

# 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  | 974-2,606 SF |
| BUILDING SIZE | 492,251 SF   |
| RENOVATED     | 2023         |
| 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

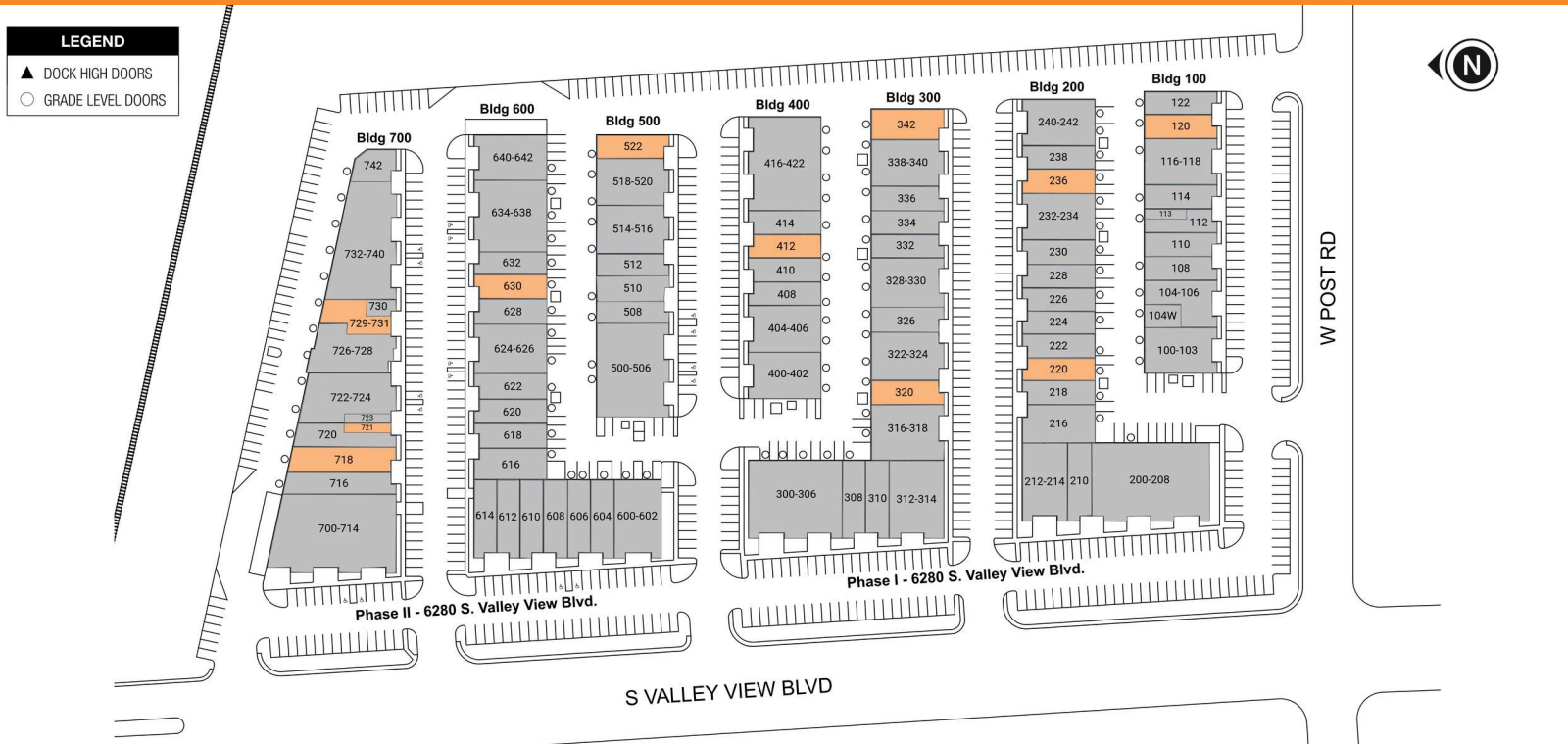
BKM MANAGEMENT COMPANY

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AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| 1_100    | 120     | 1,834      | 1,834       | 100      | OFF  | 0        | 0  |    |
| 1_200    | 220     | 1,812      | 921         | 51       | IND  | 1        | 0  |    |
| 1_200    | 236     | 1,815      | 903         | 50       | IND  | 0        | 0  |    |
| 1_300    | 320     | 1,810      | 856         | 47       | IND  | 1        | 0  |    |
| 1_300    | 342     | 2,342      | 1,717       | 73       | IND  | 1        | 0  |    |
| 1_400    | 412     | 1,744      | 1,124       | 62       | IND  | 1        | 0  |    |
| 2_500    | 522     | 1,828      | 1,828       | 100      | OFF  | 1        | 0  |    |
| 2_600    | 630     | 1,801      | 717         | 40       | IND  | 1        | 0  |    |
| 2_700    | 718     | 2,606      | 675         | 26       | IND  | 1        | 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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**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    | 102   | 1,475      | 0           | 0        | OFF  | 1        | 0  |    |
| 3_100    | 112   | 1,560      | 0           | 0        | IND  | 1        | 0  |    |
| 3_200    | 226   | 1,839      | 686         | 37       | IND  | 1        | 0  |    |
| 3_300    | 316   | 2,514      | 1,798       | 72       | IND  | 1        | 0  |    |
| 3_300    | 326   | 1,700      | 507         | 30       | IND  | 1        | 0  |    |

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|----------|-------|------------|-------------|----------|------|----------|----|----|
| 4_100    | 112   | 1,814      | 199         | 11       | IND  | 1        | 0  |    |
| 4_200    | 228   | 1,715      | 484         | 28       | IND  | 0        | 0  |    |
| 4_200    | 230   | 1,632      | 537         | 33       | IND  | 1        | 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



### 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