

STADIUM INDUSTRIAL CENTER



FOR LEASE

3955 W. MESA VISTA AVENUE & 3950 W. DIABLO DRIVE | LAS VEGAS | NV | 89118

SPENCER PINTER

+1 702 836 3776

spencer.pinter@colliers.com

LIC. # NV-S.0039013

BRIAN RIFFEL, SIOR

+1 702 836 3773

brian.riffel@colliers.com

LIC. # NV-S.0043752

TYLER JONES

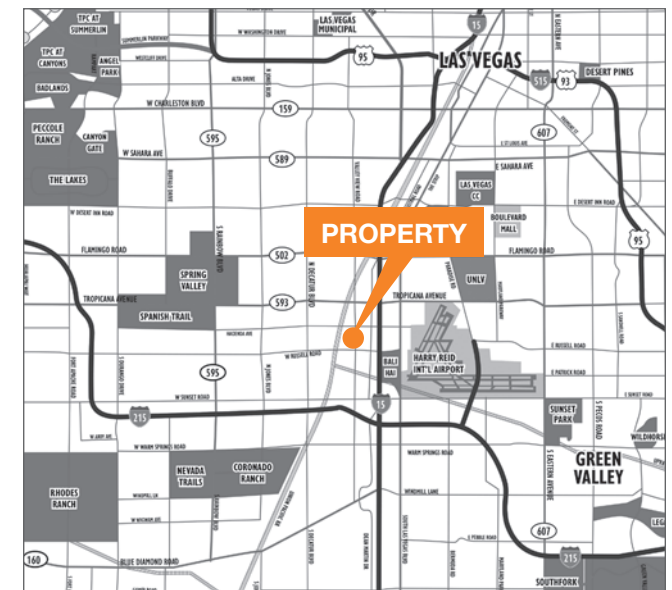
+1 702 836 3754

tyler.jones@colliers.com

LIC. # NV-S.0169145

PROPERTY FEATURES

- Units Available from $\pm 6,000$ SF
- $\pm 163,169$ Total SF Industrial Park
- $\pm 22'$ – $\pm 24'$ Clear Height
- Grade Level & Dock High Loading
- Southwest Submarket
- Located in the heart of the desirable Southwest submarket with easy access to I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



STADIUM INDUSTRIAL CENTER



For Illustration Purposes Only. Not To Scale.

