



# Valley View Commerce Center

5130, 5160, 5190 & 5230 S Valley View Blvd

Las Vegas, NV 89118



## Highlights

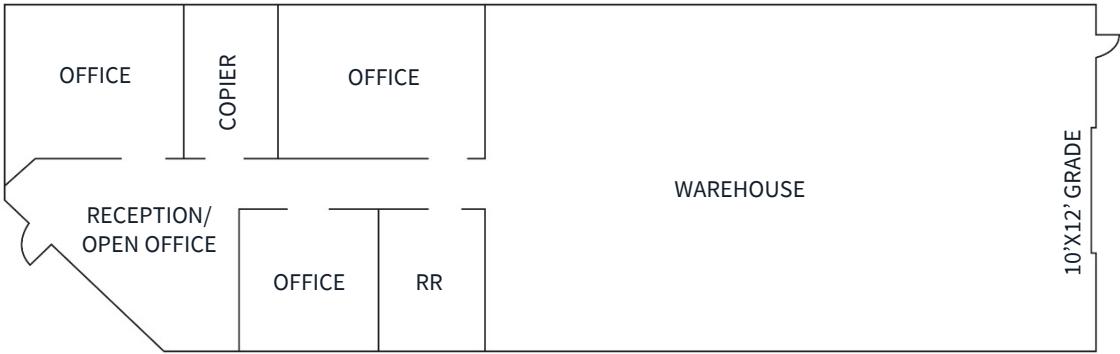
- Rates from \$1.20 / SF NNN
- \$0.35 / SF CAM
- 15'6" clear height
- M-1 Zoning
- Excellent central location with close proximity to the Las Vegas strip & I-15 freeway via Russell Rd
- ±73,429 SF multi-tenant business park on a 4.84-acre parcel
- Built in 1989
- No Sprinklers

Suite	Size	Loading	Rate	CAM	Monthly
5130 - 106	1,776 SF	1 Grade	\$1.35	\$0.35	\$3,019.20
5160 - 104	1,776 SF	1 Grade	\$1.35	\$0.35	\$3,019.20
5190 - 112	1,776 SF	1 Grade	\$1.35	\$0.35	\$3,019.20
5230 - C	4,800 SF	2 Grade	\$1.35	\$0.35	\$8,160.00



# Floorplans

<b>Suite</b>	5130 - 106
<b>Total s.f.</b>	1,776 s.f.
<b>Office s.f.</b>	TBD
<b>Warehouse s.f.</b>	TBD
<b>Loading</b>	One (1) 10' x 12' grade door
<b>Rate/s.f.</b>	\$1.35
<b>NNN/s.f.</b>	\$0.35 p.s.f.
<b>Monthly</b>	\$3,019.20
<b>Available</b>	Immediately



*\*Drawing not to scale. For illustration purposes only.*



# Floorplans

<b>Suite</b>	5160 - 104
<b>Total s.f.</b>	1,776 s.f.
<b>Office s.f.</b>	TBD
<b>Warehouse s.f.</b>	TBD
<b>Loading</b>	One (1) 10' x 12' grade door
<b>Rate/s.f.</b>	\$1.35
<b>NNN/s.f.</b>	\$0.35 p.s.f.
<b>Monthly</b>	\$3,019.20
<b>Available</b>	±30 days from Lease Execution



*\*Drawing not to scale. For illustration purposes only.*



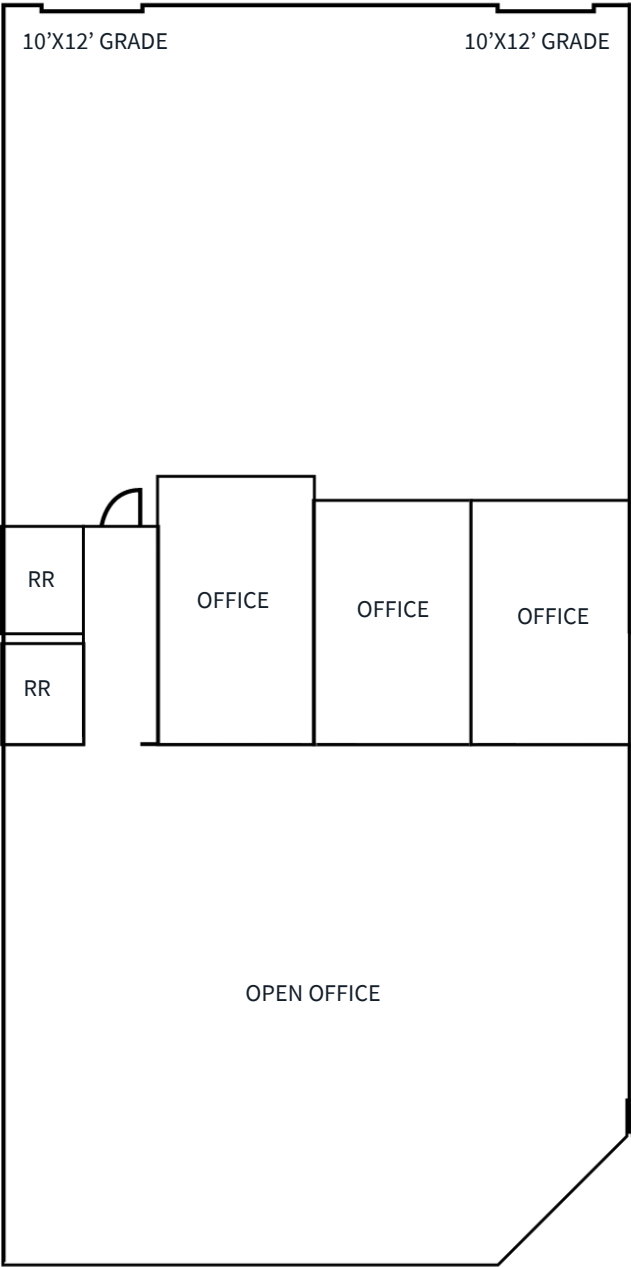
# Floorplans

<b>Suite</b>	5190 - 112
<b>Total s.f.</b>	1,776 s.f.
<b>Office s.f.</b>	730 s.f.
<b>Warehouse s.f.</b>	1,046 s.f.
<b>Loading</b>	One (1) 10' x 12' grade door
<b>Rate/s.f.</b>	\$1.35
<b>NNN/s.f.</b>	\$0.35 p.s.f.
<b>Monthly</b>	\$3,019.20
<b>Available</b>	8/15/26



# Floorplans

<b>Suite</b>	5230-C
<b>Total s.f.</b>	4,800 s.f.
<b>Office s.f.</b>	±2,400 s.f.
<b>Warehouse s.f.</b>	±2,400 s.f.
<b>Loading</b>	Two (2) 10' x 12' grade doors
<b>Rate/s.f.</b>	\$1.35
<b>NNN/s.f.</b>	\$0.35 p.s.f.
<b>Monthly</b>	\$8,160.00
<b>Available</b>	8/1/26



*\*Drawing not to scale. For illustration purposes only.*







**Danny Leanos**

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

**Brayden Stockbauer**

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

**Jason Simon, SIOR**

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

**Rob Lujan, SIOR, CCIM**

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018