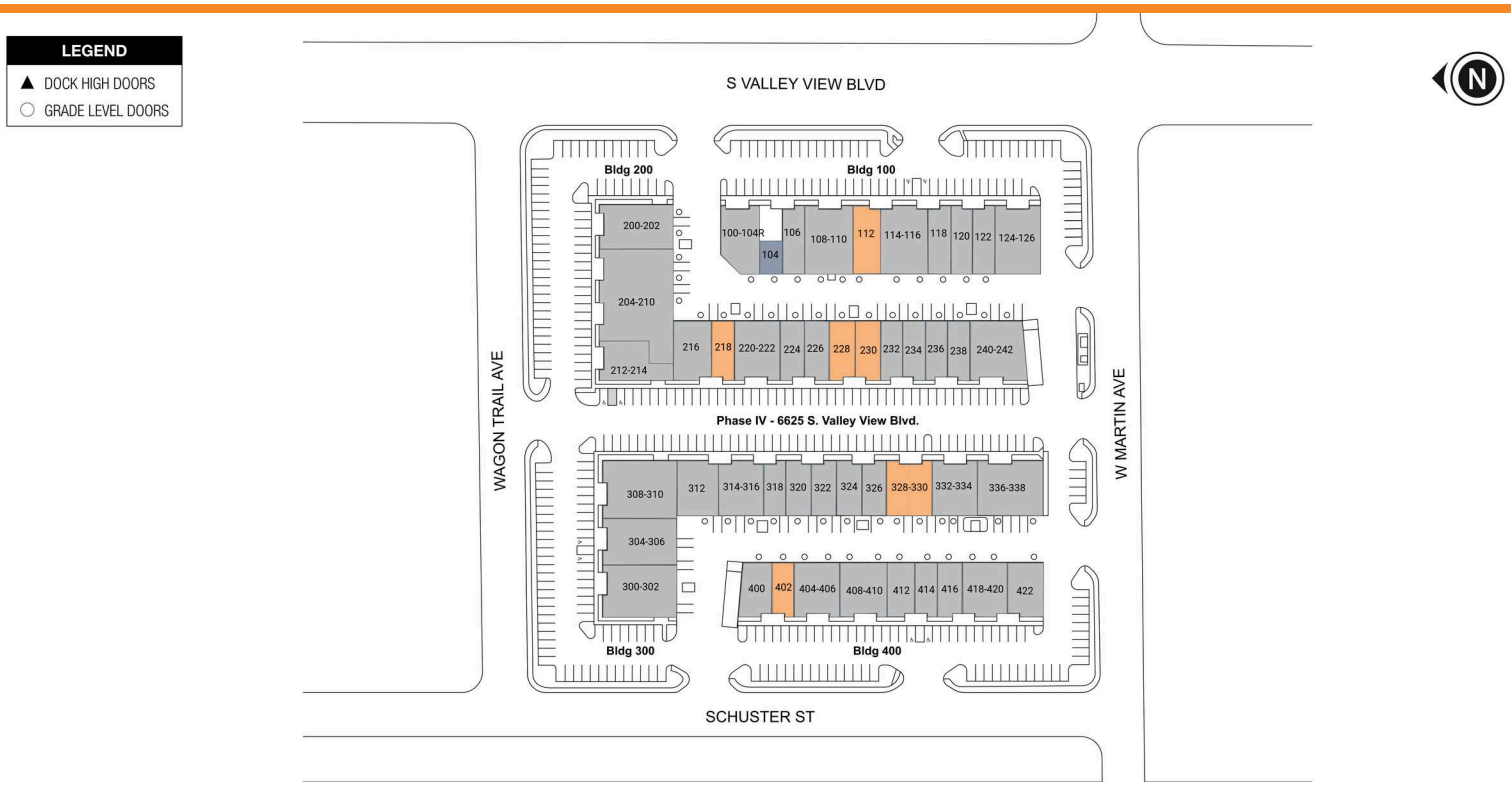

AVAILABLE COMING AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
4_100	112	1,814	199	11	IND	1	0	
4_200	218	1,577	322	20	IND	1	0	
4_200	228	1,715	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	View plan
1_400	420-422	0	3,600	0%	IND	0	0	0	N/A	View plan