▲ DOCK LOADING DOOR

○ GRADE LEVEL LOADING DOOR

BUILDING A

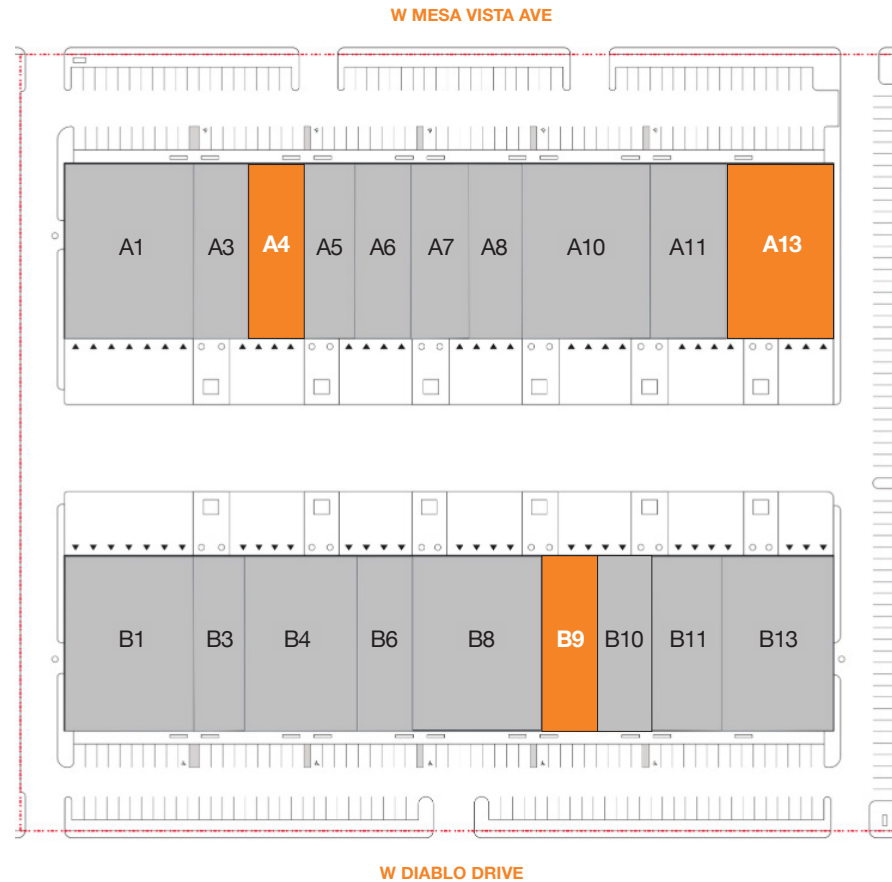
3955 W. Mesa Vista Avenue

BUILDING B

3950 W. Diablo Drive

■ AVAILABLE

■ OCCUPIED



FOR MORE INFORMATION

SPENCER PINTER

+1 702 836 3776

spencer.pinter@colliers.com

LIC. # NV-S.0039013

BRIAN RIFFEL, SIOR

+1 702 836 3773

brian.riffel@colliers.com

LIC. # NV-S.0043752

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

LIC. # NV-S.0169145

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

STADIUM INDUSTRIAL CENTER

3955 W. Mesa Vista Avenue &

3950 W. Diablo Drive, Las Vegas, NV 89118



AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	DATE AVAILABLE
3950	B9	±5,902 SF	±634 SF	±5,268 SF	December 2025
3955	A4	±6,030 SF	±619 SF	±5,411 SF	December 2025
3955	A13	±10,942 SF	±2,320 SF	±8,622 SF	January 2026

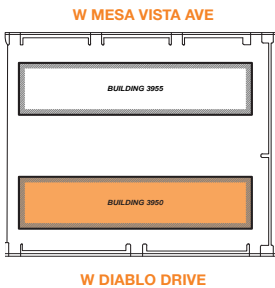
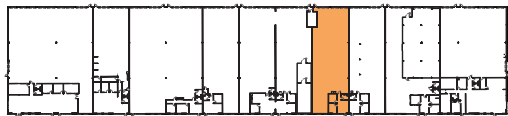
STADIUM INDUSTRIAL CENTER



BUILDING 3950

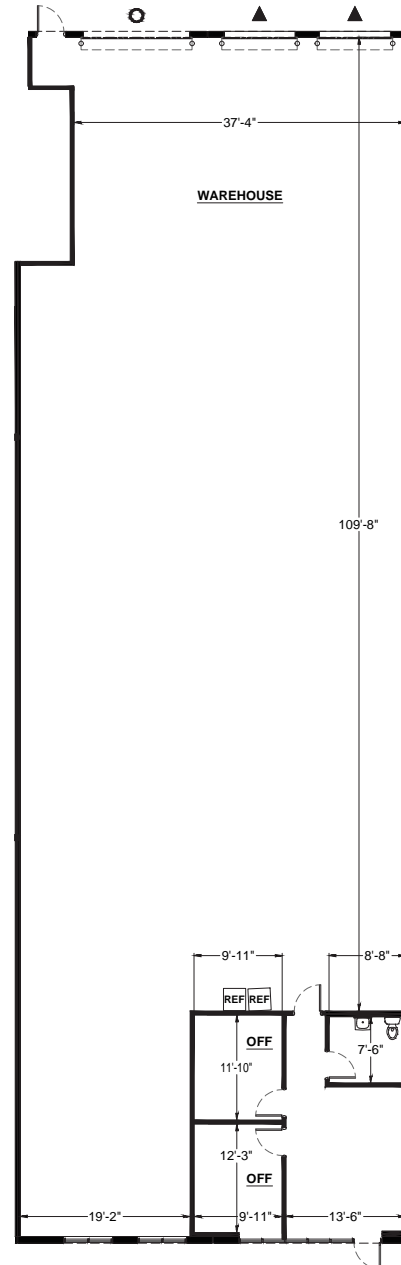
SUITE B9

Building	3950
Total SF	±5,902 SF
Office SF	±634 SF
WH SF	±5,268 SF
Available	December 2025



For Illustration Purposes Only. Not To Scale.

