



For lease

Valley View Business Park

3021 S Valley View Boulevard
Las Vegas, NV 89102

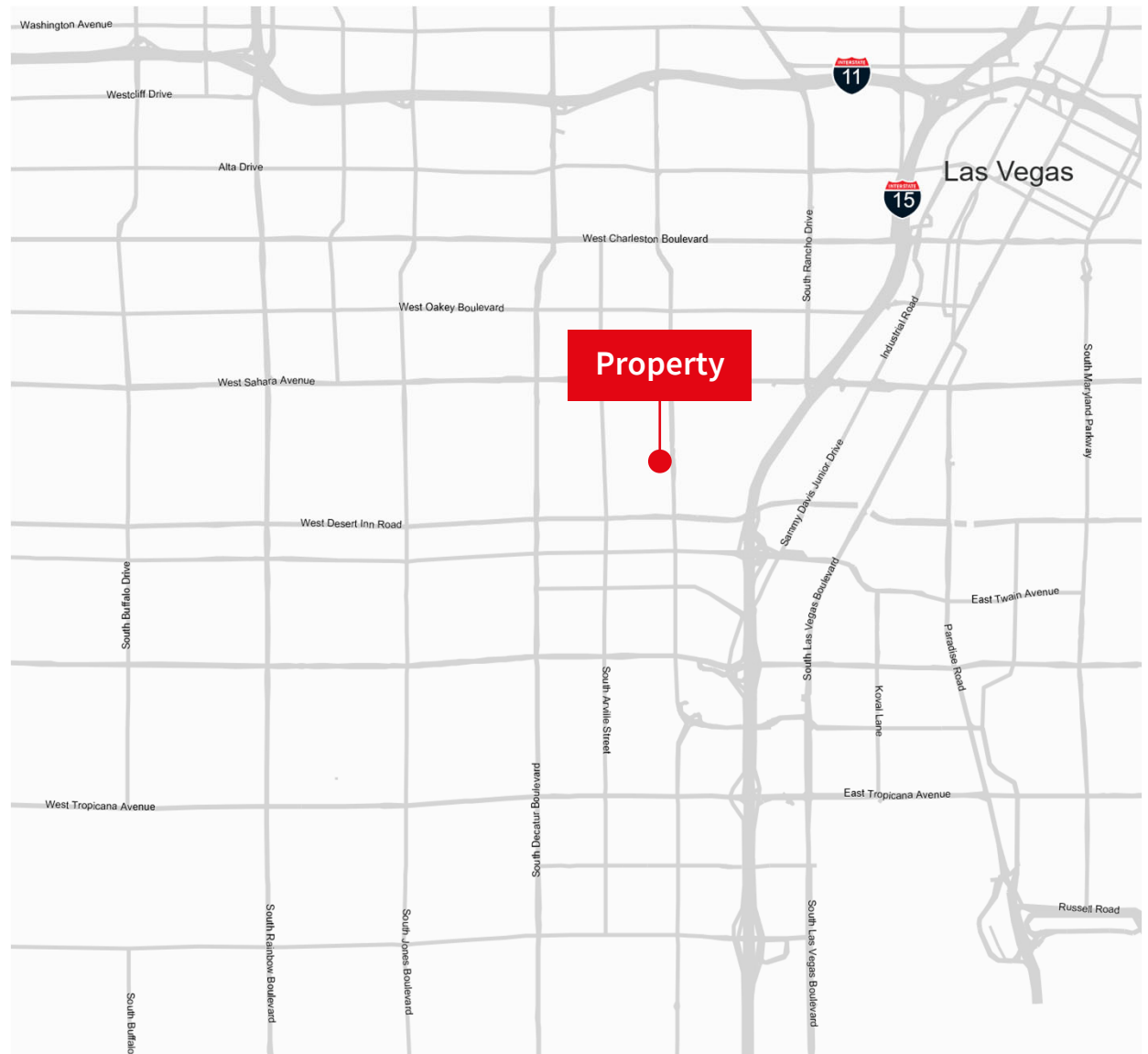
**** \$0.99psf**
for first six months

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



Property Overview

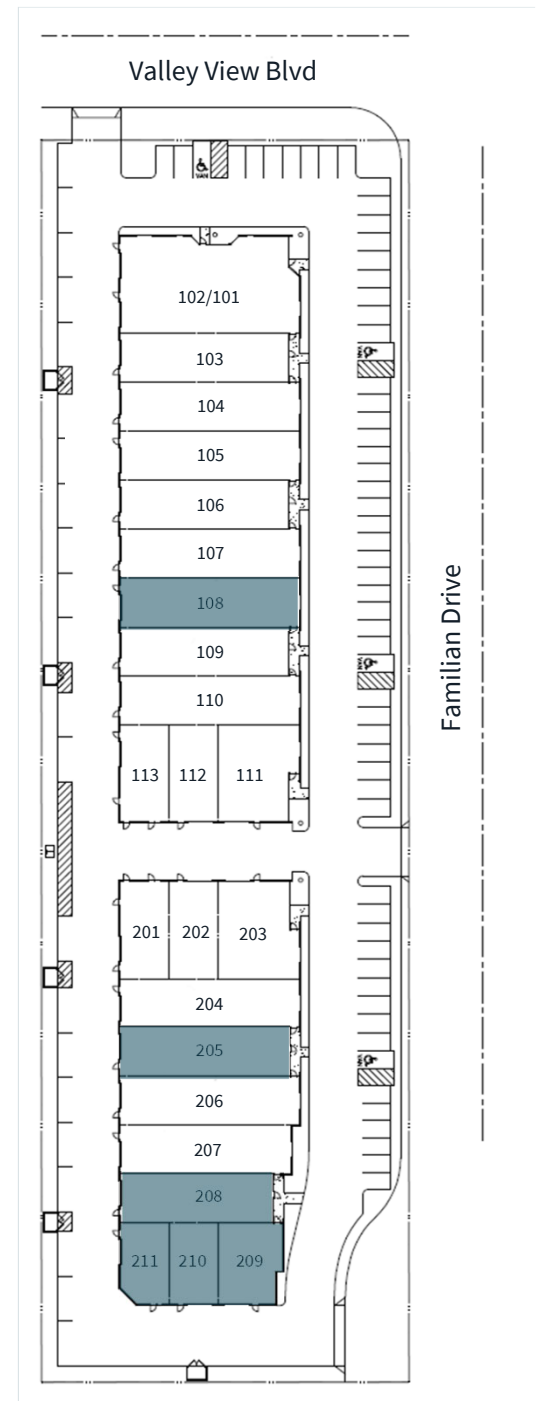
- Rates from \$0.99**/s.f. NNN
- CAM's \$0.40/s.f.
- Two buildings totaling ±42,656 s.f. on a ±2.52-acre parcel
- 12' x 14' grade roll-up doors
- 17' clear height
- Fire sprinklered
- Zoned Industrial (M)
- Excellent central location
