

FOR LEASE

LOCATED IN THE STADIUM DISTRICT!

5979 Valley View Blvd

Las Vegas, NV 89118

**±20,182 SF
Freestanding
Industrial
Building**

Valley View Boulevard

MIKE WILLMORE

Senior Associate

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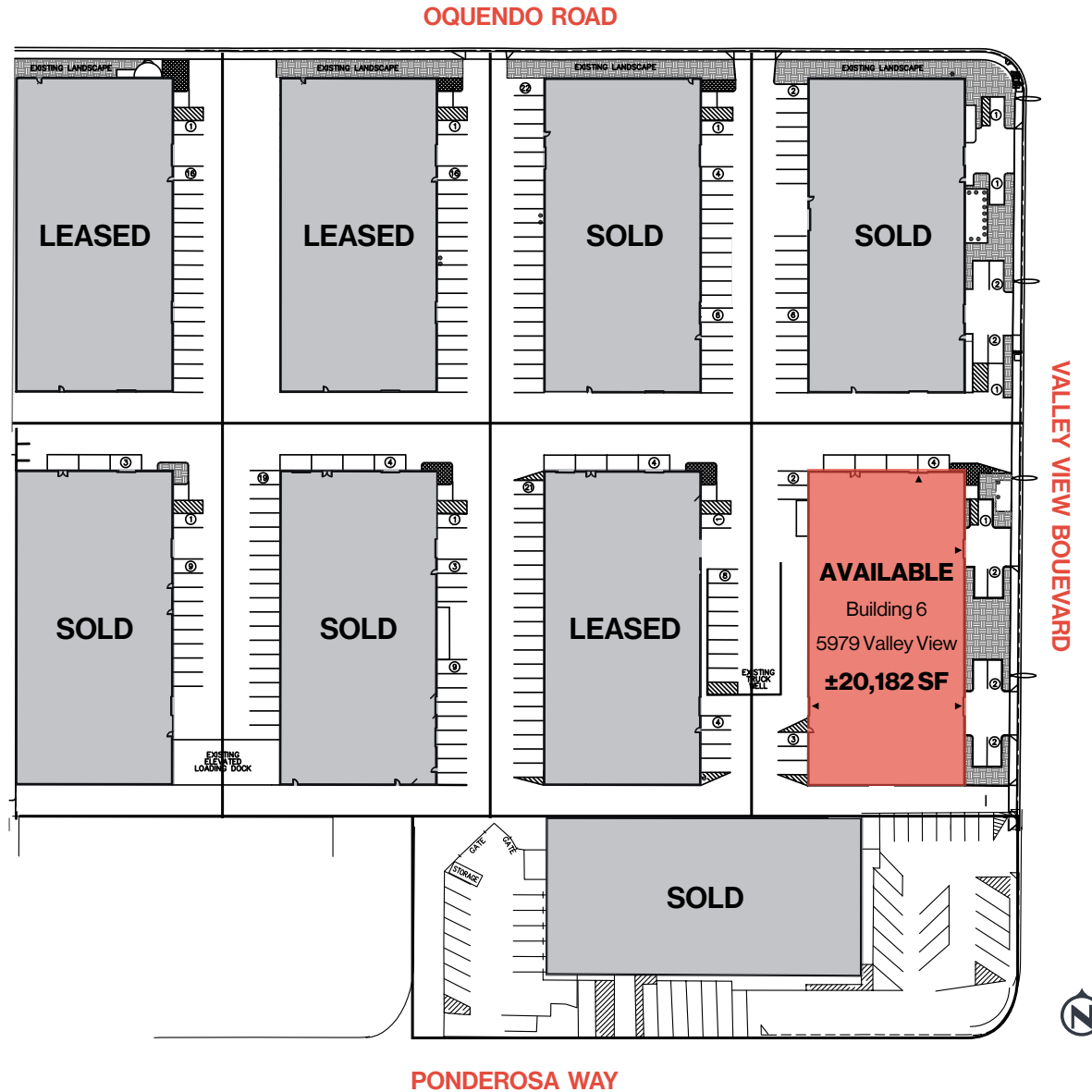
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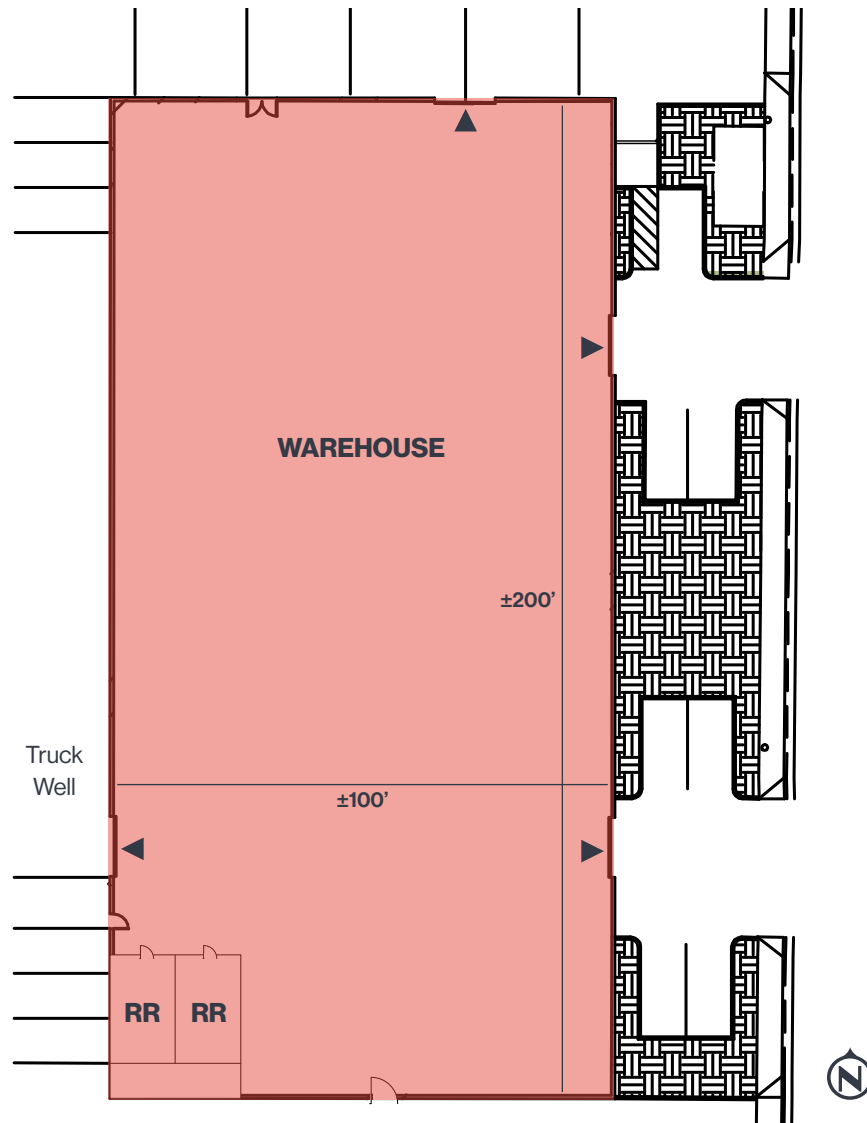
Site Plan

