

Located within Stadium Industrial Park | Southwest Submarket

# ±20,182 SF Industrial Building

5979 Valley View Boulevard, Las Vegas, NV 89118

Colliers

**STADIUM**  
INDUSTRIAL PARK

Las Vegas Strip

allegiant stadium

SITE

FOR SUBLEASE





# 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.

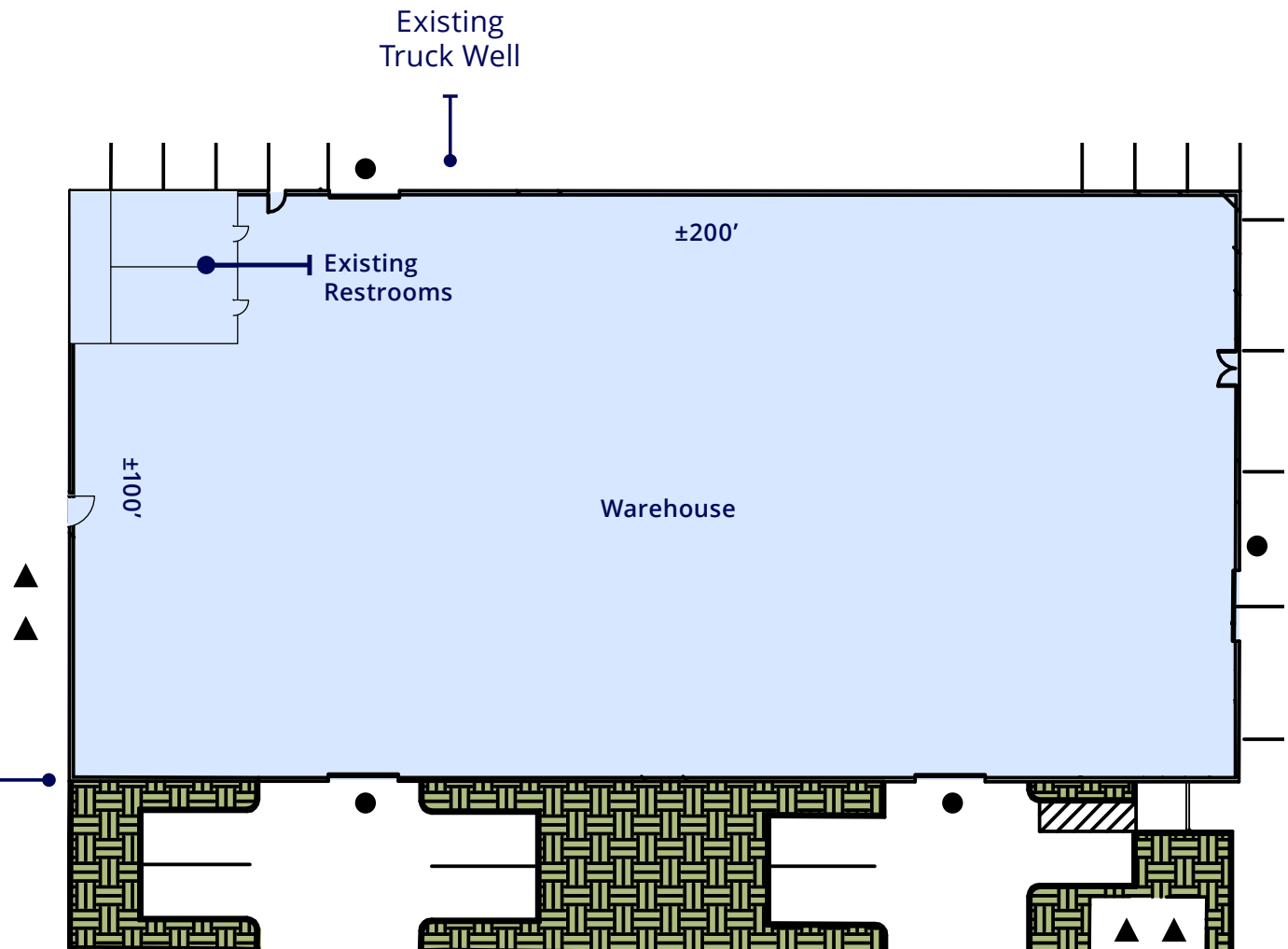
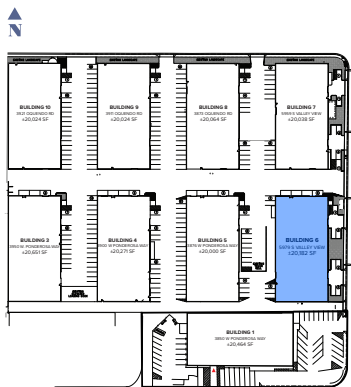
● = Grade Level Door

