

±13,376 SF DISTRIBUTION SUITE W/ DOCK & GRADE LOADING



FOR LEASE

MONARCH BUSINESS CENTER

4375 S. VALLEY VIEW BOULEVARD

LAS VEGAS, NV 89103

JENNIFER LEVINE, CCIM

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NV-RE License: B.0145723

LISTING LEAD

ELIZABETH MOORE

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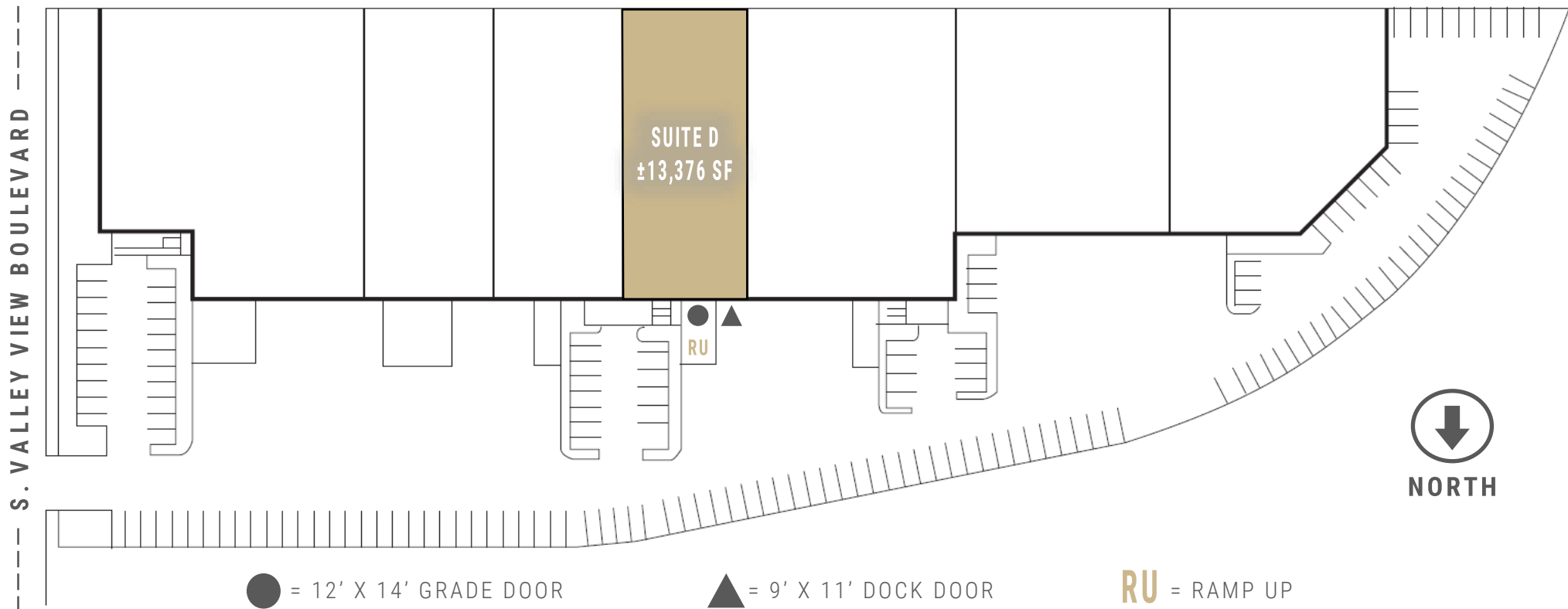
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MONARCH BUSINESS CENTER

is a ±123,372 SF Concrete-Tilt Up Industrial Project Situated on ±5.71 Acres in the Southwest Submarket and is located between S. Valley View Boulevard & W. Harmon Avenue. This prime location is minutes to Harry Reid International Airport, The Las Vegas Strip, and the I-215 & I-15 Freeways.

