

5380 S. VALLEY VIEW BLVD

SUITE A, LAS VEGAS, NV 89118



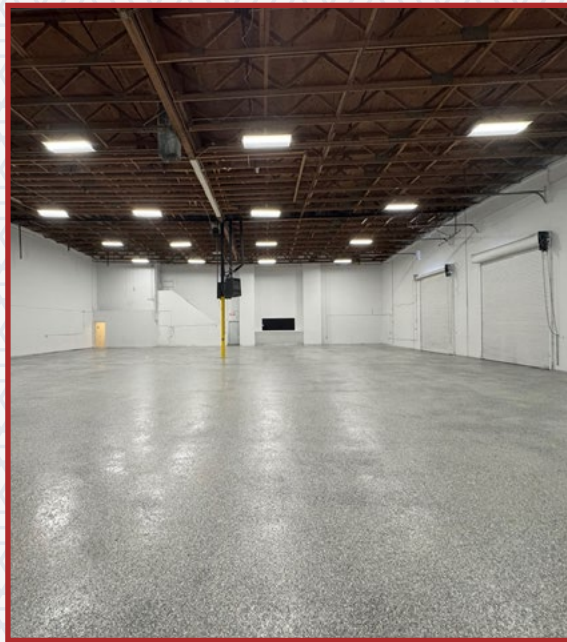
FOR LEASE - ±10,500 SF OFFICE/WAREHOUSE UNIT

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CBRE

Property Overview



5380 VALLEY VIEW BLVD | LAS VEGAS, NV 89118



SPACE AVAILABLE:
10,500 SF READY FOR MOVE-IN!



YEAR BUILT
1981



DOCK HI DOORS
TWO (2) 9' X 10' DOORS



GRADE LEVEL DOORS
TWO (2) 12' X 14' DOORS



TRUCK COURT DEPTH
125'



CLEAR HEIGHT
24'



SPRINKLER SYSTEM
WET SYSTEM



LIGHTING
**BRAND NEW LED LIGHTING & PAINT
IN THE WAREHOUSE**



ZONING
IL (INDUSTRIAL LIGHT) CLARK COUNTY



HEATING
NATURAL GAS AVAILABLE

Suite A

BRAND NEW OFFICE & WAREHOUSE IMPROVEMENTS!

