

Industrial Sublease Opportunity

Location One Commerce Center
3111 S Valley View Blvd, Suite Y-103,
Las Vegas, NV 89102

CONTACT

CJ Enriquez | Commercial Real Estate Advisor

(818) 987-2445

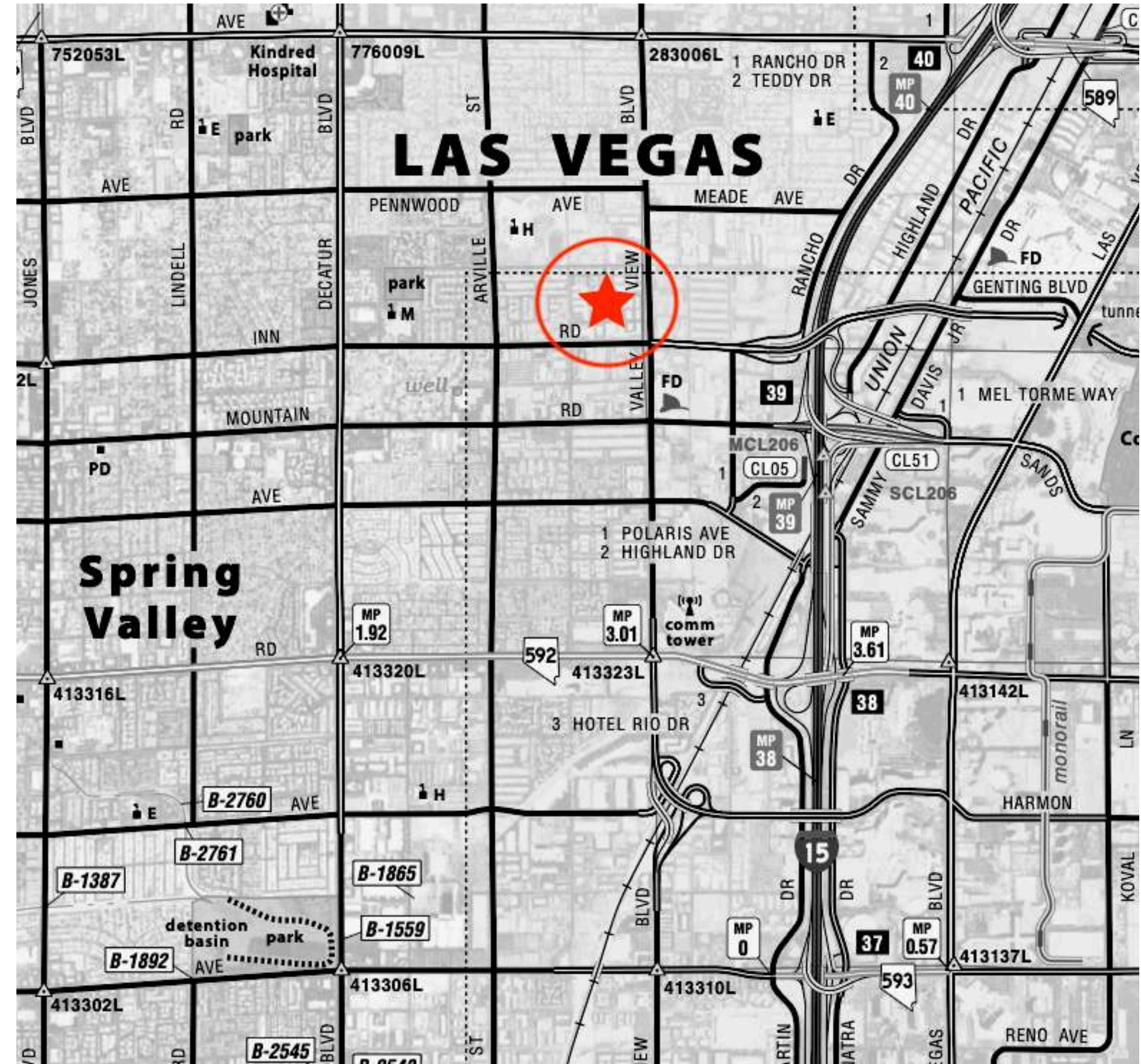
CJ@elitecre.us

License # NV S.0196544



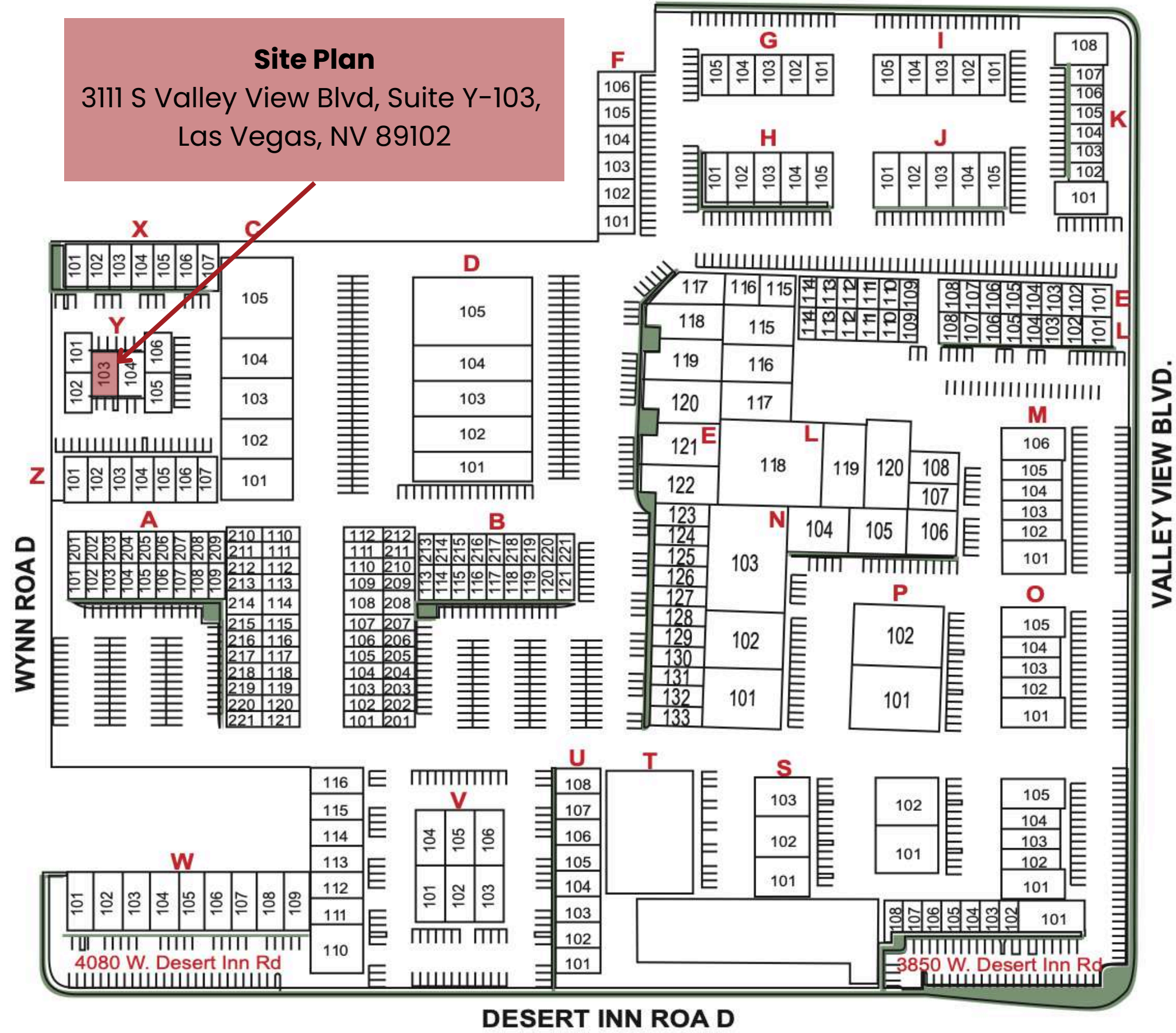
Property Details

- 522,431 SF mixed use project
- Located on the NW corner of Valley View Blvd and Desert Inn Rd
- Easy access to the Strip, I-15/Spring Mountain Interchange, & US-95
- Grade Level Roll Up Door
- CAM includes HVAC Maintenance
- Common Area Restrooms
- Building Type: Flex
- Building Size: 8,865 SF
- Lot Size: 1.27 AC
- Year Built: 1979
- Zoning: M-1





