

**MAJOR RENOVATIONS
UNDERWAY!**



**FOR
LEASE**

5325 S Valley View
Las Vegas, NV 89118

- Major Renovations Coming In 2025 – Customize Your Space Now!
- ±10,000-47,984 SF Available With Yard Space
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways For Seamless Connectivity Across The Valley

UNDER NEW OWNERSHIP!

Property Specs

Prime Industrial Space with High Visibility

Stadium View Commerce Center is a rare free-standing industrial property with retail-style frontage on the signalized corner of Valley View Blvd & Hacienda Ave, offering maximum signage visibility.

Leasing sizes range from $\pm 10,000$ -47,984 SF in addition to private secure yard space. The property allows tenants to have a secure fenced yard and easy warehouse access with 11 exterior roll-up doors.

Premier Location in the Southwest Industrial Submarket:

- Less than 1 mile to I-15 Freeway
- Blocks from Allegiant Stadium
- Walking distance to the Las Vegas Strip
- Easy access to both I-15 and 215 Freeways for seamless connectivity across the valley

Major Renovations Coming in 2025 – Customize Your Space Now!

Under new ownership, Stadium View Commerce Center is set for significant upgrades to enhance functionality and curb appeal. Take advantage of generous tenant improvements (TIs) to customize your office/warehouse layout before renovations begin.



Planned Property Enhancements

- New Parking Lot
- Redesigned Pylon Signage
- Updated Exterior Paint & Look
- Evaporative Coolers & HVAC System Repairs/Replacement
- New Office Finishes and Layouts
- Complete Project Rebrand with New Name & Logo
- 3-Phase Power – 800 Amps
- Clear Height: ± 16 -18'
- Fully Sprinklered
- 11 Grade Level Roll-Up Doors

