

STRIP CLOSE INCUBATOR INDUSTRIAL AND RETAIL



Spring Oaks Business Center
+/- 40,960 SF Industrial / Office / Retail Park

3855 S Valley View Boulevard, Las Vegas 89103
(Clark County)



SystemCRE
AT SIMPLY VEGAS



- ◆ West Las Vegas Industrial Submarket
- ◆ M-1 (Clark County) Zoning for Light Industrial Uses
- ◆ Non Sprinklered (Automotive use allowed)
- ◆ 14' to 16' ceiling heights in industrial spaces
- ◆ Modified gross leases - no CAMs / NNNs!
- ◆ Close proximity to The Strip, Interstate 15, Chinatown, and Shopping / Lunch options
- ◆ Easy Access from South Valley View Boulevard
- ◆ PERFECT Location for: e-commerce, contractors, printing, tech start ups, accounting, or automotive
- ◆ Pylon signage available at extra charge

Area Map

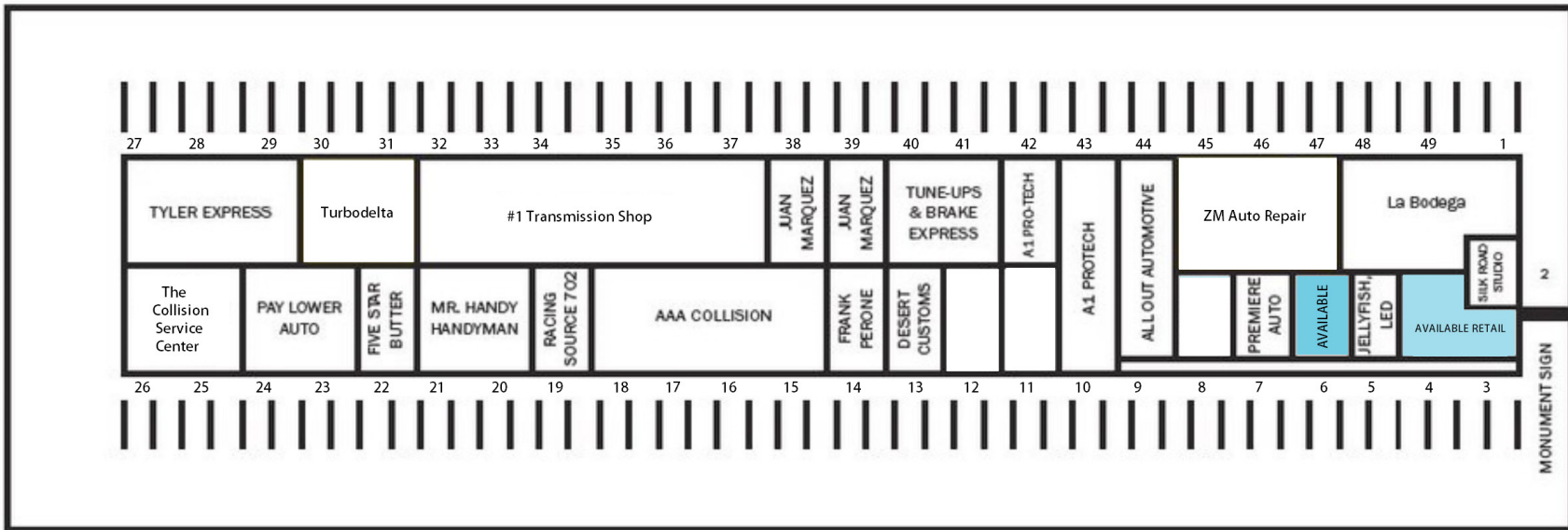
Central / West Las Vegas Location



Current Availabilities:

Unit 6 - 550 SF Office Only w/Restroom - \$1,30 MG + \$75 / mo water / sewer charge

Unit 3 & 4 - 1,357 SF End Cap Retail - \$1.50 MG + \$75 / mo water / sewer charge



South Valley View Boulevard



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