

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

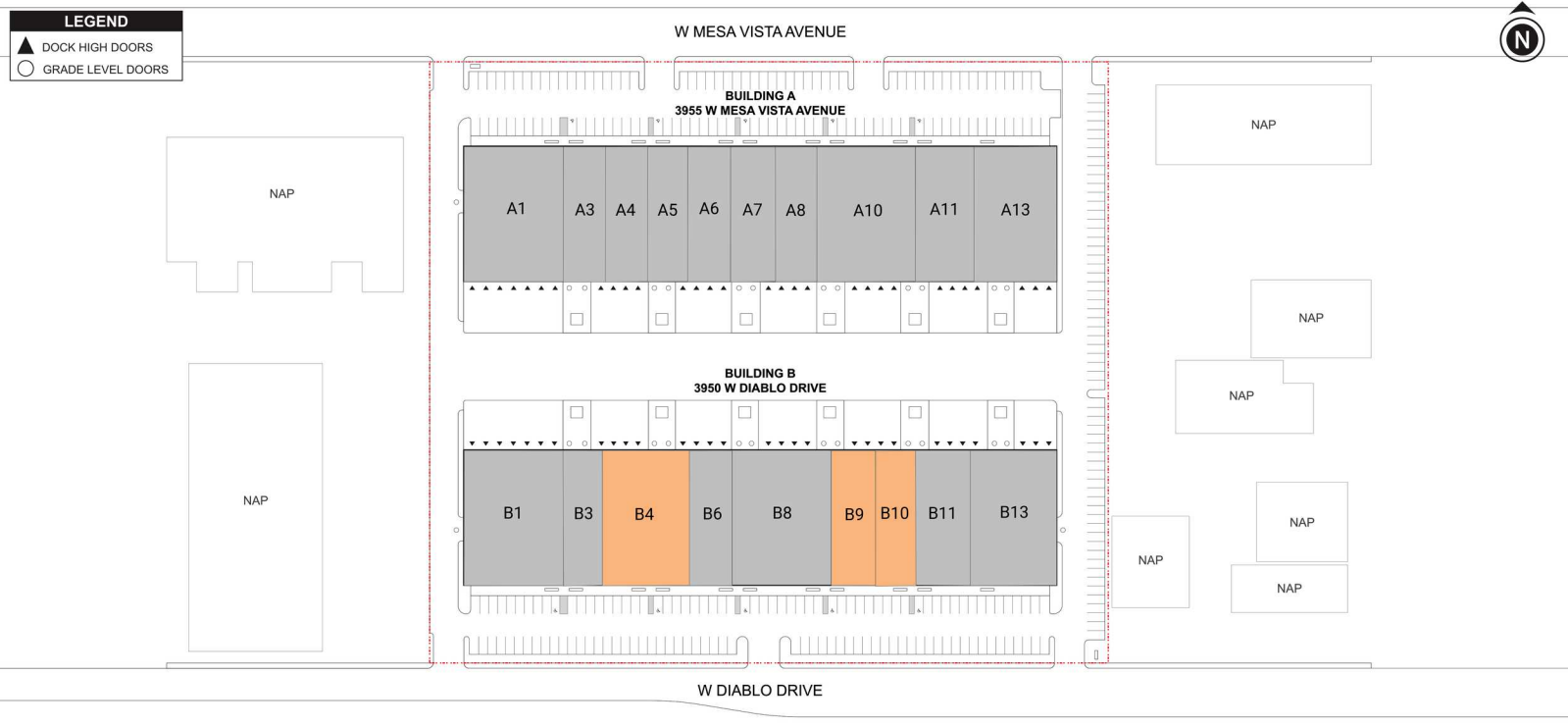
Property Summary

AVAILABLE SF	5,902-12,000 SF
BUILDING SIZE	163,401 SF
RENOVATED	2025
MARKET	Las Vegas

For more information, please contact:

ADAM MURRAY
LEASING MANAGER
BKM MANAGEMENT COMPANY
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Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
3950	B10	6,041	635	11	IND	1	2	
3950	B4	12,000	939	8	IND	4	2	
3950	B9	5,902	948	16	IND	1	2	

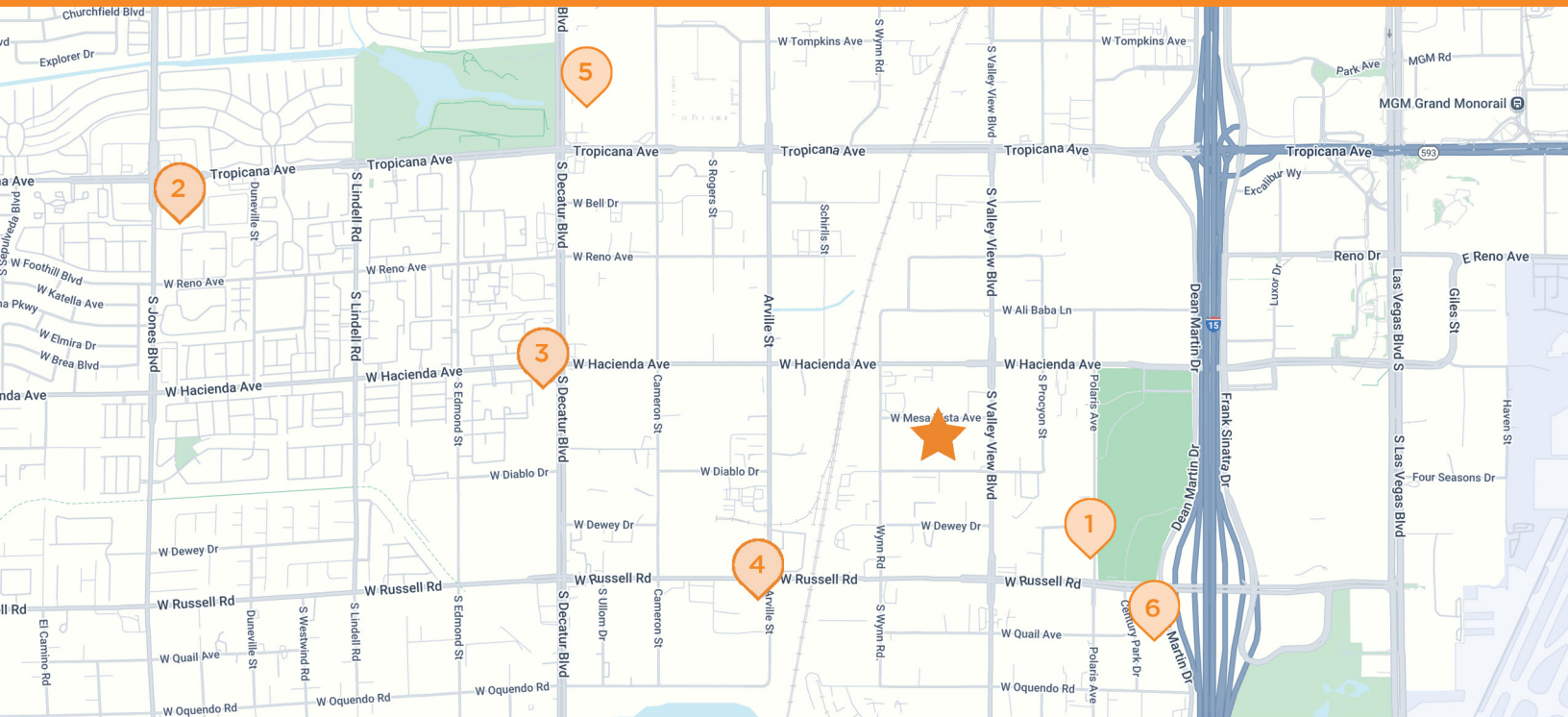
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3955 West Mesa Vista Avenue & 3950 West Diablo Drive, Las Vegas, NV 89118



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