

# 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 | 163,401 SF      |
| RENOVATED     | 2025            |
| MARKET        | Las Vegas       |

For more information, please contact:

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LEASING MANAGER  
BKM MANAGEMENT COMPANY  
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| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
| 3955     | A13   | 10,942     | 3,262       | 30       | IND  | 2        | 3  |    |
| 3950     | B9    | 5,902      | 948         | 16       | IND  | 1        | 2  |    |

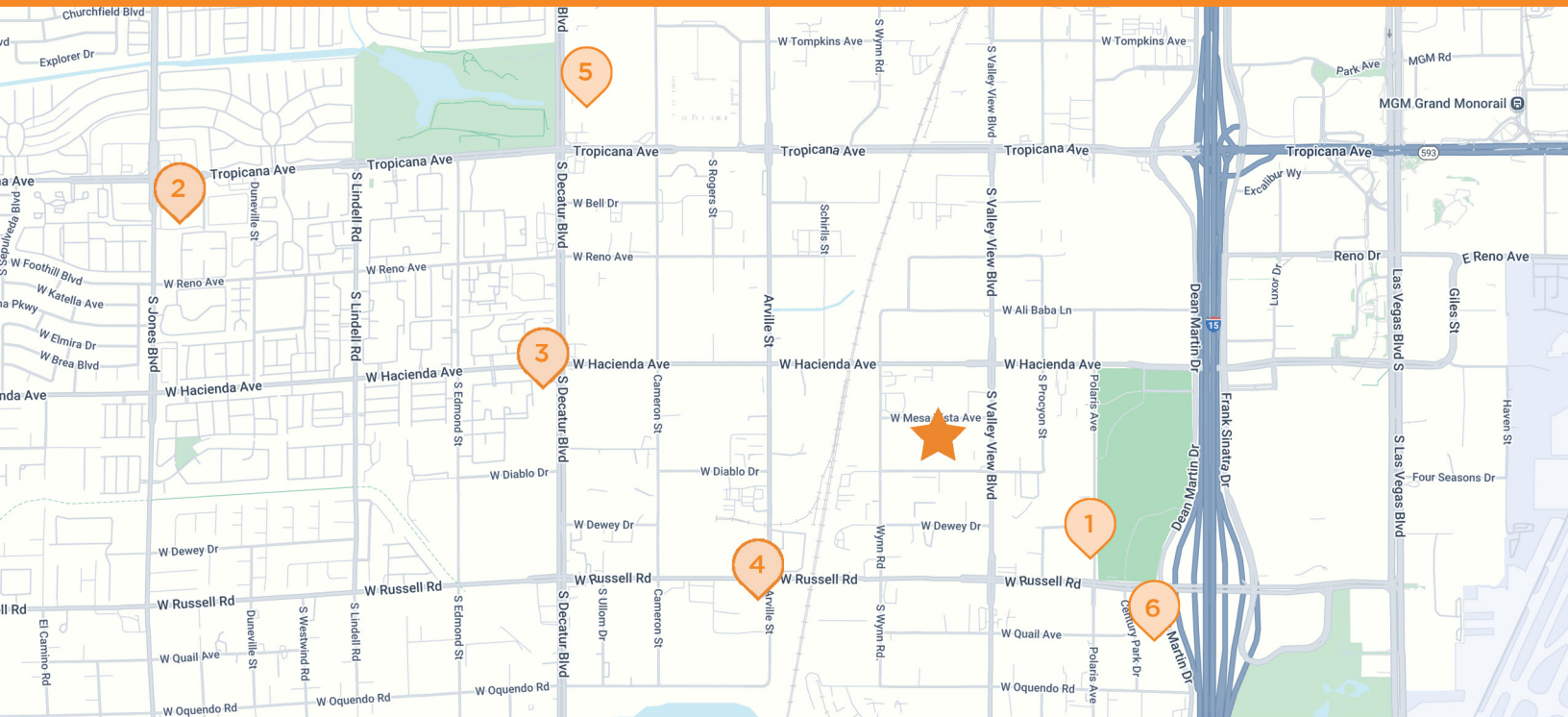
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## STADIUM INDUSTRIAL CENTER

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