



SITE

**BROKER
INCENTIVE:
5% commission to
outside broker**

For lease

Valley View Business Park

3021 S Valley View Boulevard
Las Vegas, NV 89102

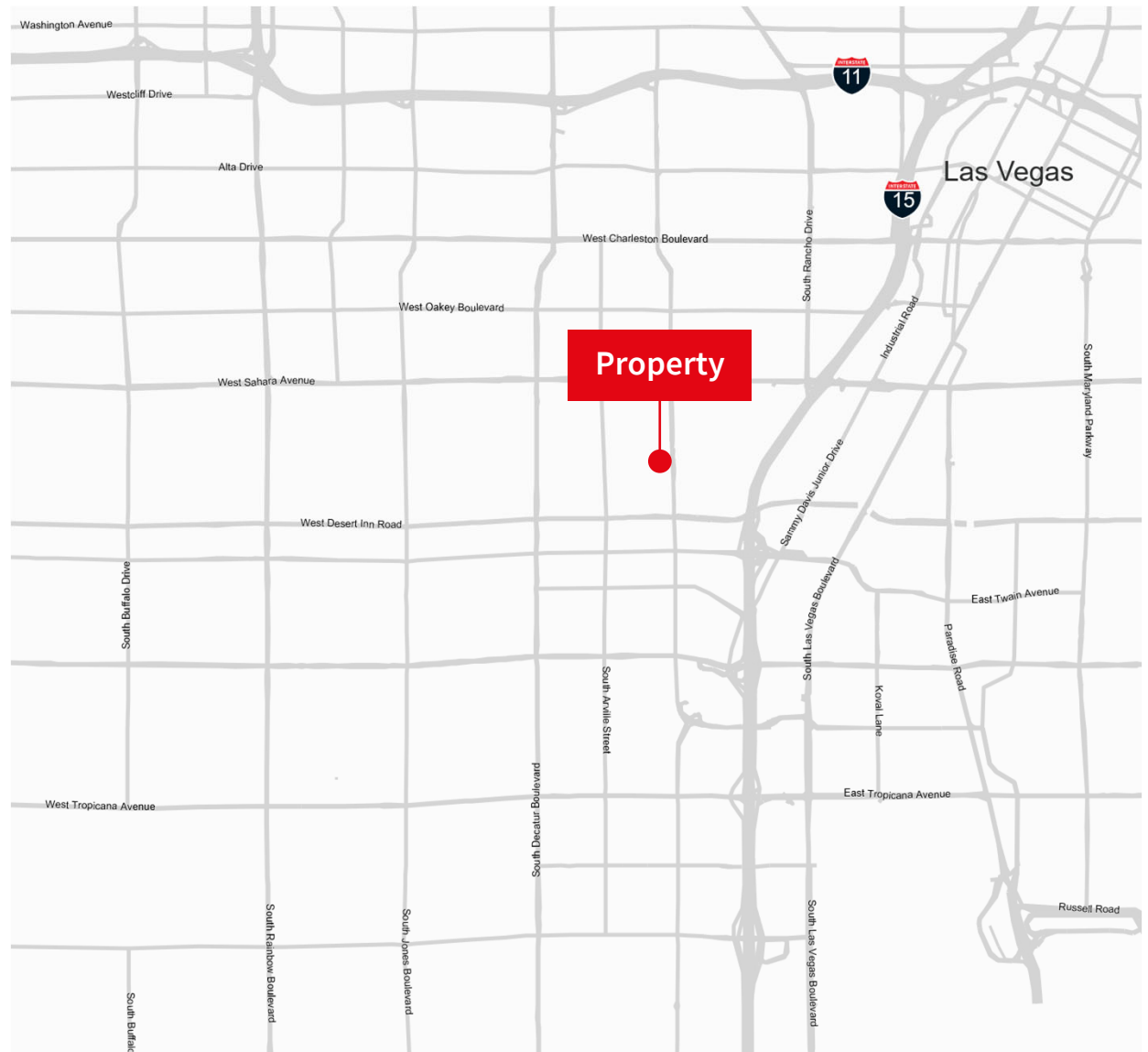
**One Month of
Abated Rent***

*For a credit tenant. 3 yr. lease minimum.