Site Plan
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Space Details

Total Square Feet: ±1,560 SF

Warehouse: ± 1,323 SF

Office: ± 237 SF

Lease Rate: Approx. \$1.365 / SF NNN

CAM: Approx. \$380.38 / Month

Approx. Total Monthly: \$2509.38

Available: Immediately

Lease Expires: September 30, 2026

Clear Height: ±13' Truss & 13'8" deck

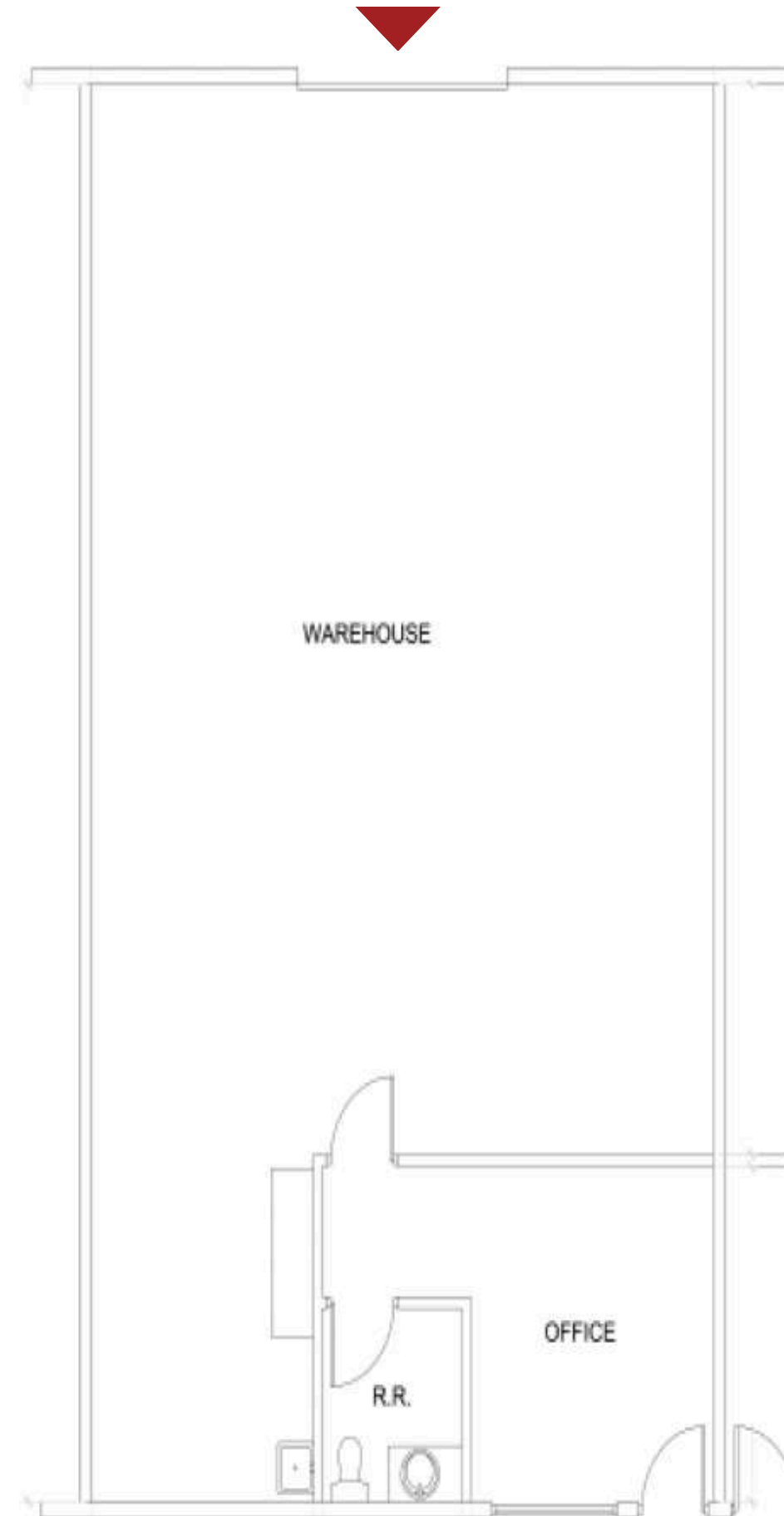
Parking Ratio: 2.75 / 1,000 SF

(no assigned parking)

Power: 100 amp single phase 120/240 volt

Other Information

▼ One (1) Grade Door (10' x 10')



DRAWINGS AND PLANS ARE NOT TO SCALE.



Contact for More Info



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