

STADIUM INDUSTRIAL CENTER

3955 WEST MESA VISTA AVENUE & 3950 WEST DIABLO DRIVE • LAS VEGAS, NV 89118



- Situated near Allegiant Stadium, the Las Vegas Strip, and Harry Reid International Airport
- easy access to I-15 and I-215 for seamless logistics
- Spanning 9.08 acres, offering flexible space solutions for industrial and distribution needs
- Equipped with ample parking spaces
- Ideal for businesses seeking proximity to key transportation corridors and a thriving commercial district

Property Summary

| | |
|----------------------|-----------------|
| AVAILABLE SF | 5,902-10,942 SF |
| BUILDING SIZE | 163,321 SF |
| MARKET | Las Vegas |

For more information, please contact:

ADAM MURRAY

LEASING MANAGER

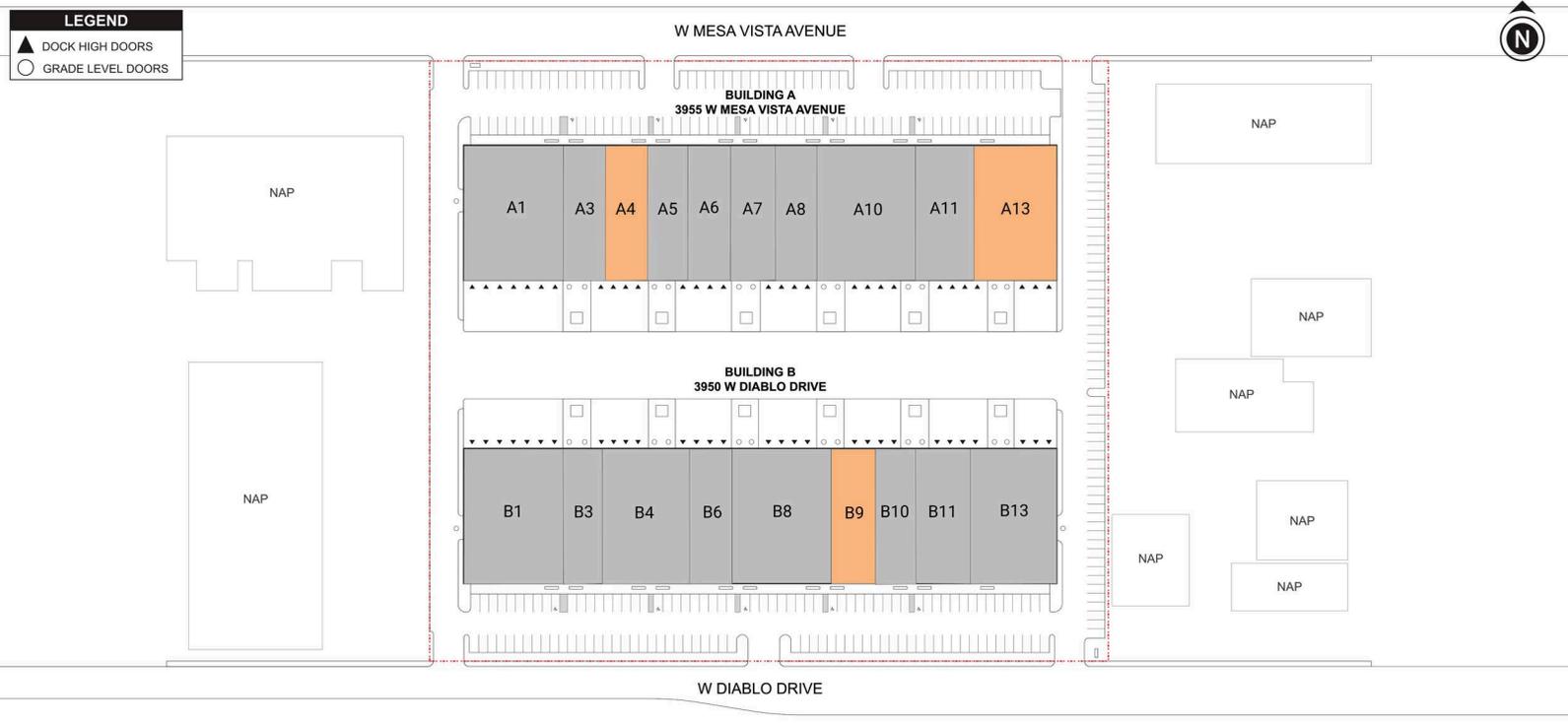
BKM MANAGEMENT COMPANY

P. 702.359.4858

E. AMURRAY@BKMMGMT.COM

STADIUM INDUSTRIAL CENTER

3955 WEST MESA VISTA AVENUE & 3950 WEST DIABLO DRIVE • LAS VEGAS, NV 89118



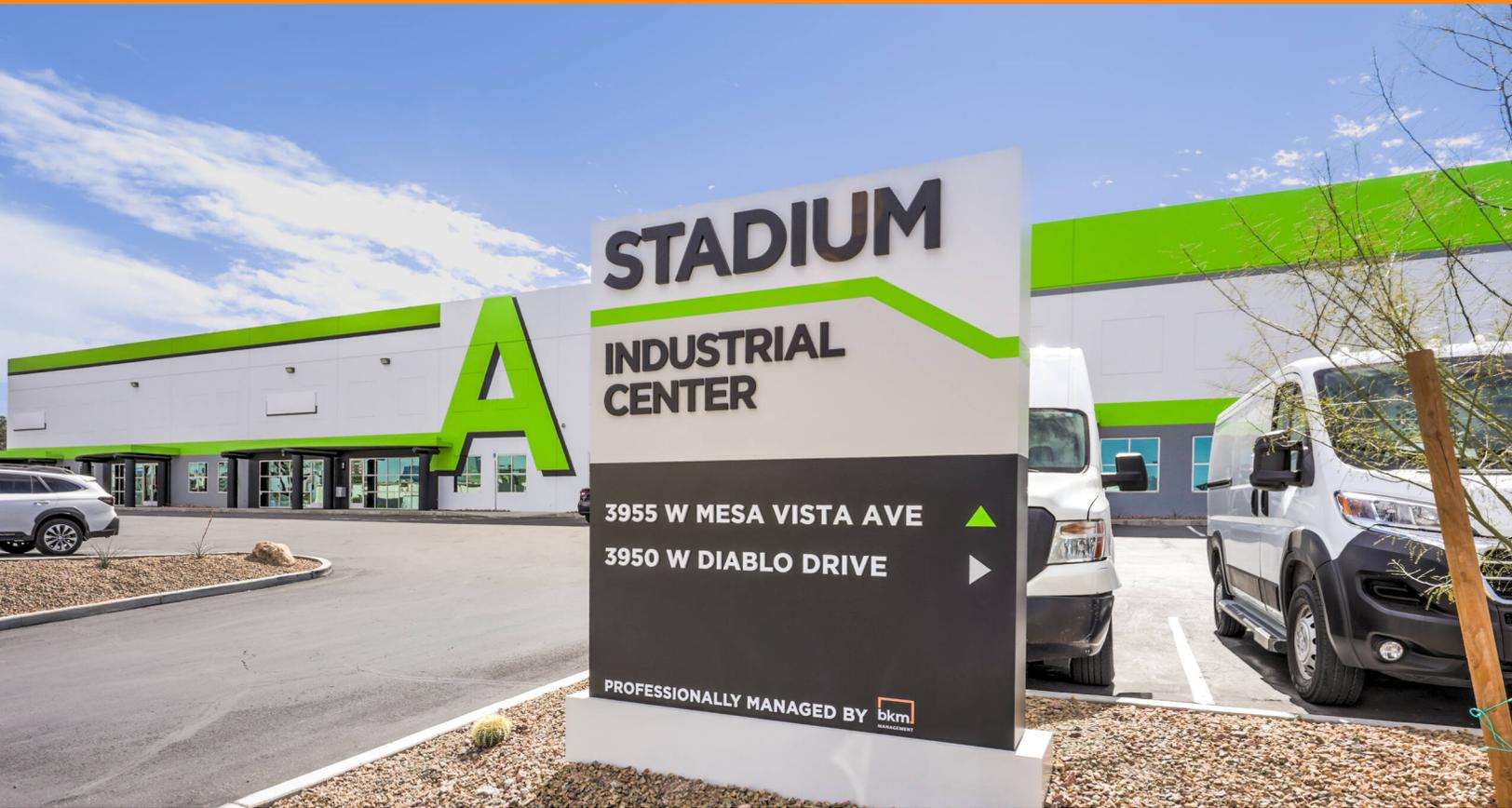
■ AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
| 3955 | A13 | 10,942 | 3,262 | 30 | IND | 2 | 3 | |
| 3955 | A4 | 6,030 | 619 | 10 | IND | 1 | 2 | |
| 3950 | B9 | 5,902 | 948 | 16 | IND | 1 | 2 | |