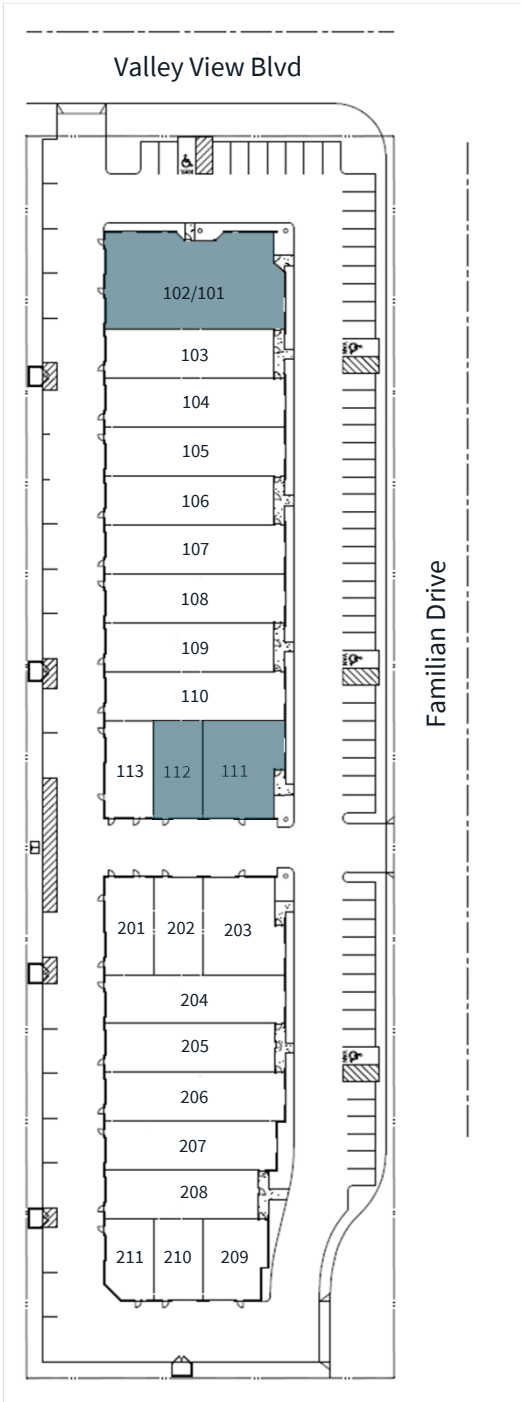


Property Overview

- Rates from \$1.20/s.f. NNN
- CAM's \$0.36/s.f.
- 2,328 s.f. - 4,360 s.f. available
- Two buildings totaling $\pm 42,656$ s.f. on a ± 2.52 -acre parcel
- 12' x 14' grade roll-up doors
- 17' clear height
- Fire sprinklered
- Zoned Industrial (M)
- Excellent central location
- Proximate to LV strip, I-15 & US-95 freeways
- Monument signage on Valley View
- Built in 1986

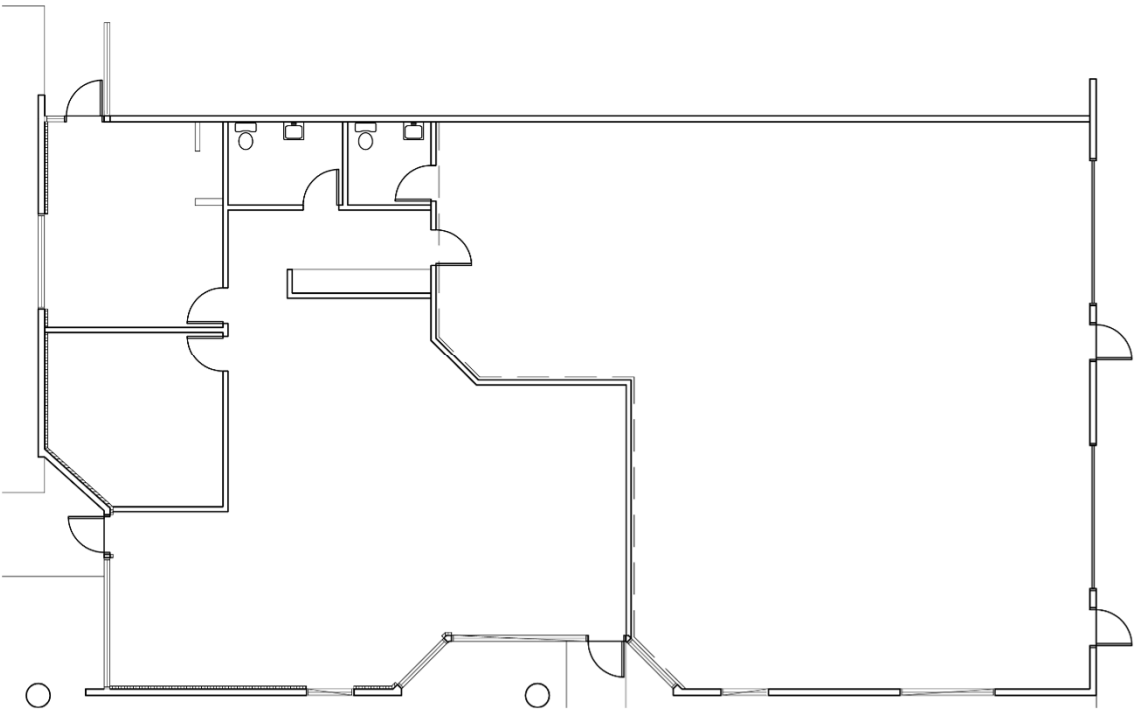


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Grade	Rate	CAM	Monthly
101/102	4,360	2,103	2,257	(2) 12 x 14	\$1.20	\$0.36	\$6,801.60
111/112	2,328	500	1,828	(2) 12 x 14	\$1.20	\$0.36	\$3,631.68