- Proximate to LV strip, I-15 & US-95 freeways
- Monument signage on Valley View
- Built in 1986



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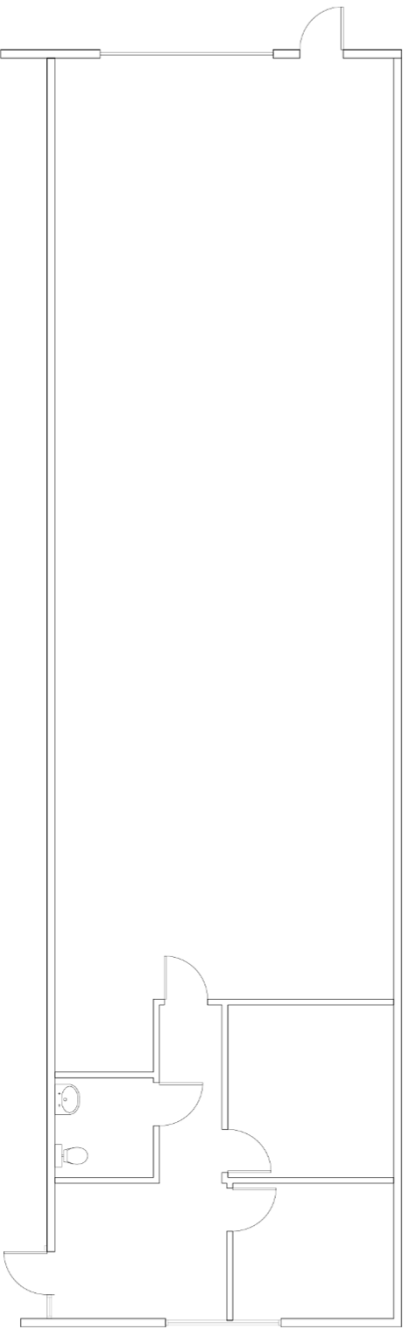
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Grade	Rate	CAM	Monthly
108	2,180	TBD	TBD	(1) 12 x 14	\$0.99**	\$0.40	\$3,030.20
205	2,048	538	1,510	(1) 12 x 14	\$0.99**	\$0.40	\$2,846.72
208	1,856	278	1,578	(1) 12 x 14	\$0.99**	\$0.40	\$2,579.84
209-211	3,194	TBD	TBD	(3) 12 x 14	\$0.99**	\$0.40	\$4,439.66