▲ = Dock Level Door

\$1.20 PSF, Month  
Sublease Rate

\$0.16 PSF, Month  
NNN Fee's

\$27,447.52, Mo.  
Total Monthly



VALLEY VIEW BOULEVARD

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# Location Map

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

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# One-Day Truck Service

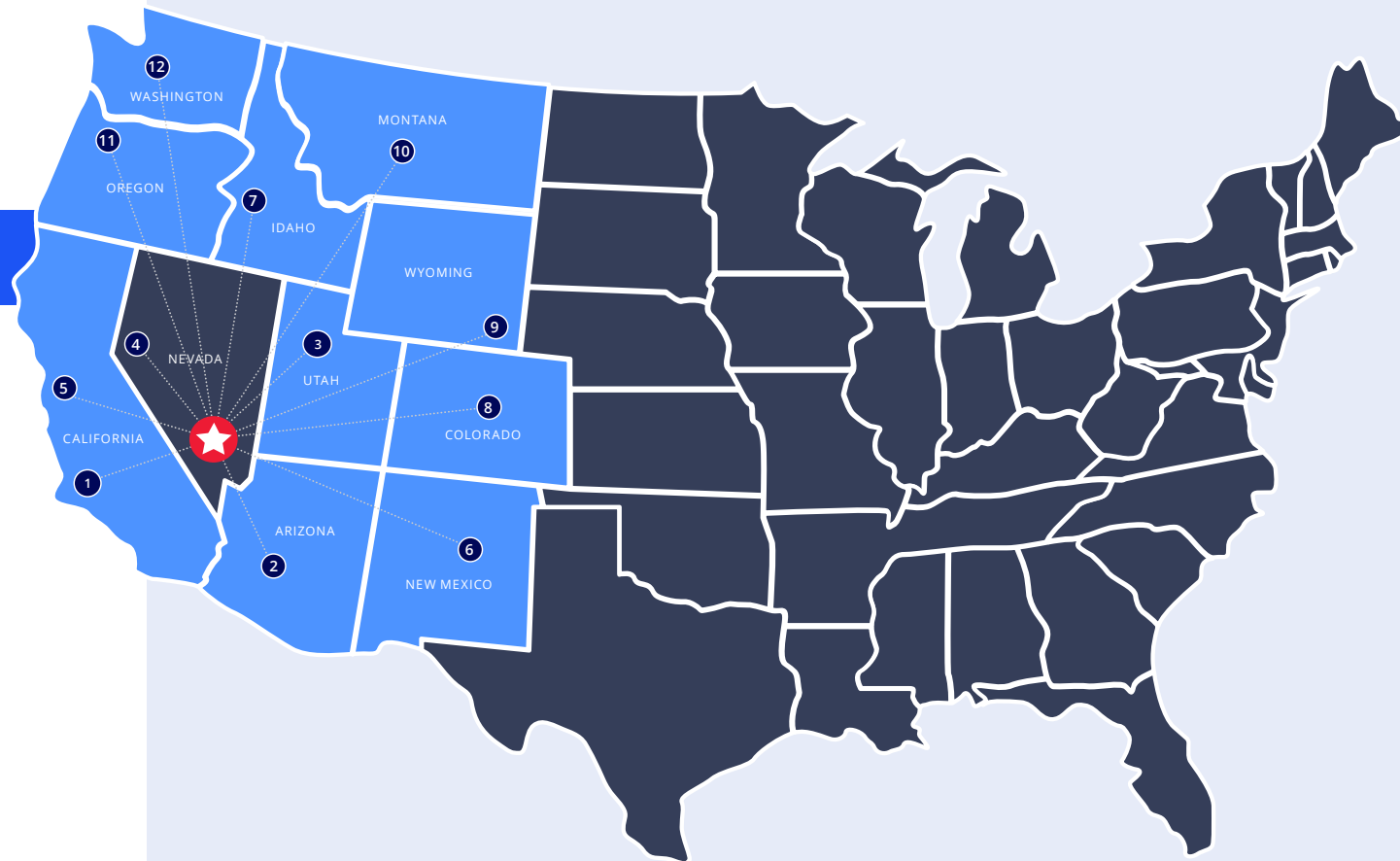
Access to serving over 77 million+  
people within a one day truck drive.

23.1% of U.S. Population

2.3M+ Residents in Southern Nevada

Colliers

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



## 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 COLLIERS

\$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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