

FOR LEASE

LOCATED IN THE STADIUM DISTRICT!

5979 Valley View Blvd

Las Vegas, NV 89118

Brand-New Office Improvements In Progress!

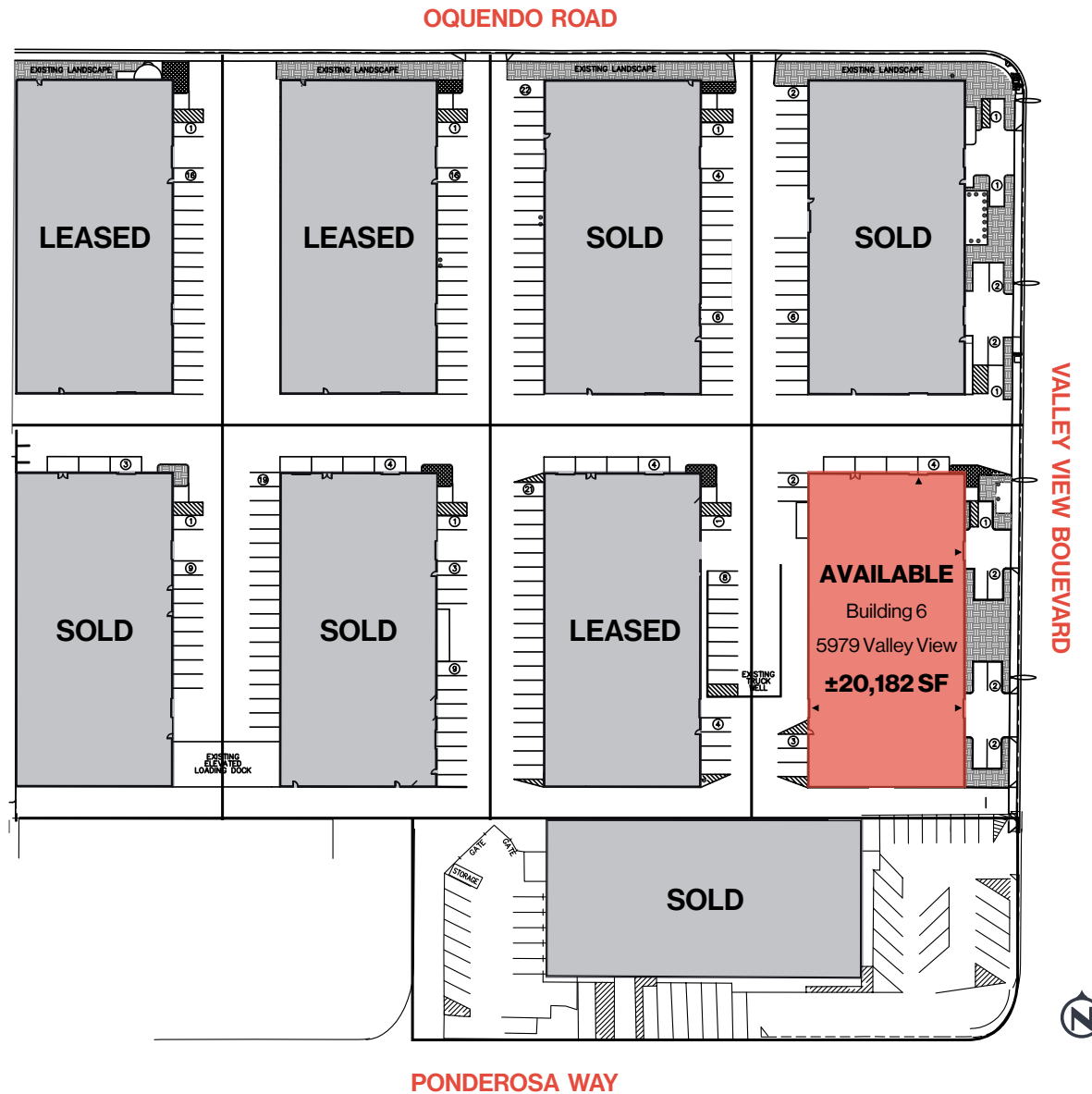
Valley View Boulevard



CBRE

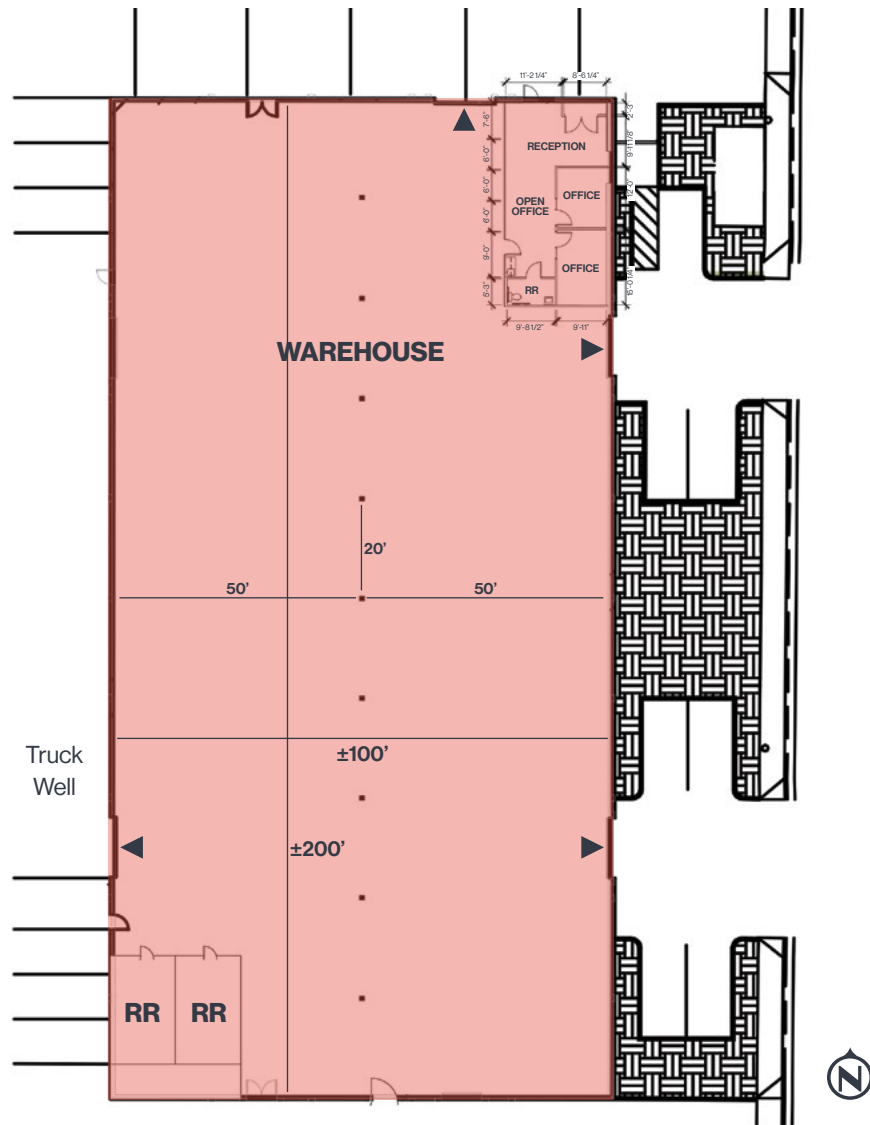
Site Plan

- = Available
- = Leased/Sold
- = Dock-High Door
- = Grade-Level Door



*For illustration purposes only
*Not to scale

Floor Plan



*For illustration purposes only
*Not to scale

▲ = Grade-Level Door

- Located on Valley View Boulevard, just South of Russell Road
- Frontage on Valley View Boulevard
- Part of Stadium Industrial Park, a ±182,067 SF industrial project with CC&R's
- ±20,182 SF warehouse building on ±0.92 acres
- ±893 SF of brand-new HVAC office improvements in progress!
- ±19,289 SF of evaporative-cooled warehouse
- Reception
- Two (2) Private Offices
- Three (3) Restrooms
- Private fenced and gated yard space
- Fire-Sprinklered
- 200 amps, 120/208 Volt, 3-Phase Power
- 50' x 20' column spacing
- CMU Concrete Construction
- 17' 4" minimum clear height
- LED warehouse lighting
- Evaporative Cooled warehouse
- Four (4) grade level loading doors