▲ DOCK LOADING DOOR ○ GRADE LEVEL LOADING DOOR



FOR MORE INFORMATION

SPENCER PINTER

+1 702 836 3776
 spencer.pinter@colliers.com
 LIC. # NV-S.0039013

BRIAN RIFFEL, SIOR

+1 702 836 3773
 brian.riffel@colliers.com
 LIC. # NV-S.0043752

TYLER JONES

+1 702 836 3754
 tyler.jones@colliers.com
 LIC. # NV-S.0169145

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
 Las Vegas, NV 89113
www.colliers.com/lasvegas

STADIUM INDUSTRIAL CENTER

3955 W. Mesa Vista Avenue &
 3950 W. Diablo Drive, Las Vegas, NV 89118



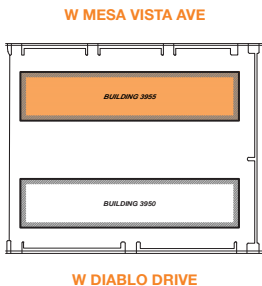
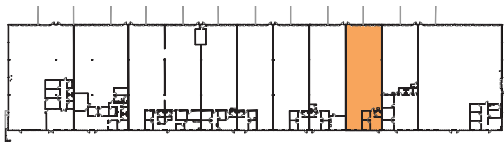
STADIUM INDUSTRIAL CENTER



BUILDING 3955

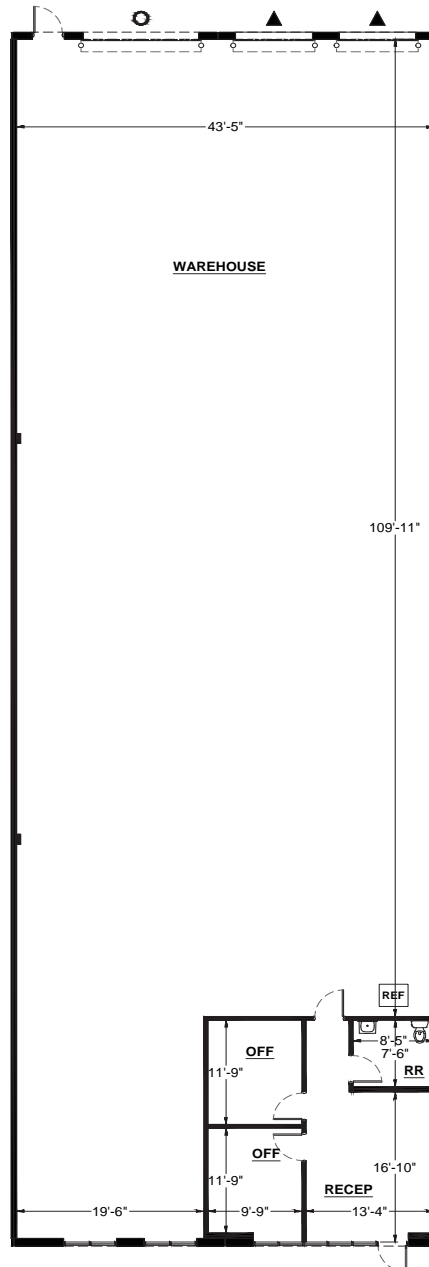
SUITE A4

Building	3955
Total SF	±6,030 SF
Office SF	±619 SF
WH SF	±5,411 SF
Available	December 2025



For Illustration Purposes Only. Not To Scale.

▲ DOCK LOADING DOOR ○ GRADE LEVEL LOADING DOOR



FOR MORE INFORMATION

SPENCER PINTER

+1 702 836 3776
 spencer.pinter@colliers.com
 LIC. # NV-S.0039013

BRIAN RIFFEL, SIOR

+1 702 836 3773
 brian.riffel@colliers.com
 LIC. # NV-S.0043752

TYLER JONES

+1 702 836 3754
 tyler.jones@colliers.com
 LIC. # NV-S.0169145

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
 Las Vegas, NV 89113
www.colliers.com/lasvegas

STADIUM INDUSTRIAL CENTER

3955 W. Mesa Vista Avenue &
 3950 W. Diablo Drive, Las Vegas, NV 89118



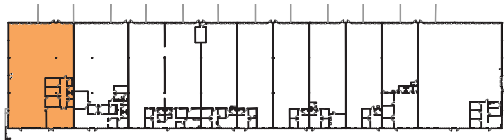
STADIUM INDUSTRIAL CENTER



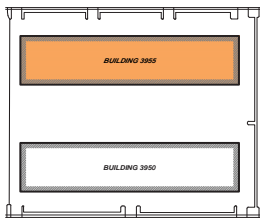
BUILDING 3955

SUITE A13

Building	3955
Total SF	±10,942 SF
Office SF	±2,320 SF
WH SF	±8,622 SF
Available	January 2026