- Dock High & Grade Level Front Loading Doors
- ±48' x ±52' Typical Column Spacing
- Parking Ratio: ±1.35 / ±1,000 SF
- Fire Sprinklers: ±0.21 GPM / ±2,000 SF
- Zoned: IL (Industrial Light)



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RU = RAMP UP

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SUITE D

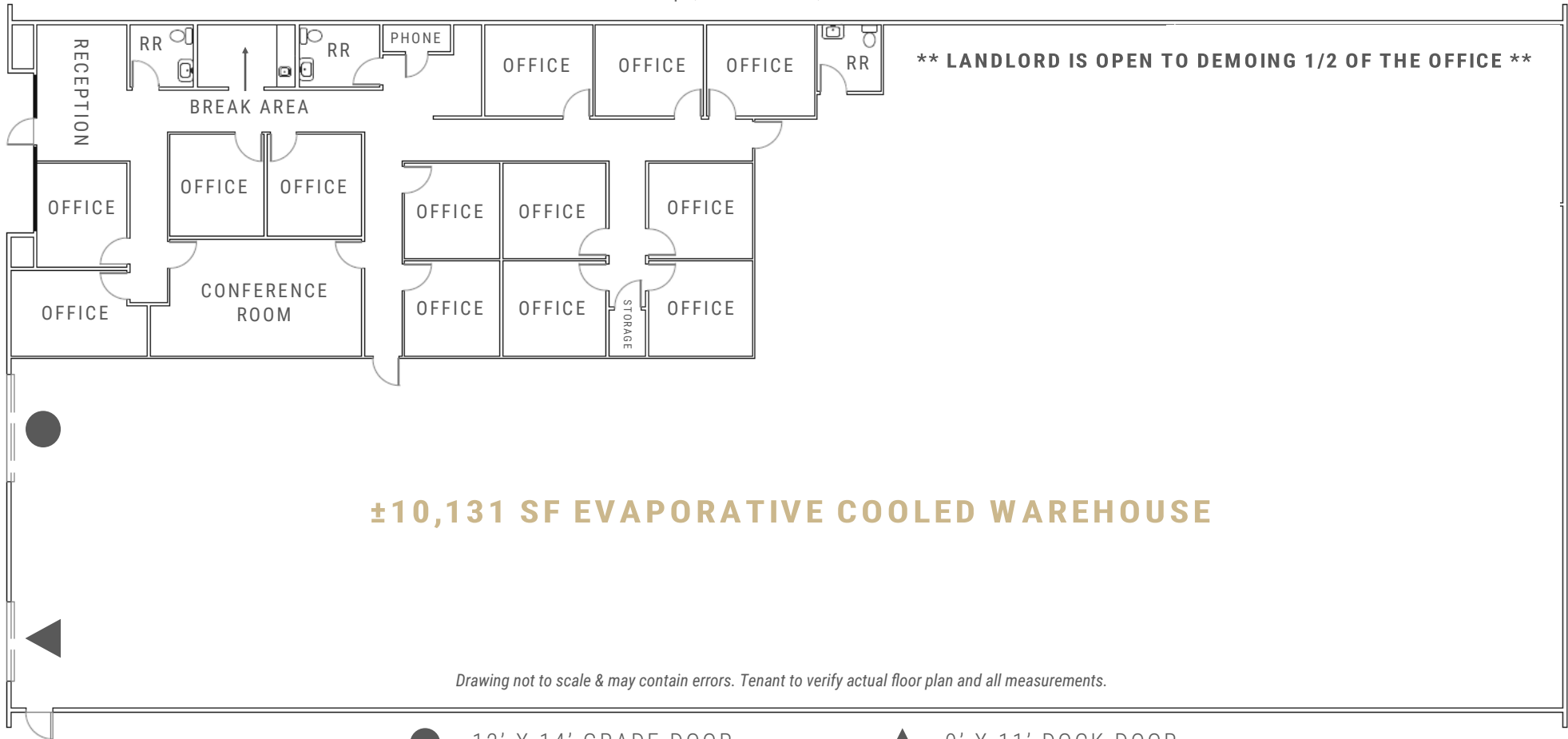
±13,376 SF TOTAL

- ±3,245 SF Office
- ±23' Clear Height
- 200 - 400 Amps, 120/208 Volt, 3-Phase Power

Monthly Base Rent: \$1.40/SF

Monthly NNN Fee: \$0.1924/SF

Total Monthly: \$21,300



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