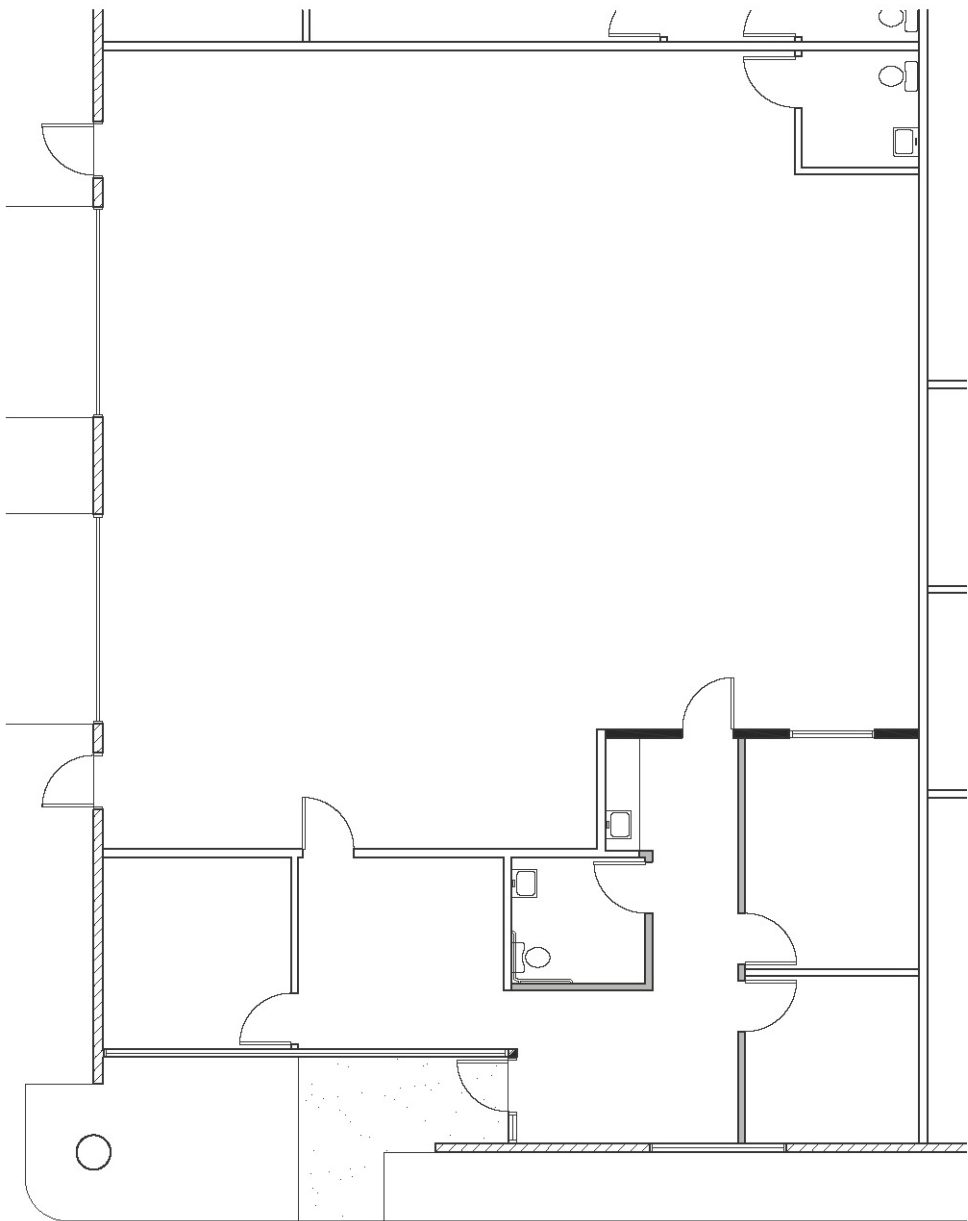
Floorplans

Suite	101-102
Total s.f.	4,360
Office s.f.	±2,103
Warehouse s.f.	±2,257
Clear height	17'
Loading	(2) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.36
Monthly	\$6,801.60
Available	Now



Floorplans

Suite	111-112
Total s.f.	2,328
Office s.f.	±500
Warehouse s.f.	±1,828
Clear height	17'
Loading	(2) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.36
Monthly	\$3,631.68
Available	Now







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