

5845 S. VALLEY VIEW BLVD
LAS VEGAS, NV 89119



5845 Valley View



**±7,410 SF Office/
Warehouse on
±2.04 Acres
Available For Lease**

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Property Overview

Exceptional Stadium District opportunity in the heart of the Southwest. This ± 2.04 Acre Industrial Outdoor Storage site provides tenants with ample storage, covered parking, and a fully fenced concrete paved pad which allows for an assortment of various uses.

The property also features $\pm 7,410$ SF of Office/Warehouse which houses an overhead crane system and several grade level loading doors. This strategically located property combines state-of-the-art features with unparalleled accessibility to the Las Vegas Strip making it ideal for those businesses looking to thrive in the ever-growing Las Vegas Market. This property is within minutes of the I-15/I-215 interchange, Harry Reid International Airport, the Las Vegas Strip, and Allegiant Stadium.

Call 702-369-4862 for more information or to schedule a tour!

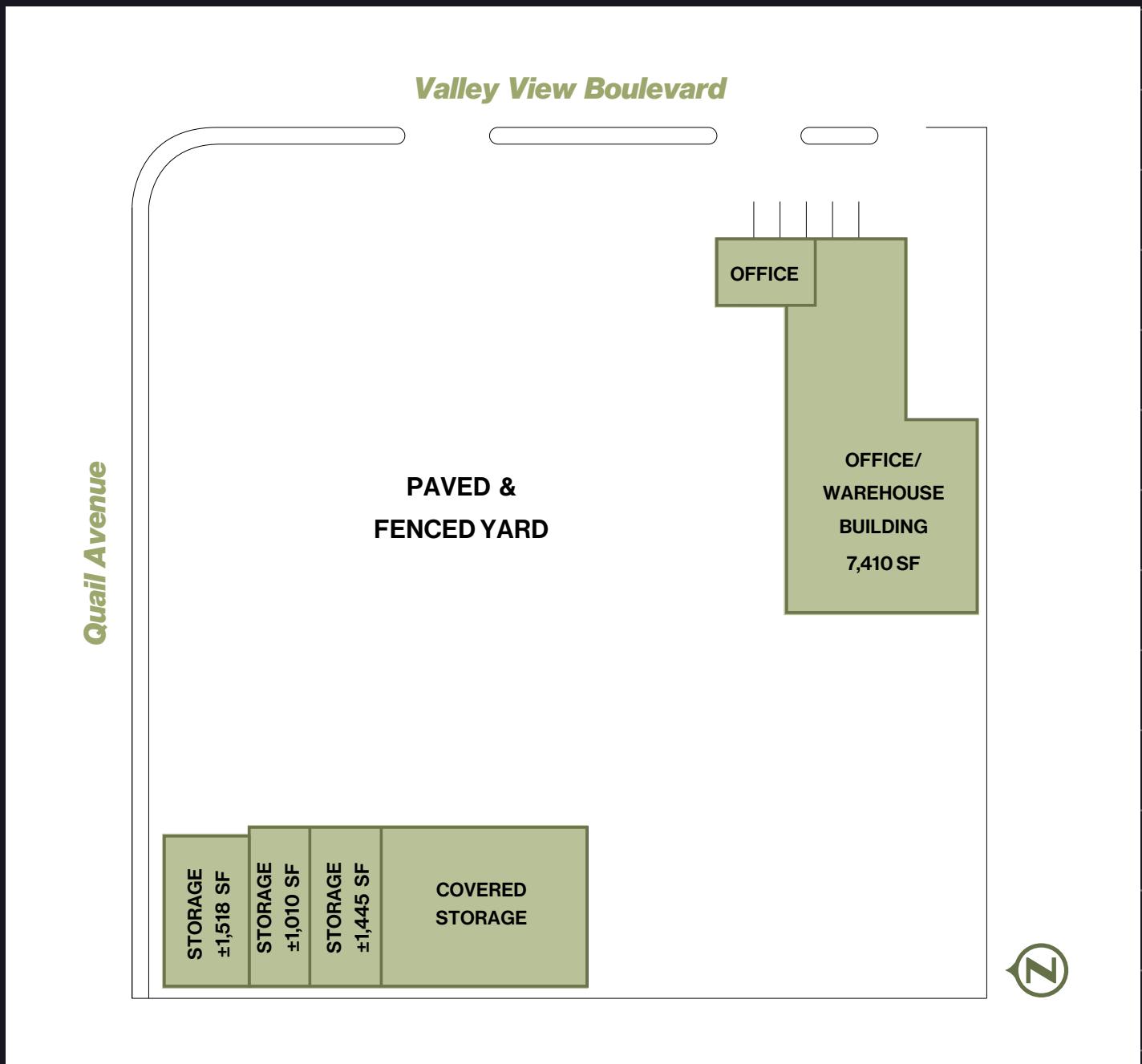


Building Specifications

Property Size	7,410 SF of Office & Warehouse on 2.04 Acres
Utilities	Water/Power/Septic on Site (Tenant to verify power)
Grounds	Concrete Paved Pad
Fencing	Private Motorized Gated Entrance with Secured Fencing
Zoning	Industrial Light (IL, Clark County)
Parking	Covered Parking with additional storage
Office Specs	Reception & Private open office space
Restrooms	One (1) Office Restroom, One (1) Warehouse Restroom
Build Type	CMU and Metal Construction
Clear Height	18'
Year Built	1997
APN	162-31-505-003
LEASE RATE	CALL FOR PRICING
CAMs	TBD
AVAILABILITY	NOVEMBER 1, 2025



Site Plan



Aerial Map





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