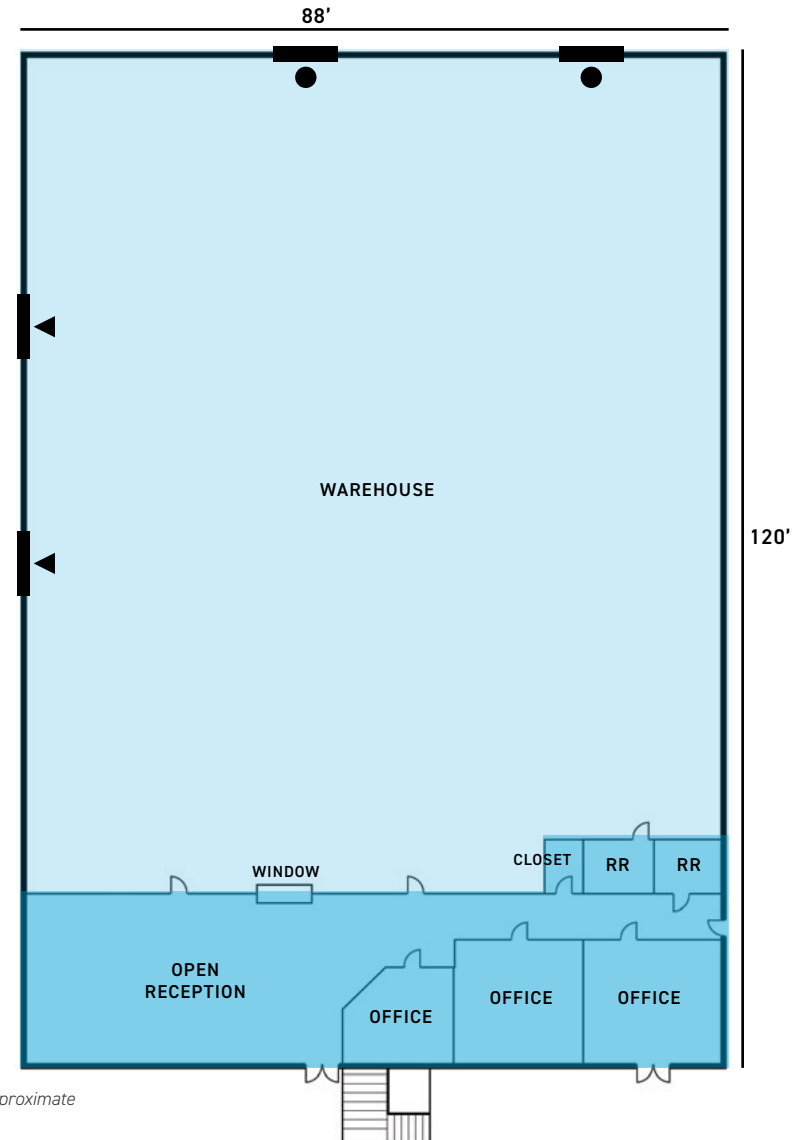
SUITE A HIGHLIGHTS

TOTAL SF:	10,500 SF
OFFICE SF:	1,200 SF
WAREHOUSE SF:	9,300 SF
DOCK DOORS:	TWO (2) 9'X10' DOCK-HI DOORS
GRADE DOORS:	TWO (2) 12'x14' GRADE-LEVEL DOORS
OFFICE HIGHLIGHTS:	OPEN RECEPTION, THREE (3) PRIVATE EXECUTIVE OFFICES, STORAGE CLOSET, OFFICE RESTROOM
PRIVATE OFFICES:	THREE (3) PRIVATE OFFICES
RESTROOMS:	TWO (2) RESTROOMS: ONE (1) IN THE OFFICE & ONE IN THE WAREHOUSE
CLEAR HEIGHT:	24'
POWER:	200 AMPS 120/208V 3-PHASE POWER
NATURAL GAS:	AVAILABLE
SPRINKLER SYSTEM:	WET SYSTEM
LEASE RATE:	\$1.10/SF (NNN)
NNN RATE:	\$0.30/SF
TOTAL MONTHLY:	\$14,700/monthly
AVAILABILITY:	READY FOR MOVE-IN

**CALL LAUREN WILLMORE 702-369-4825
TO SCHEDULE A TOUR!**

▲ = GRADE DOOR

● = DOCK DOOR



Property Location

5380 S. Valley View Boulevard is located in the highly desirable Southwest submarket, minutes from the I-15 Freeway and the Las Vegas Strip. The property offers direct frontage on Valley View Boulevard in the Valley View Hacienda Business Center, just west of Allegiant Stadium, and is conveniently located near multiple retail and service amenities.



0.5 miles from Allegiant Stadium



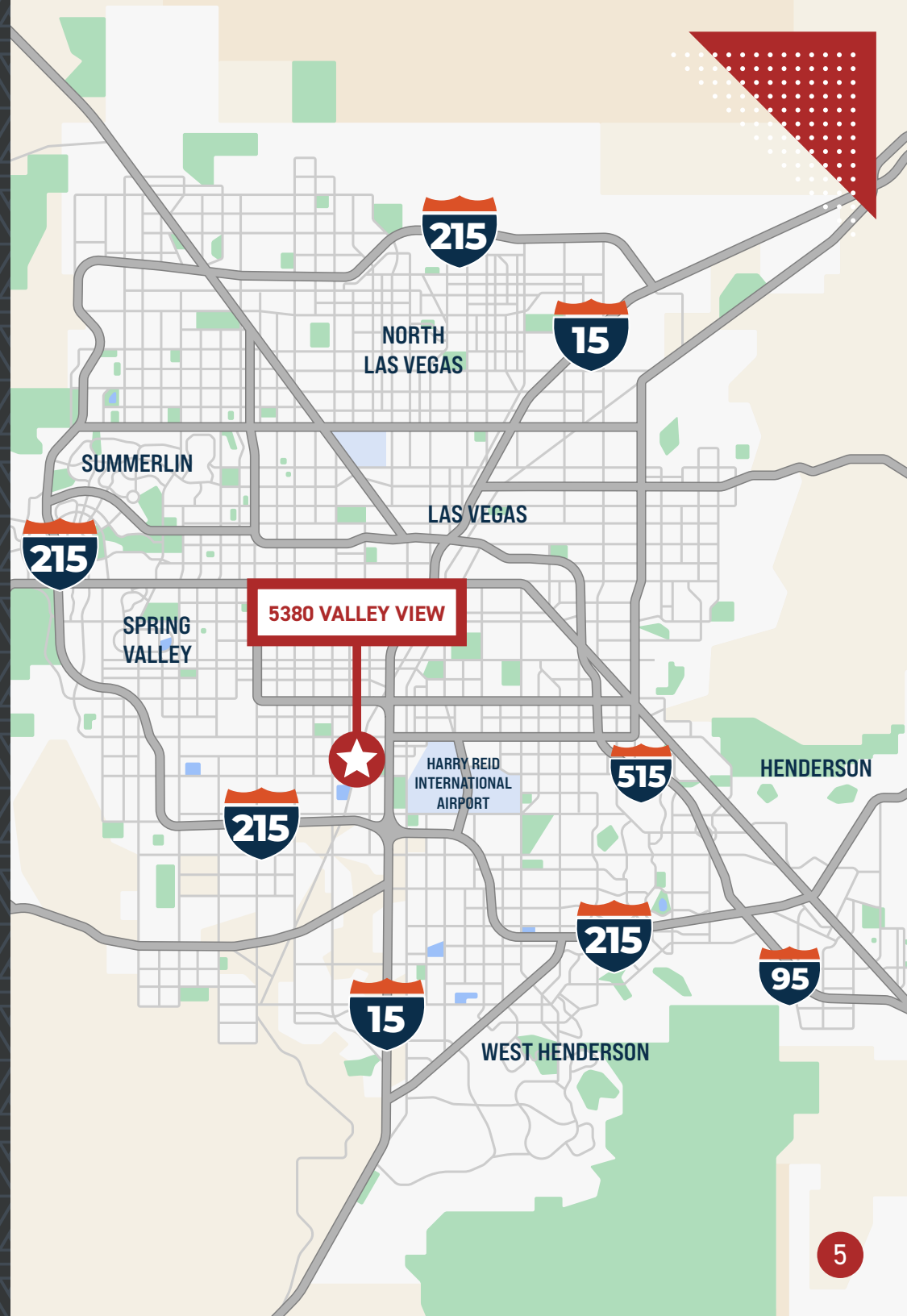
3.4 miles from Harry Reid Int'l Airport



1.0 miles to the Las Vegas Strip



2.4 miles from I-15/I-215 Interchange



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CONTACT US TODAY TO SCHEDULE A TOUR

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