



FOR LEASE

VALLEY VIEW INDUSTRIAL CENTER

5280 S. VALLEY VIEW BOULEVARD

LAS VEGAS, NV 89118

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadv.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

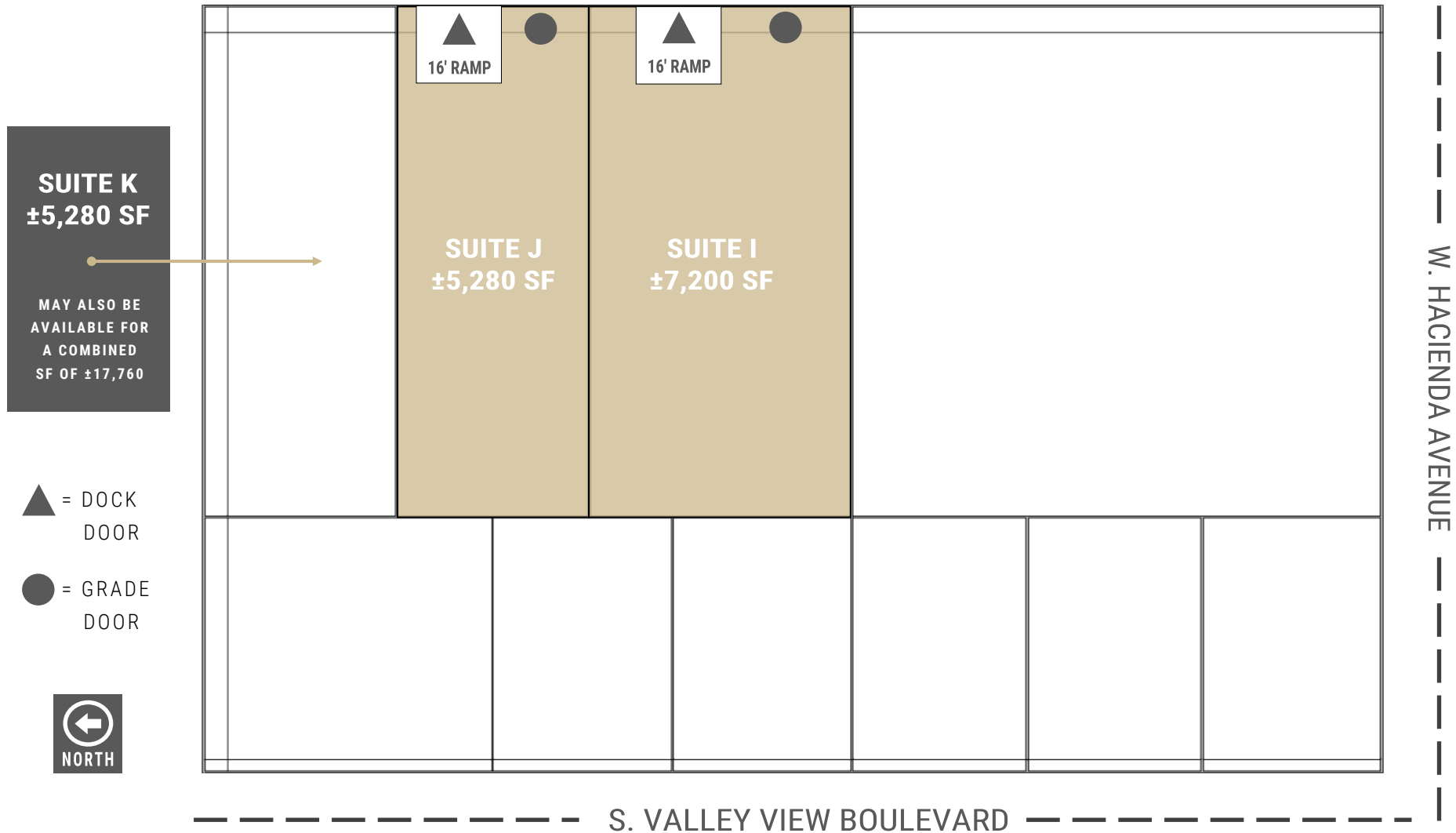
EMoore@rcadv.com

NV-RE License: S.0062500

LISTING LEAD

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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