- = Available
- = Leased/Sold
- = Dock-High Door
- = Grade-Level Door



*For illustration purposes only
*Not to scale

Floor Plan



**For illustration purposes only
Not to scale

▲ = Grade-Level Door

- Located on Valley View Boulevard, just South of Russell Road
- Frontage on Valley View Boulevard
- Part of a ±182,067 SF industrial project with CC&R's
- ±20,182 SF warehouse building on ±0.92 acres
- Two (2) Restrooms
- Private fenced and gated yard space
- Fire Sprinklered
- 600 amps, 120/208 Volt, 3-Phase Power
- 50' x 20' column spacing
- CMU Concrete Construction
- 17' 4" minimum clear height
- LED warehouse lighting
- Evaporative Cooled warehouse
- Four (4) grade level loading doors
- Dock-hi truck well
- Warehouse skylights
- Industrial Light (IL) Zoning, Clark County
- Warehouse ceilings finished with white scrim
- All parking in common
- APN: 162-31-614-006

LEASE RATE : \$1.25/SF (NNN)

CAMs : \$0.163/SF

NOW AVAILABLE!

Aerial Map

SITE

DESIGNATED
STADIUM DISTRICT

allegiant stadium

W Russell Rd

W Sunset Rd

LAS VEGAS STRIP

HARRY REID
INTERNATIONAL
AIRPORT

TOWN SQUARE LAS VEGAS



MCCARRAN MARKETPLACE



ARCO ups

Carl's Donuts
ALOHA HAWAIIAN BBQ
SUNRISE COFFEE

1234 Property
Address

LA QUINTA
Hampton SUBWAY

MCCARRAN
RENTAL CAR CENTER

LAS VEGAS SOUTH PREMIUM OUTLETS



Distances To:

I-15 Freeway	1.1 miles
Allegiant Stadium	1.1 miles
The Las Vegas "Strip"	1.3 miles
Harry Reid Int'l Airport	4.8 miles

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CONTACTS

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