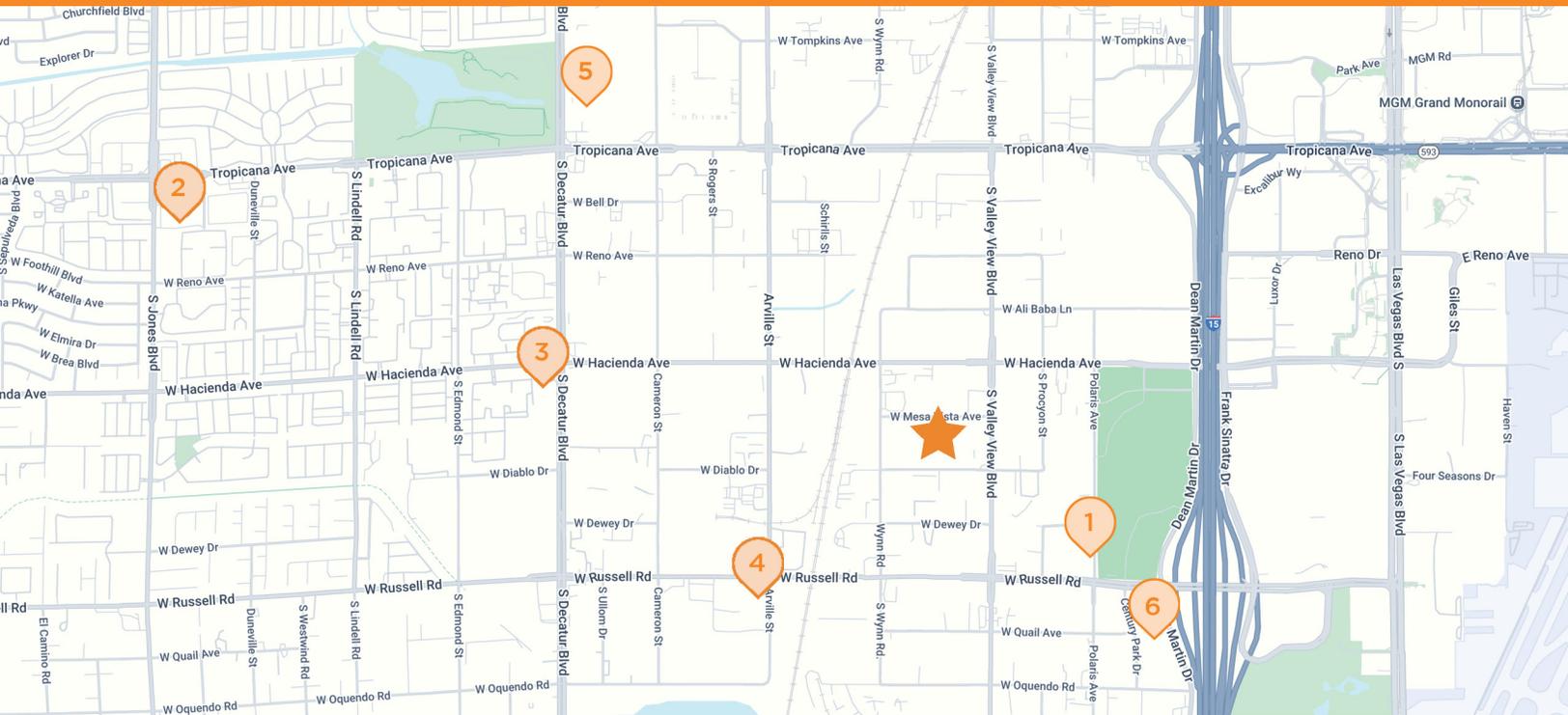
STADIUM INDUSTRIAL CENTER

3955 WEST MESA VISTA AVENUE & 3950 WEST DIABLO DRIVE • LAS VEGAS, NV 89118



STADIUM INDUSTRIAL CENTER

3955 WEST MESA VISTA AVENUE & 3950 WEST DIABLO DRIVE • LAS VEGAS, NV 89118



STADIUM INDUSTRIAL CENTER

3955 West Mesa Vista Avenue & 3950 West Diablo Drive, Las Vegas, NV 89118



STARBUCKS

5625 Polaris Ave Suite 110
Las Vegas, NV



ALBERTSONS

5975 W Tropicana Ave
Las Vegas, NV



CHEVRON

5325 S Decatur Blvd
Las Vegas, NV



WELLS FARGO

4425 W Russell Rd
Las Vegas, NV



THE HOME DEPOT

4750 S Decatur Blvd
Las Vegas, NV



FAIRFIELD INN

5775 Dean Martin Dr
Las Vegas, NV