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FOR LEASE

SUITE I

±7,200 SF TOTAL

- ±500 SF Office
- ±6,700 SF Warehouse
- 18' Clear Height
- Fire Sprinklers
- One (1) - 10' x 14' Dock Door
- One (1) - 12' x 14' Grade Door
- Single-Phase Power
- Zoning: IL (Industrial Light - Clark County)

MONTHLY BASE RENT:

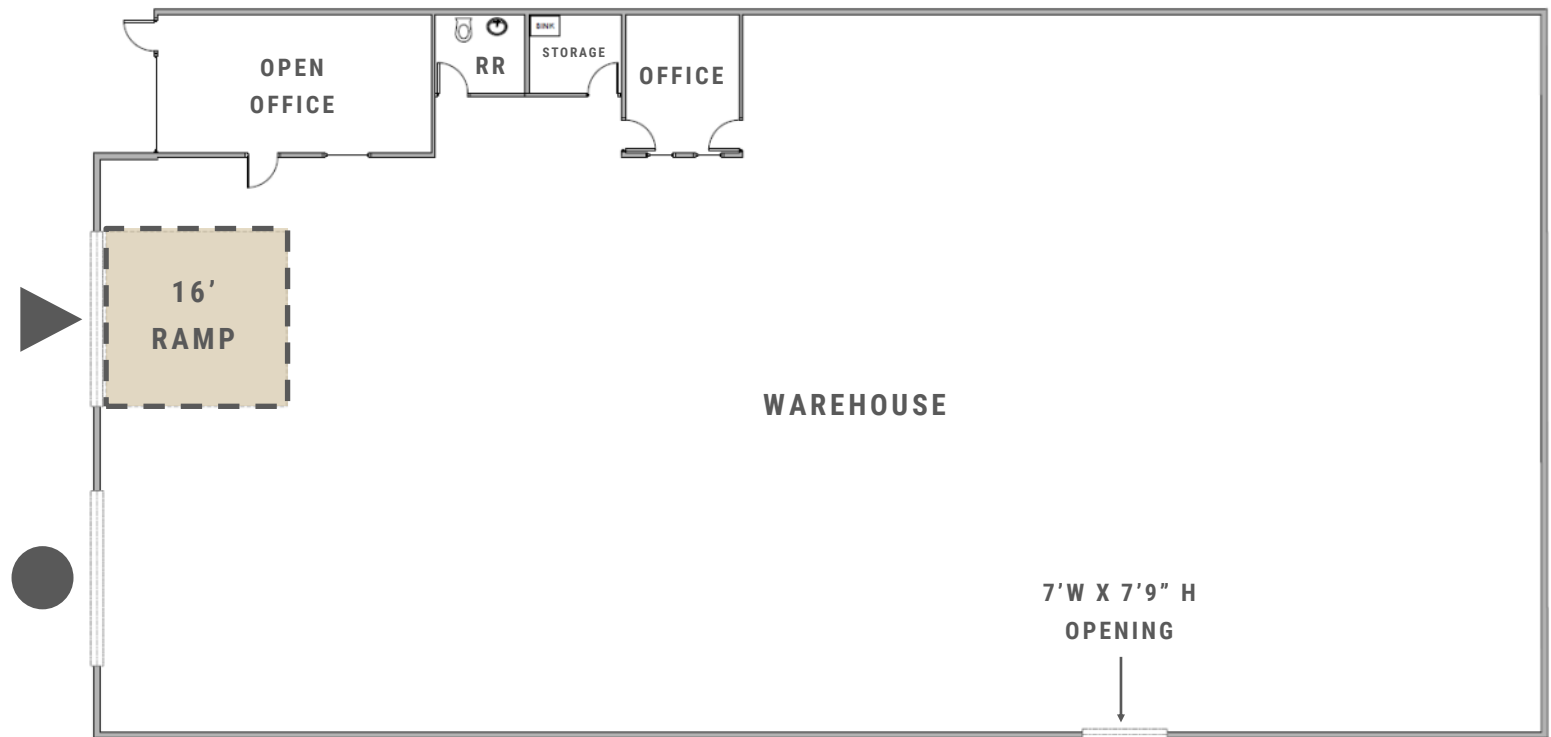
\$1.44/SF
(\$10,368)

MONTHLY CAM:

\$0.17/SF
(\$1,224)

TOTAL MONTHLY:

\$11,592



Information is subject to change at any time. The information above has been obtained from sources believed reliable.

