

VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE



PROPERTY HIGHLIGHTS:

- ±855 - ±1,722 SF Suites available
- Lease rates: \$0.92 - \$1.33 SF/MG
- Zoning: M-1 (Light Manufacturing)
- All units have grade doors
- Project has excellent visibility and frontage along Valley View Boulevard
- Easy ingress/egress with multiple access points
- Entire project recently renovated
- Excellent tenant mix
- The property is surrounded by dense residential and multifamily complexes boasting high demographics and traffic counts
- 1 Block north of Flamingo Road and 1/2 mile west of the I-15 Freeway/Flamingo exchange, across from the Rio Hotel & Casino

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	±17,804	±149,799	±401,192
Household Income	\$44,810	\$50,900	\$55,048



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
[dbauman@mdlgroup.com](mailto:dbaum@mdlgroup.com)



VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
dbauman@mdlgroup.com



VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor

702.460.7013

dbauman@mdlgroup.com



VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE

 =Available

VIKING ROAD



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust. www.mdlgroup.com

David Bauman
Advisor
702.460.7013
dbauman@mdlgroup.com



VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE

BUILDING/SUITE	TOTAL SF	LEASE RATE SF/M	MAINTENANCE FEE	TOTAL MONTHLY RENT	SPACE USE	AVAILABILITY
3859 Suite #22	±856	\$0.92 SF/MG	\$80.00/Monthly	\$868.00/M	Warehouse	Immediately
3863 Suite #29	±865	\$0.92 SF/MG	\$80.00/Monthly	\$868.00/M	Warehouse	Immediately
3863 Suite #32	±855	\$0.92 SF/MG	\$80.00/Monthly	\$876.00/M	Warehouse/Office	01-01-2020
3867 Suite #1/2	±1,115	\$1.33 SF/MG	\$80.00/Monthly	\$1,563.00/M	Retail	Immediately
3867 Suite #17	±858	\$0.92 SF/MG	\$80.00/Monthly	\$869.00/M	Warehouse/Office	Immediately
3867 Suite #21/32	±1,722	\$0.92 SF/MG	\$80.00/Monthly	\$1,664.00/M	Warehouse	12-15-2019
3867 Suite #25	±860	\$0.92 SF/MG	\$80.00/Monthly	\$871.00/M	Warehouse	Immediately
3867 Suite #26	±1,245	\$0.92 SF/MG	\$80.00/Monthly	\$1,225.00/M	Warehouse	Immediately
3867 Suite #33	±862	\$0.92 SF/MG	\$80.00/Monthly	\$873.04/M	Warehouse	01-01-2020

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust. www.mdlgroup.com

David Bauman
Advisor
702.460.7013
dbauman@mdlgroup.com

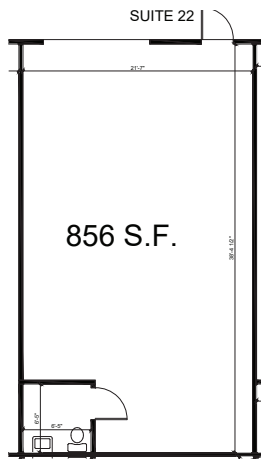


VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE

Building 3859



Property Details:

Building	3859
Suite #:	22
Total Sq. Ft.:	±856
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$868.00
Available:	Immediately



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
dbauman@mdlgroup.com

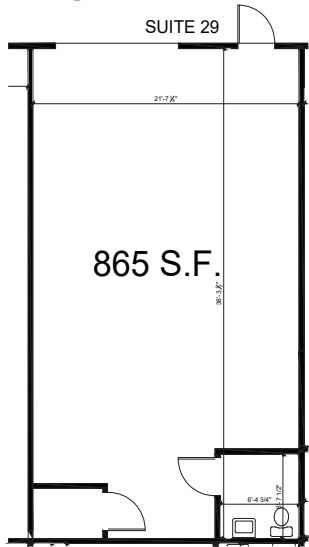


VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

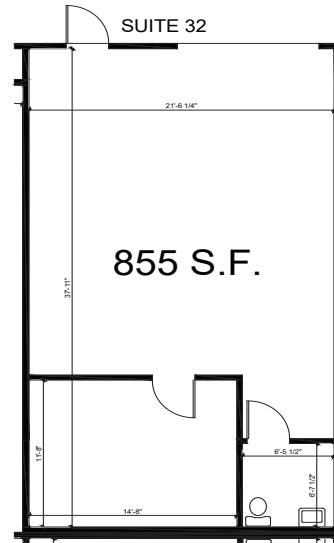
FOR LEASE

Building 3863



Property Details:

Building	3863
Suite #:	29
Total Sq. Ft.:	±865
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$876.00
Available:	Immediately



Property Details:

Building	3863
Suite #:	32
Total Sq. Ft.:	±855
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$876.00
Available:	01-01-2020



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
dbauman@mdlgroup.com

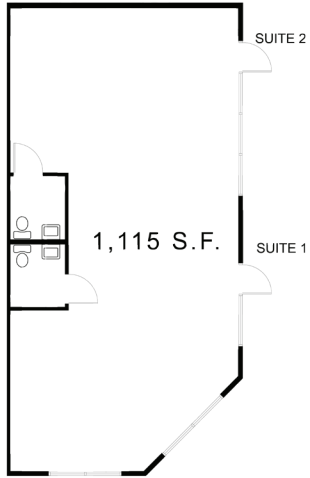


VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

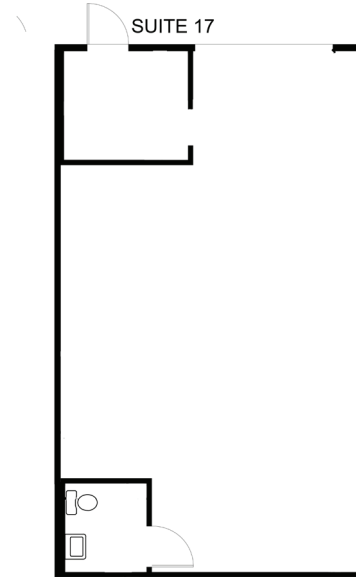
FOR LEASE

Building 3867



Property Details:

Building	3867
Suite #:	1/2
Total Sq. Ft.:	±1,115
Lease Rate.:	\$1.33 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$1,563.00
Available:	Immediately



Property Details:

Building	3867
Suite #:	17
Total Sq. Ft.:	±858
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$869.00
Available:	Immediately



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
dbauman@mdlgroup.com

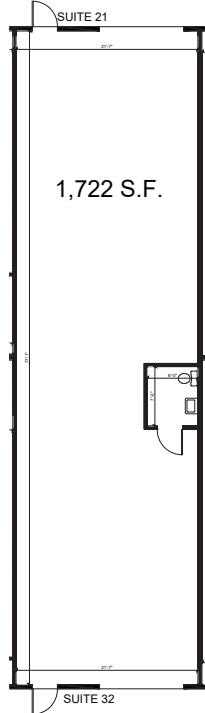


VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

FOR LEASE

Building 3867



Property Details:

Building	3867
Suite #:	21/32
Total Sq. Ft.:	±1,722
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$1,664.00
Available:	12-15-2019



Property Details:

Building	3867
Suite #:	25
Total Sq. Ft.:	±860
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$871.00
Available:	Immediately



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
dbauman@mdlgroup.com

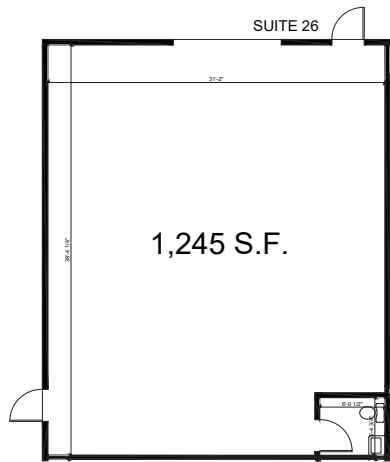


VALLEY VIEW BUSINESS PARK INDUSTRIAL

3859, 3863, 3867, 3871 Valley View Boulevard
Las Vegas, NV 89103

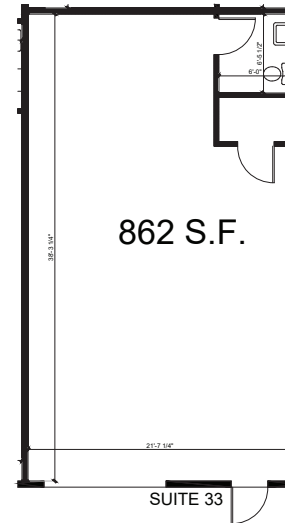
FOR LEASE

Building 3867



Property Details:

Building	3867
Suite #:	26
Total Sq. Ft.:	±1,245
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$1,225.00
Available:	Immediately



Property Details:

Building	3867
Suite #:	33
Total Sq. Ft.:	±862
Lease Rate.:	\$0.92 SF/MG
Maintenance Fee:	\$80.00
Total Monthly Rent:	\$873.00
Available:	01-01-2020



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

www.mdlgroup.com

David Bauman

Advisor
702.460.7013
dbauman@mdlgroup.com