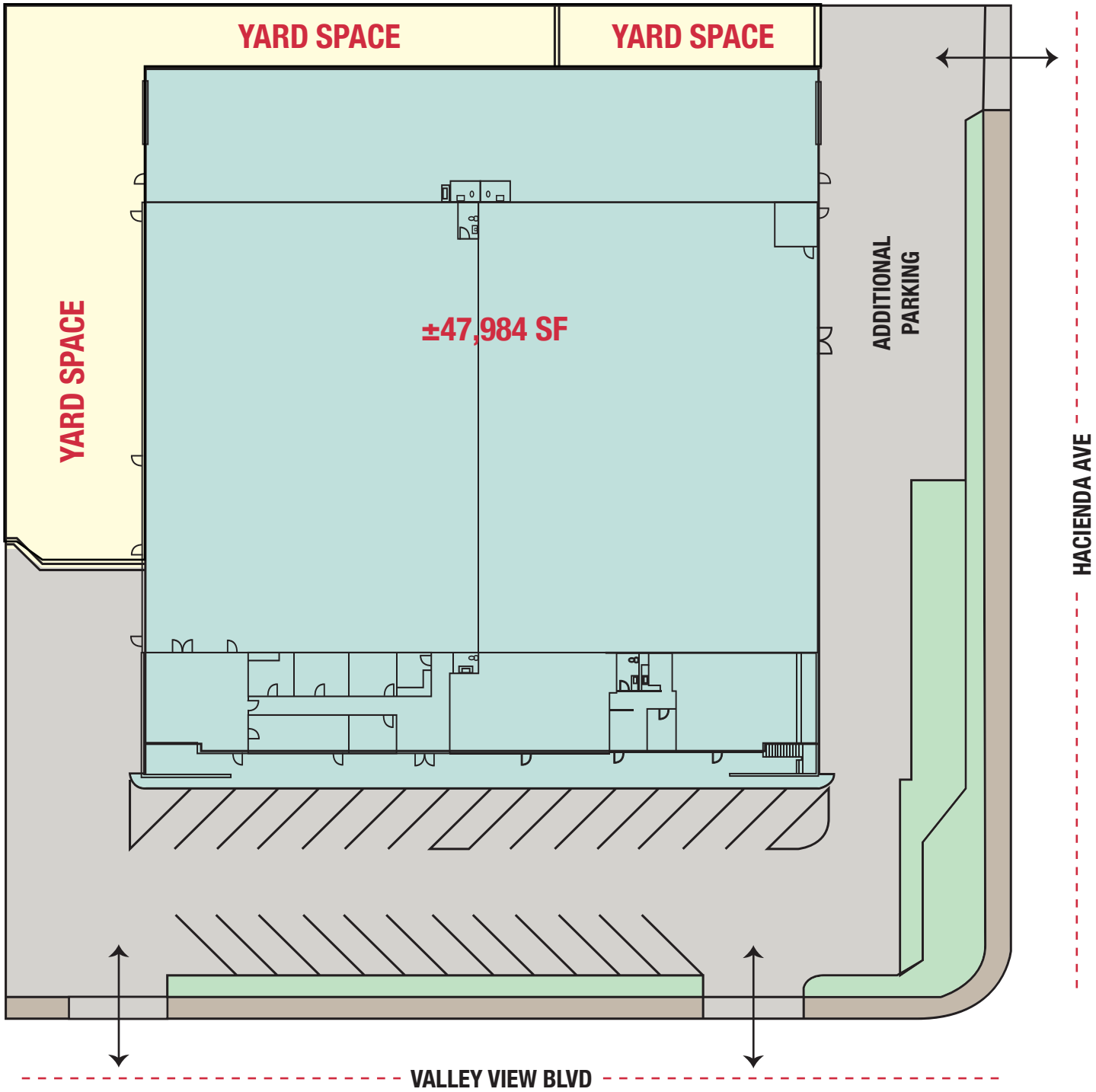


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SITE PLAN

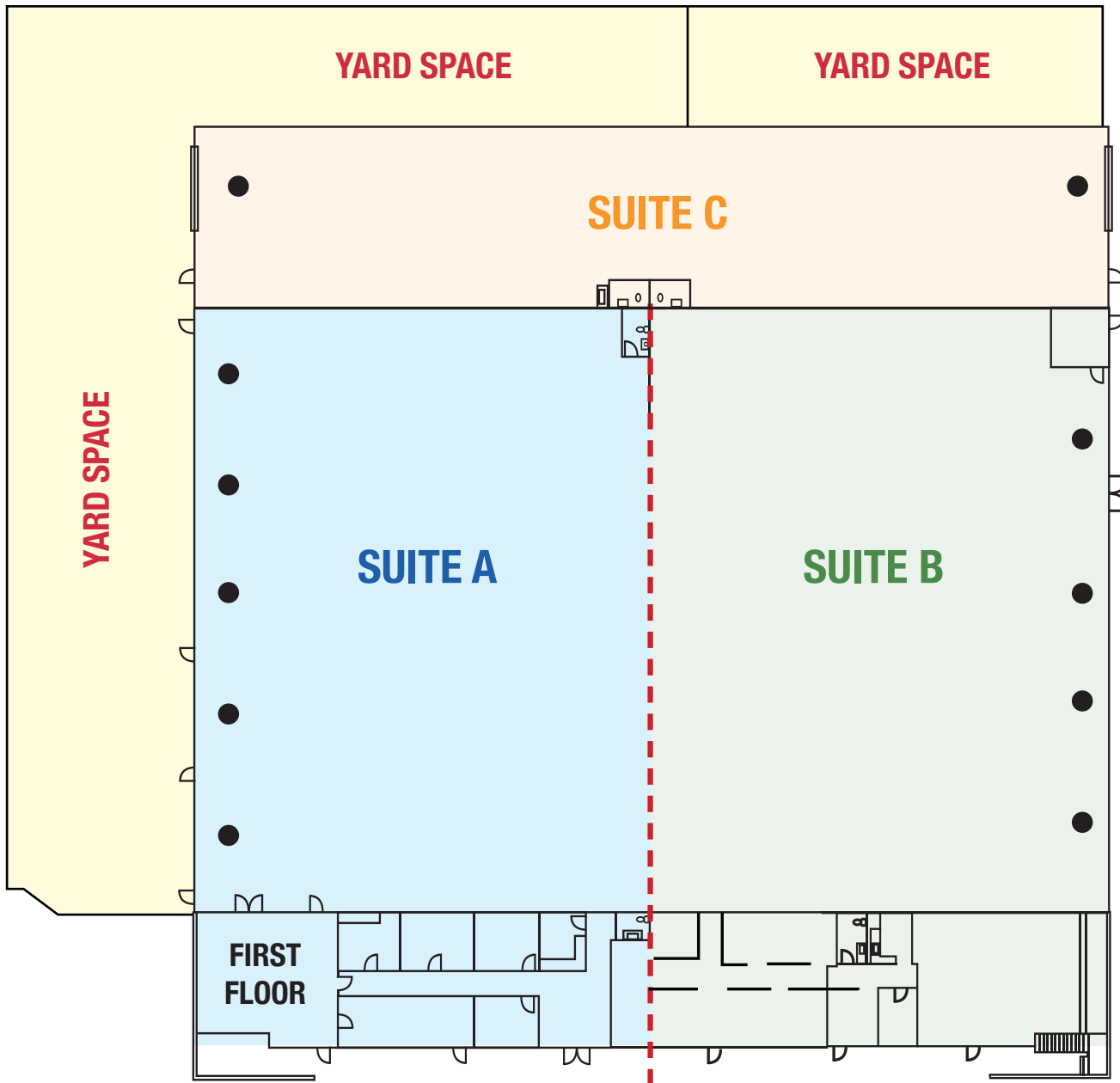


OPTION B-C



PHOTOS





SUITE A

- 15,572 Total SF
- Warehouse 13,028
- Office 2,544
- Five (5) Roll Up Doors
- Fenced Yard
- 3 Phase Power
- Asking Rate \$1.35 + \$0.32 NNN
- Total Monthly \$26,005/Mo

SUITE B

- 15,572 Total SF
- Warehouse 13,028
- Office 2,544
- Four (4) Roll Up Doors
- Two (2) Restrooms
- Street Frontage
- 3 Phase Power
- 18 ft - 20 ft Clear Height

SUITE C

- 10,000 Total SF
- Asking Rate \$1.35 + \$0.32 NNN
- Total Monthly \$16,700/Mo/Mo
- Two (2) Restrooms
- Two (2) Roll Up Doors
- Yard Space

PHOTOS







AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

TERMS & CONDITIONS

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