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SUITE J

±5,280 SF TOTAL

- ±400 SF Office
- ±4,880 SF Warehouse
- 18' Clear Height
- Fire Sprinklers
- One (1) - 10' x 14' Dock Door
- One (1) - 12' x 14' Grade Door
- Single-Phase Power
- Zoning: IL (Industrial Light - Clark County)

MONTHLY BASE RENT:

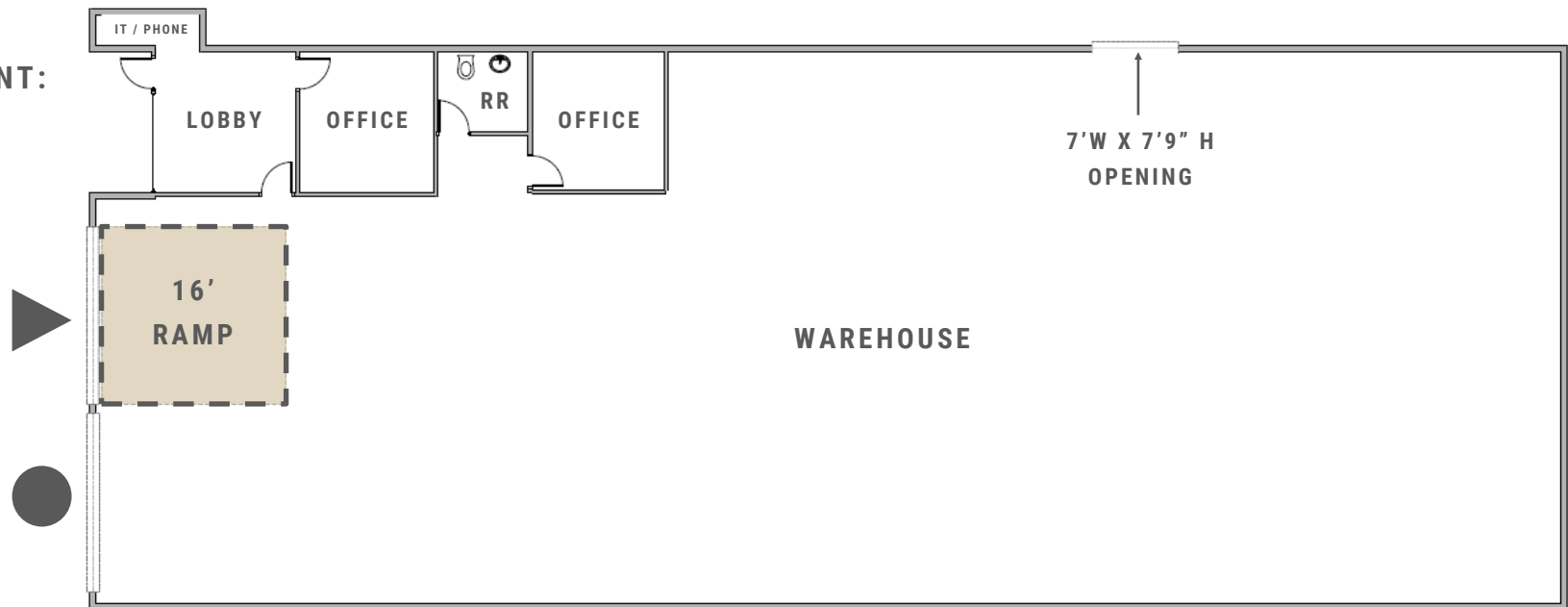
\$1.44/SF
(\$7,603)

MONTHLY CAM:

\$0.17/SF
(\$898)

TOTAL MONTHLY:

\$8,500



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FOR LEASE

SUITE I-J

±12,480 SF TOTAL

- ±900 SF Office
- ±11,508 SF Warehouse
- 18' Clear Height
- Fire Sprinklers
- Two (2) - 10' x 14' Dock Doors
- Two (2) - 12' x 14' Grade Doors
- Single-Phase Power
- Zoning: IL (Industrial Light - Clark County)

MONTHLY BASE RENT:

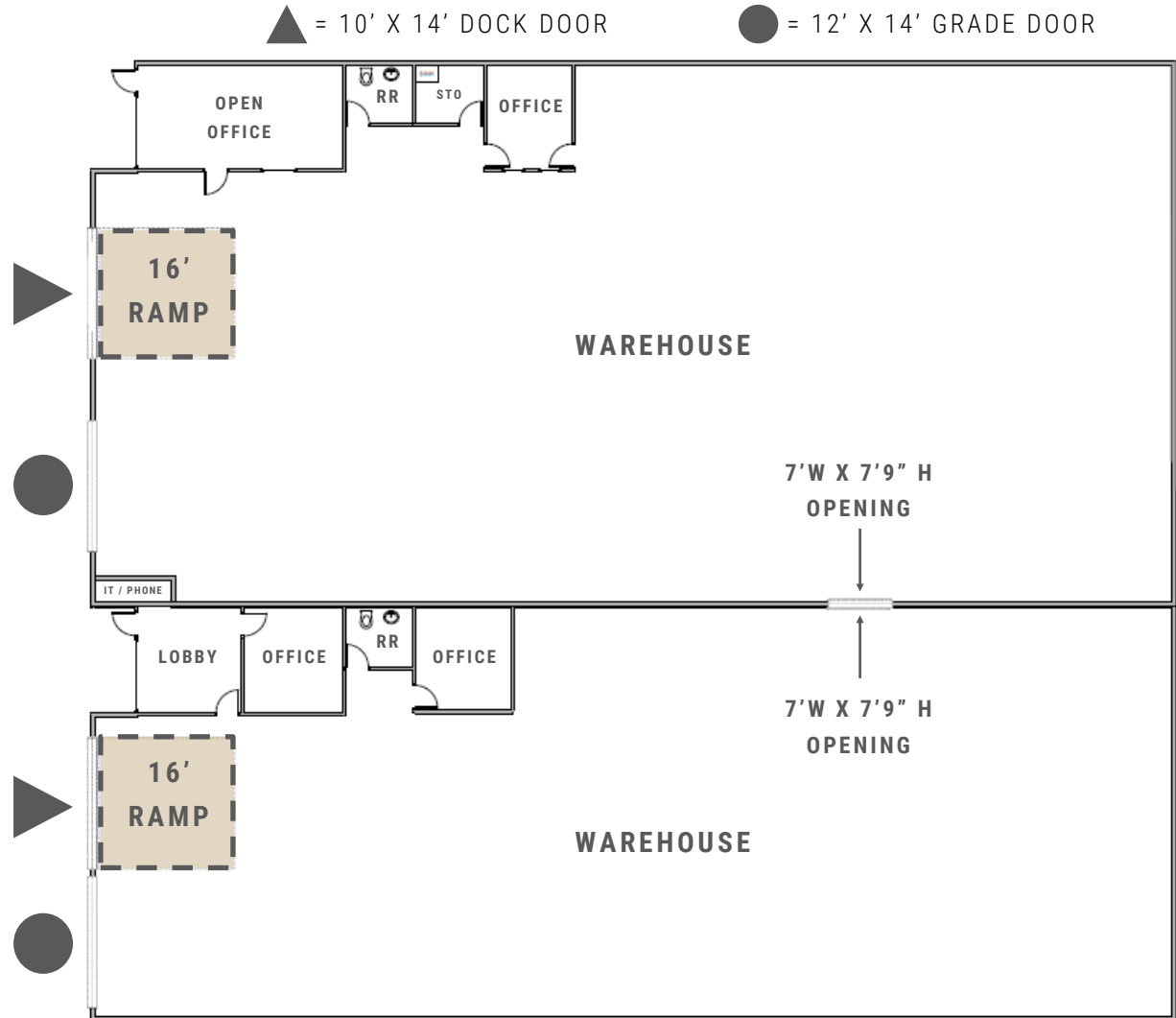
\$1.39/SF (\$17,347)