- Dock-hi truck well
- Warehouse skylights
- Industrial Light (IL) Zoning, Clark County
- Warehouse ceilings finished with white scrim
- All parking in common
- APN: 162-31-614-006

LEASE RATE: \$1.25/SF (NNN)

CAMs: \$0.174/SF

TOTAL MONTHLY: \$28,739.17

NOW AVAILABLE!

Aerial Map



DESIGNATED STADIUM DISTRICT

allegiant stadium

W Russell Rd

SITE

W Sunset Rd

W Harmon Ave

NV-593-W

LAS VEGAS STRIP

HARRY REID INTERNATIONAL AIRPORT

TOWN SQUARE LAS VEGAS

MCCARRAN MARKETPLACE

Walmart * PETSMART
LOWES ROSS DRESS FOR LESS * Carls Jr.
BANK OF AMERICA

ARCO UPS

Carl's Donuts
ALOHA HAWAIIAN BBQ
SUNRISE COFFEE

MAJESTIC RUNWAY CENTER

LA QUINTA
Hampton Inn
SUBWAY

MCCARRAN RENTAL CAR CENTER

LAS VEGAS SOUTH PREMIUM OUTLETS

verizon Nike Sprint
chico's COUNTRY OF SAINTS FedEx
BUFFALO WILD WINGS VITAMIN WORLD IHop

Distances To:

I-15 Freeway	1.1 miles
Allegiant Stadium	1.1 miles
The Las Vegas "Strip"	1.3 miles
Harry Reid Int'l Airport	4.8 miles

Stadium Industrial Park

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Las Vegas, NV 89118

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