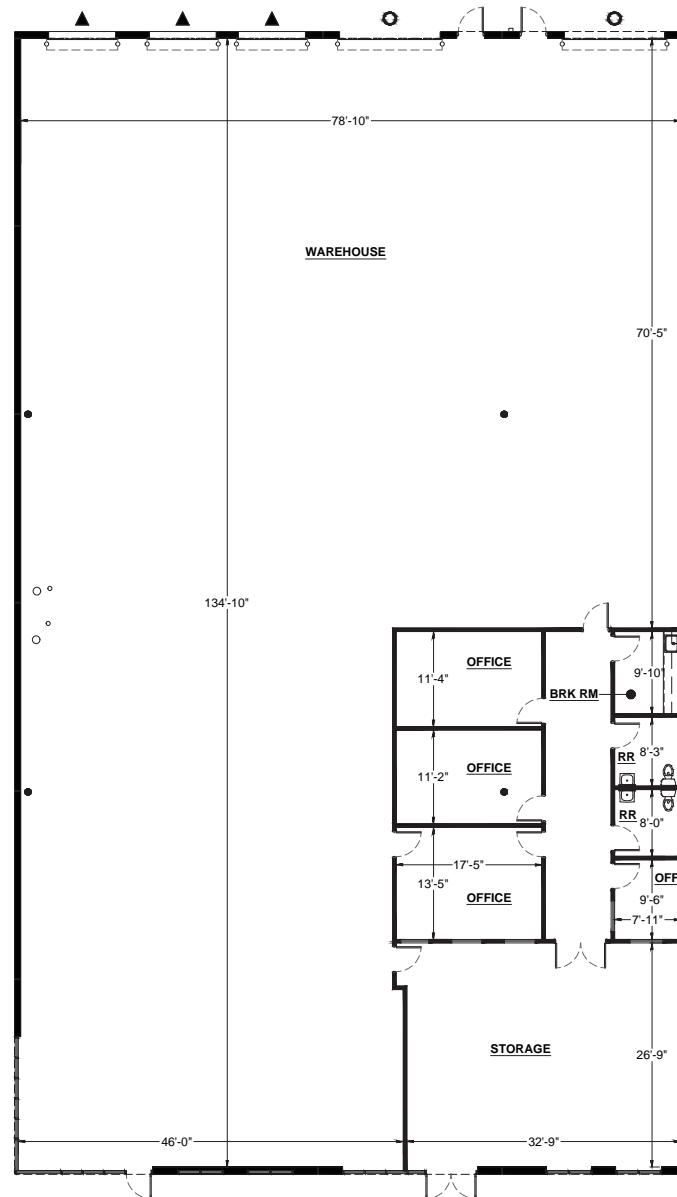
W MESA VISTA AVE



W DIABLO DRIVE

For Illustration Purposes Only. Not To Scale.

▲ DOCK LOADING DOOR ○ GRADE LEVEL LOADING DOOR



FOR MORE INFORMATION

SPENCER PINTER

+1 702 836 3776
 spencer.pinter@colliers.com
 LIC. # NV-S.0039013

BRIAN RIFFEL, SIOR

+1 702 836 3773
 brian.riffel@colliers.com
 LIC. # NV-S.0043752

TYLER JONES

+1 702 836 3754
 tyler.jones@colliers.com
 LIC. # NV-S.0169145

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
 Las Vegas, NV 89113
www.colliers.com/lasvegas

STADIUM INDUSTRIAL CENTER

3955 W. Mesa Vista Avenue &
 3950 W. Diablo Drive, Las Vegas, NV 89118



STADIUM INDUSTRIAL CENTER



STADIUM INDUSTRIAL CENTER





STADIUM INDUSTRIAL CENTER

Units available from $\pm 6,000$ SF



FOR MORE INFORMATION

SPENCER PINTER

+1 702 836 3776

spencer.pinter@colliers.com

LIC. # NV-S.0039013

BRIAN RIFFEL, SIOR

+1 702 836 3773

brian.riffel@colliers.com

LIC. # NV-S.0043752

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

LIC. # NV-S.0169145

