

Located within Stadium Industrial Park | Southwest Submarket

±20,182 SF Industrial Building

5979 Valley View Boulevard, Las Vegas, NV 89118



Sublease Overview

5979 Valley View Boulevard is a freestanding industrial building in Las Vegas, NV strategically positioned in the southwest submarket. The highly sought-after location is conveniently located near The Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-15 Freeway.

\$1.20 PSF, Month
Sublease Rate



±20,182 Total SF



Evaporative Cooled
Warehouse



Private, Fenced and Gated
Secured Yard



M-1 Clark County
(Industrial Light)



±17' 4"
Warehouse Clear Height



Sublease Expires 06/30/2026

- Fire sprinklered building
- 600 amp, 120/208 volt, 3 phase power
- 50' x 20' column spacing
- Concrete block construction
- 4 Grade level loading doors
- 4 Dock-hi truck loading wells
- Warehouse skylights
- Warehouse ceilings finished with white scrim
- Excellent Southwest location with convenient access to Strip Corridor
- Two (2) restrooms
- Part of a ±182,067 SF industrial project with CC&R's

CONTACT US

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Floorplan



Contact Broker
For Details

► For illustration purposes only. Not to scale.

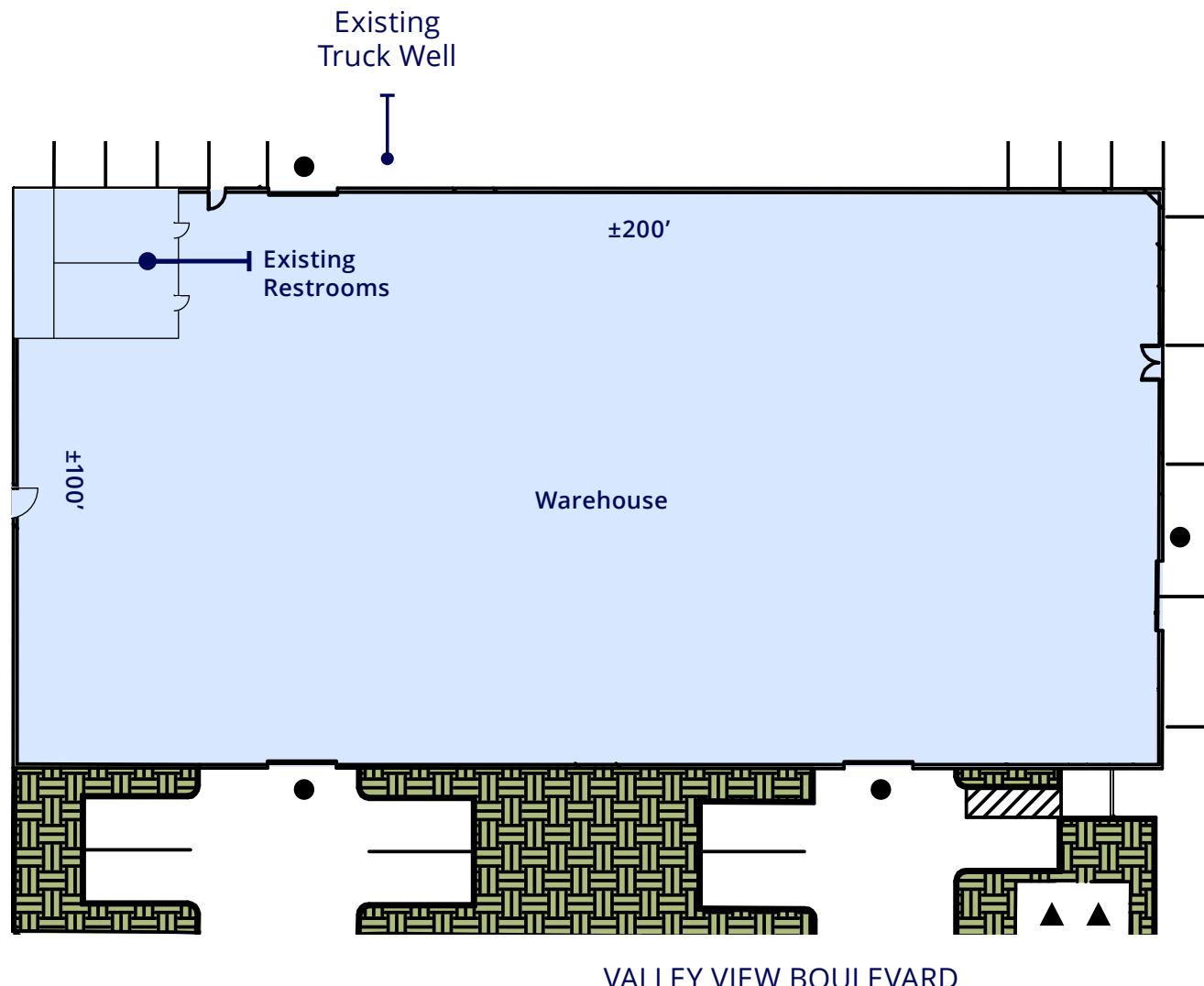
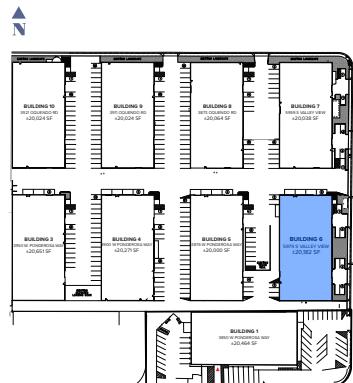
● = Grade Level Door

▲ = Dock Level Door

\$1.20 PSF, Month
Sublease Rate

\$0.16 PSF, Month
NNN Fee's

\$27,447.52, Mo.
Total Monthly



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Location Map

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Located in the Heart of the Southwest Submarket,
what is considered to be the premier submarket
in Southern Nevada.