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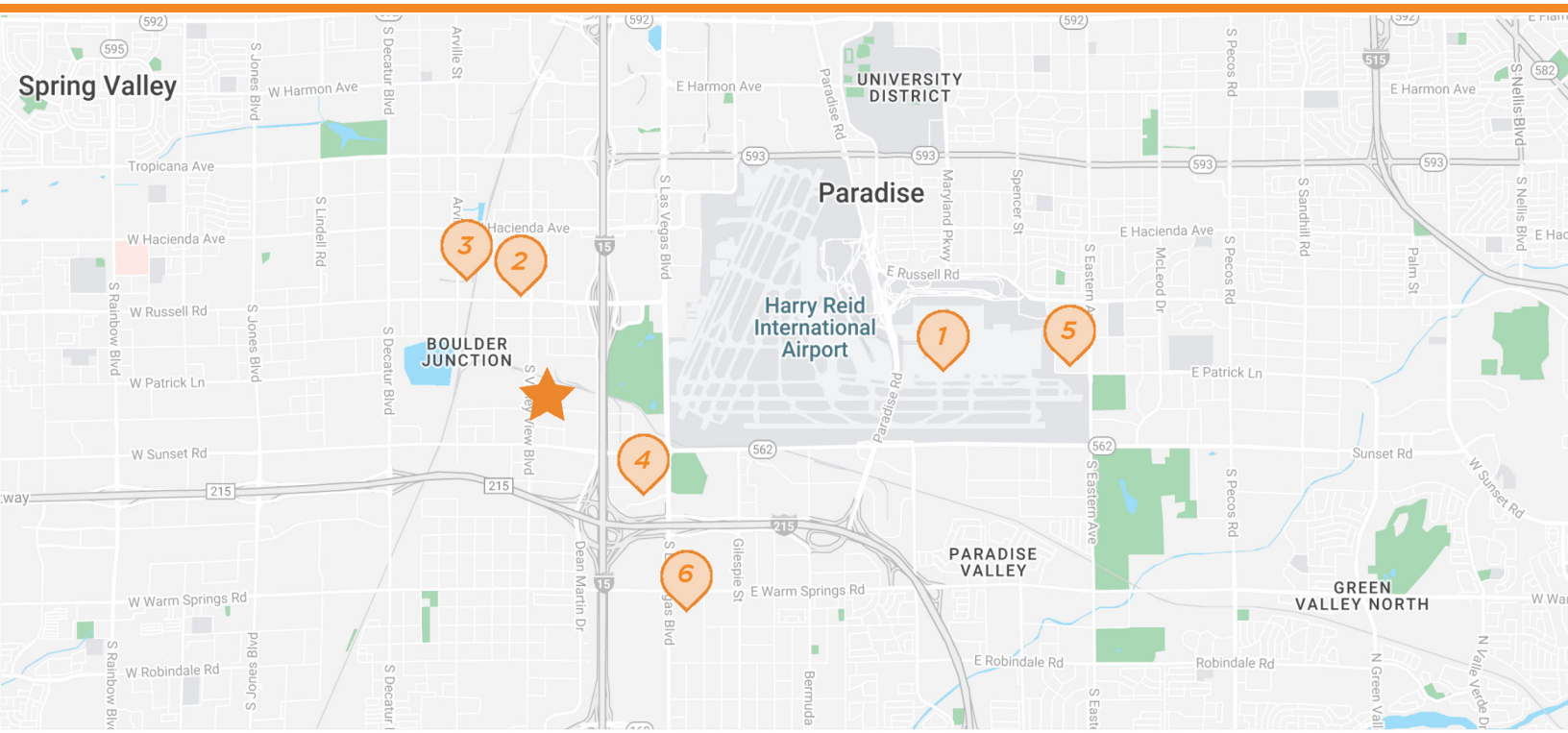

VALLEY VIEW BUSINESS CENTER PHASE I-IV
6280, 6380 & 6625 S VALLEY VIEW BLVD| LAS VEGAS, NV 89118

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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