** \$0.99psf for first six months, \$1.20 thereafter w/ 4% bumps



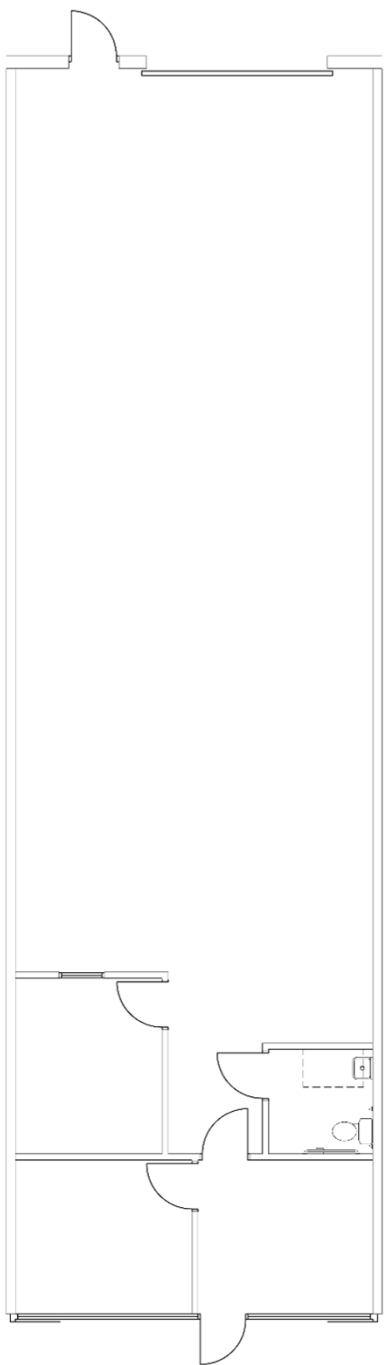
Floorplans

Suite	108
Total s.f.	2,180
Office s.f.	TBD
Warehouse s.f.	TBD
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$0.99** NNN ** \$0.99psf for first six months, \$1.20 thereafter w/ 4% bumps
NNN/s.f.	\$0.40
Monthly	\$3,030.20
Available	Now