MONTHLY CAM:

\$0.17/SF (\$2,122)

TOTAL MONTHLY:

\$19,470



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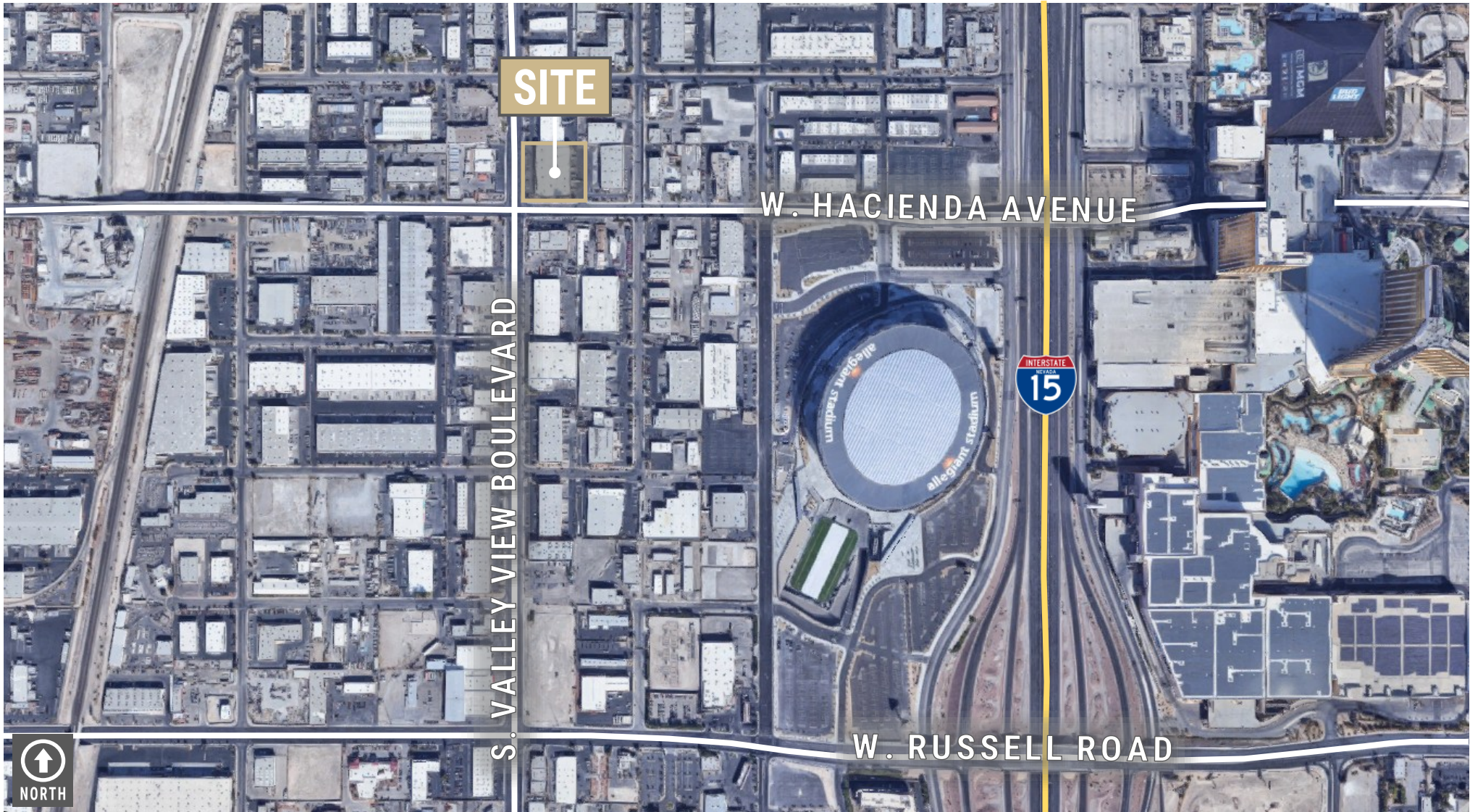
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