

**MAJOR RENOVATIONS  
COMING SOON!**



**FOR  
LEASE**

5325 S Valley View  
Las Vegas, NV 89118

- Major Renovations Coming in 2025  
Customize Your Space Now!
- 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

VVH Industrial Building 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 the entire building at  $\pm 48,300$  SF or half the building at  $\pm 24,150$  SF. 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, VVH Industrial Building 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 – XXX Amps, XXX Volts
- Clear Height:  $\pm 16-18'$
- Fully Sprinklered
- 11 Grade Level Roll-Up Doors



OR TEXT 22881 TO 39200

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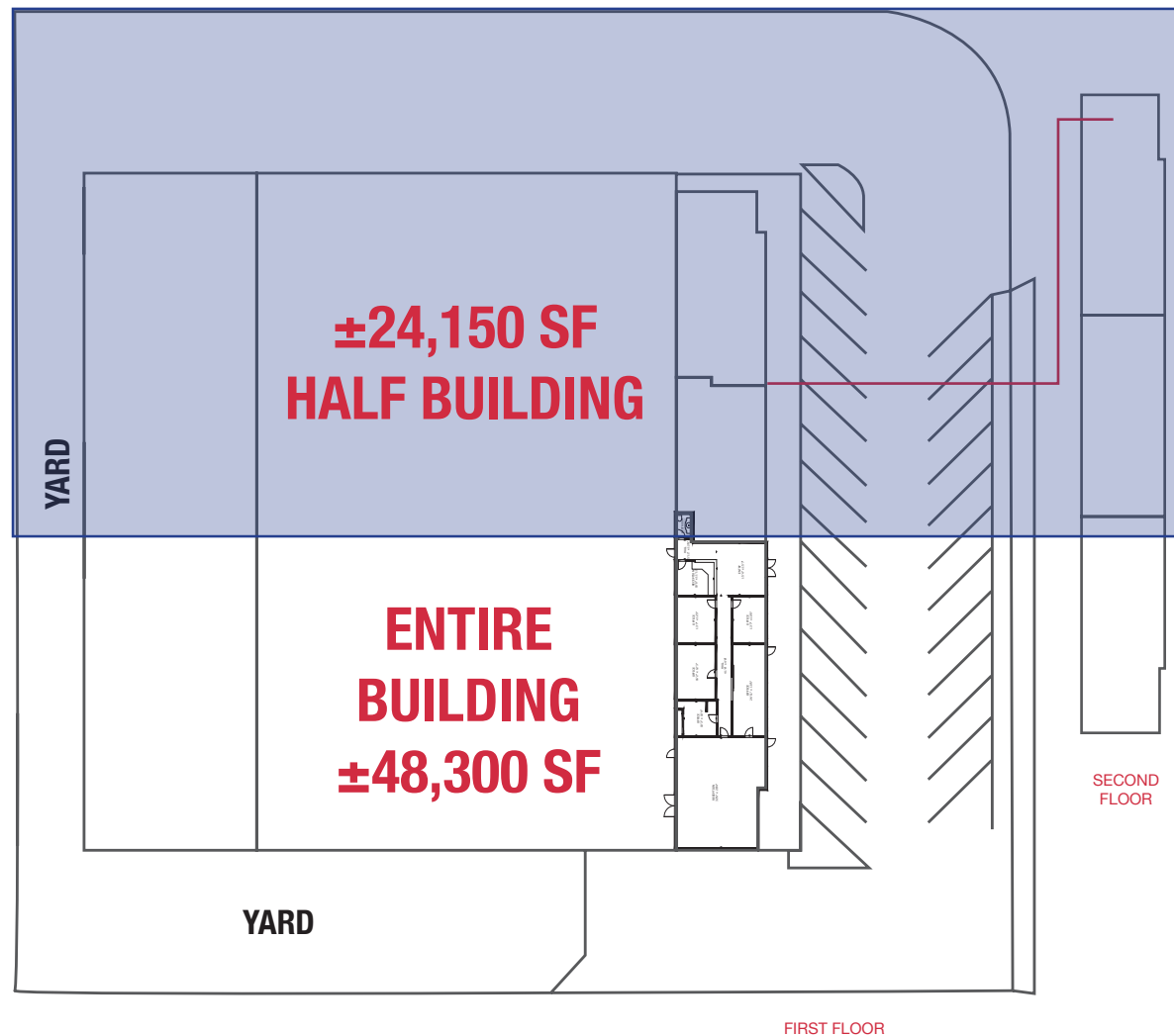




# AREA MAP



# SITE PLAN



SUITE	TOTAL SF	LEASE RATE	CAM
Option A	±48,300 SF	Contact Broker	\$0.32
Option B	±24,150 SF	Contact Broker	\$0.32

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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