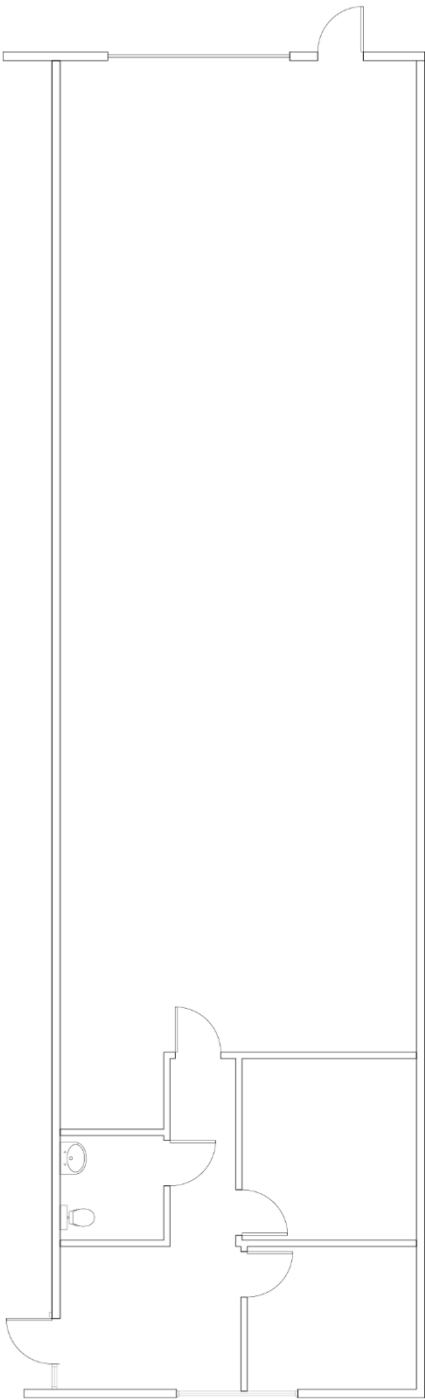
Floorplans

Suite	205
Total s.f.	2,048
Office s.f.	±538
Warehouse s.f.	±1,510
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$0.99** NNN ** \$0.99psf for first six months, \$1.20 thereafter w/ 4% bumps
NNN/s.f.	\$0.40
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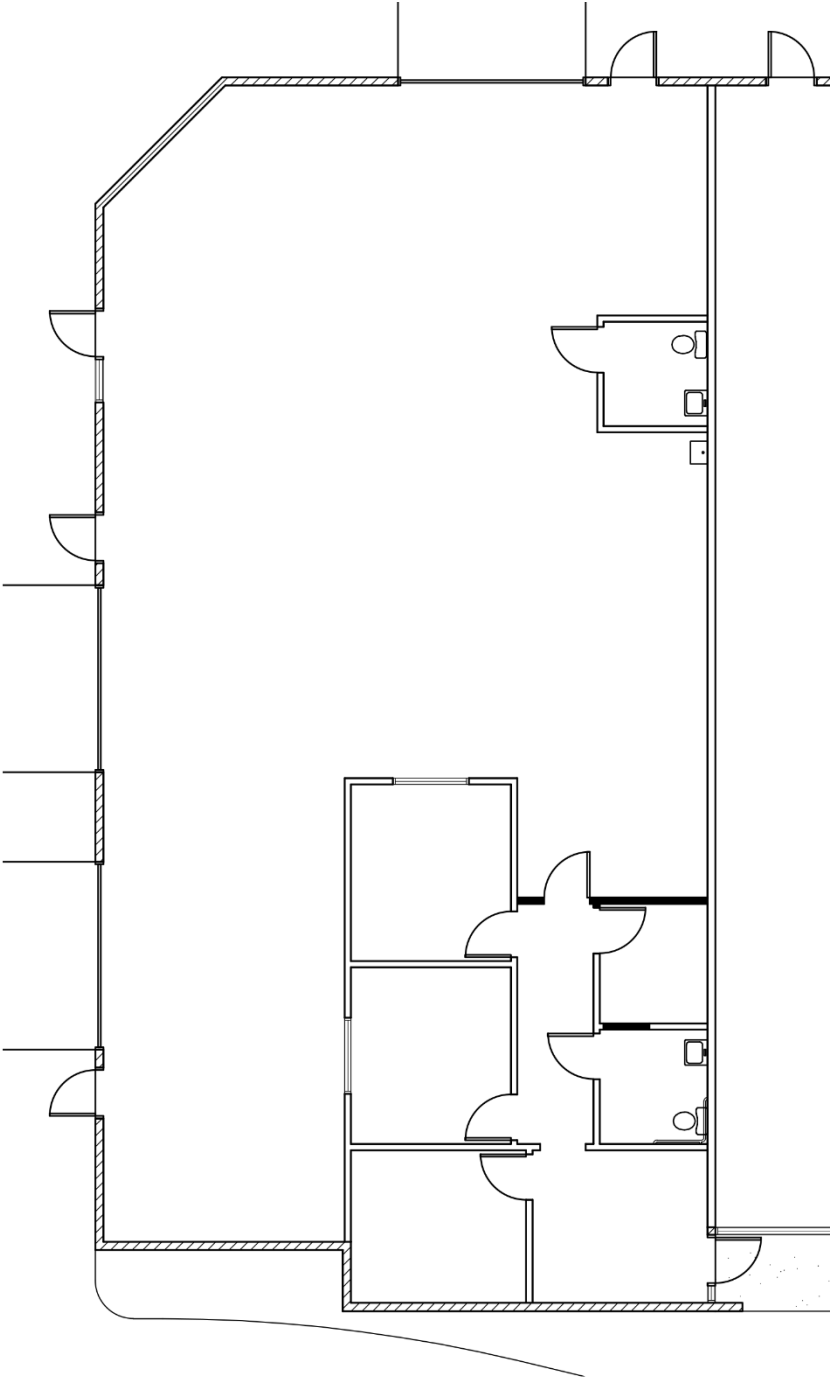
Floorplans

Suite	208
Total s.f.	1,856
Office s.f.	±278
Warehouse s.f.	±1,578
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$0.99** NNN ** \$0.99psf for first six months, \$1.20 thereafter w/ 4% bumps
NNN/s.f.	\$0.40
Monthly	\$2,579.84
Available	Now



Floorplans

Suite	209-211
Total s.f.	3,194
Office s.f.	TBD
Warehouse s.f.	TBD
Clear height	17'
Loading	(3) 12'x14' grade level door
Rate/s.f.	\$0.99** NNN ** \$0.99psf for first six months, \$1.20 thereafter w/ 4% bumps
NNN/s.f.	\$0.40
Monthly	\$4,439.66
Available	Now







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