

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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# CBRE

# Property Overview

Exceptional Stadium District opportunity in the heart of the Southwest. This  $\pm 2.04$  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

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



# Site Plan

*Valley View Boulevard*

*Quail Avenue*

**PAVED &  
FENCED YARD**

**OFFICE**

**OFFICE/  
WAREHOUSE  
BUILDING  
7,410 SF**

**STORAGE  
±1,518 SF**

**STORAGE  
±1,010 SF**

**STORAGE  
±1,445 SF**

**COVERED  
STORAGE**



# Aerial Map





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