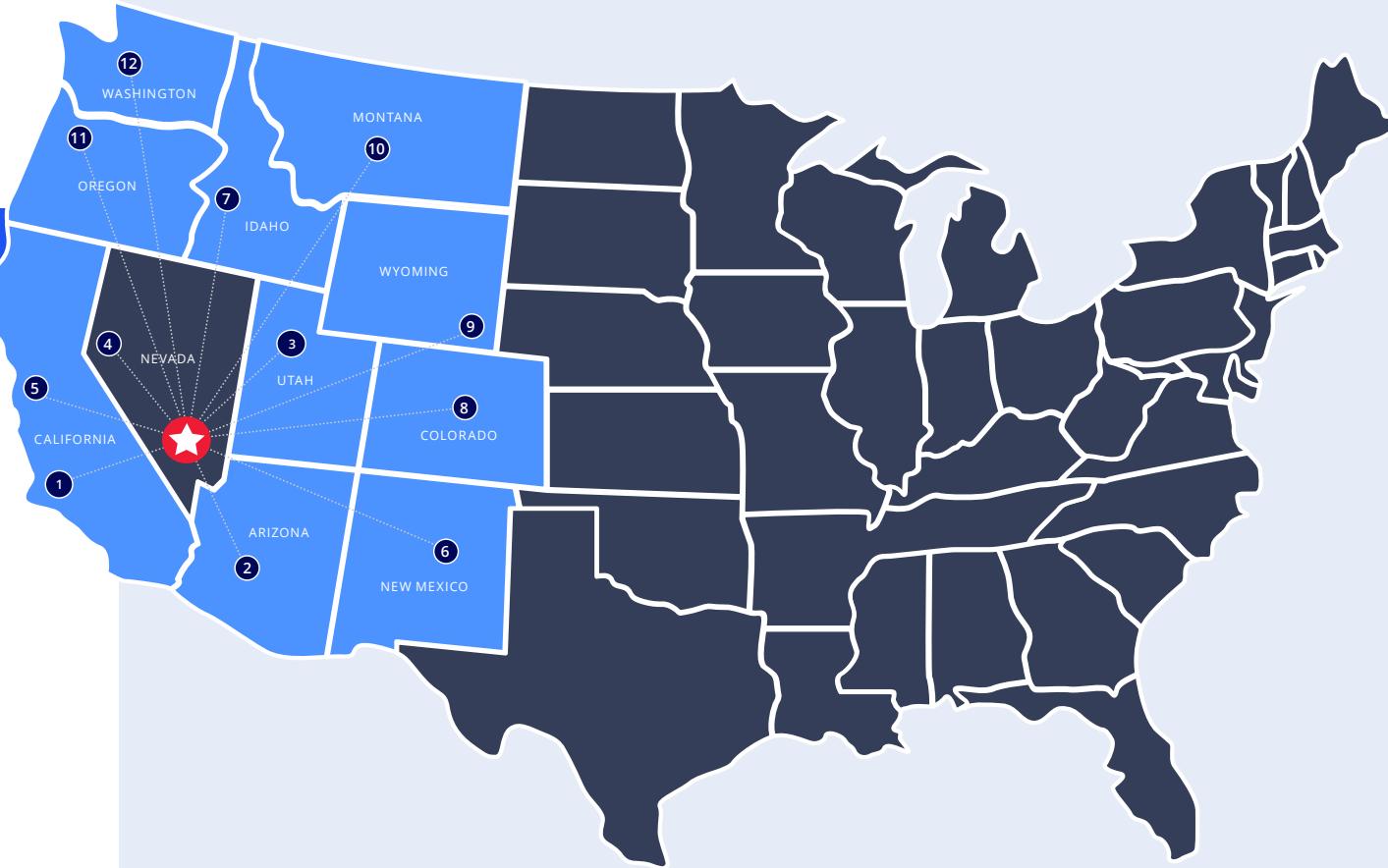
One-Day Truck Service

Access to serving over 77 million+ people within a one day truck drive.

23.1% of U.S. Population

1	Los Angeles	265 Miles	3h 54min
2	Phoenix	300 Miles	4h 39min
3	Salt Lake City	424 Miles	5h 50min
4	Reno	452 Miles	6h 55min
5	San Francisco	562 Miles	8h 20min
6	Santa Fe	634 Miles	9h 8min
7	Boise	634 Miles	9h 31min
8	Denver	752 Miles	10h 45min
9	Cheyenne	837 Miles	11h 52min
10	Helena	907 Miles	12h 31min
11	Portland	982 Miles	15h 44min
12	Seattle	1,129 Miles	16h 52min

2.3M+ Residents in Southern Nevada



Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

ABOUT COLLIER'S

\$4.9B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

23,000 Professionals

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