



Valley View Commerce Center

5130, 5160, 5190 & 5230 S Valley View Blvd

Las Vegas, NV 89118



Highlights

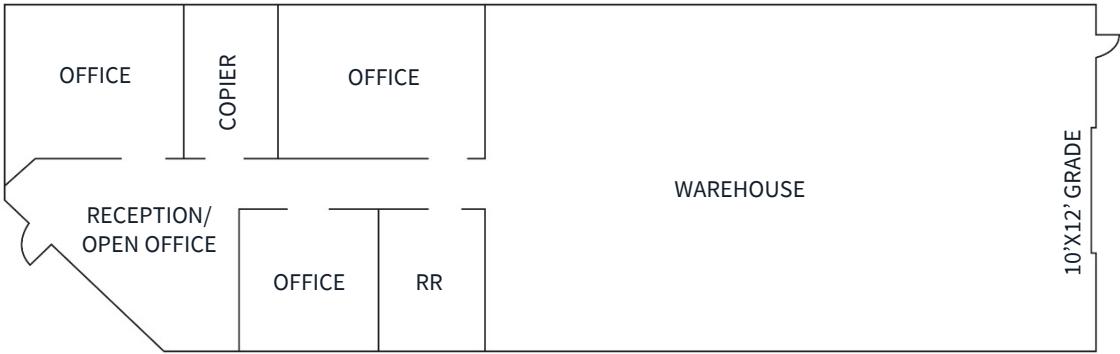
- Rates from \$1.20 / SF NNN
- \$0.35 / SF CAM
- 15'6" clear height
- M-1 Zoning
- Excellent central location with close proximity to the Las Vegas strip & I-15 freeway via Russell Rd
- ±73,429 SF multi-tenant business park on a 4.84-acre parcel
- Built in 1989
- No Sprinklers

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	\$1.20	\$0.35	\$2,752.80
5230 - C	4,800 SF	2 Grade	\$1.35	\$0.35	\$8,160.00



Floorplans

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



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



Floorplans

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



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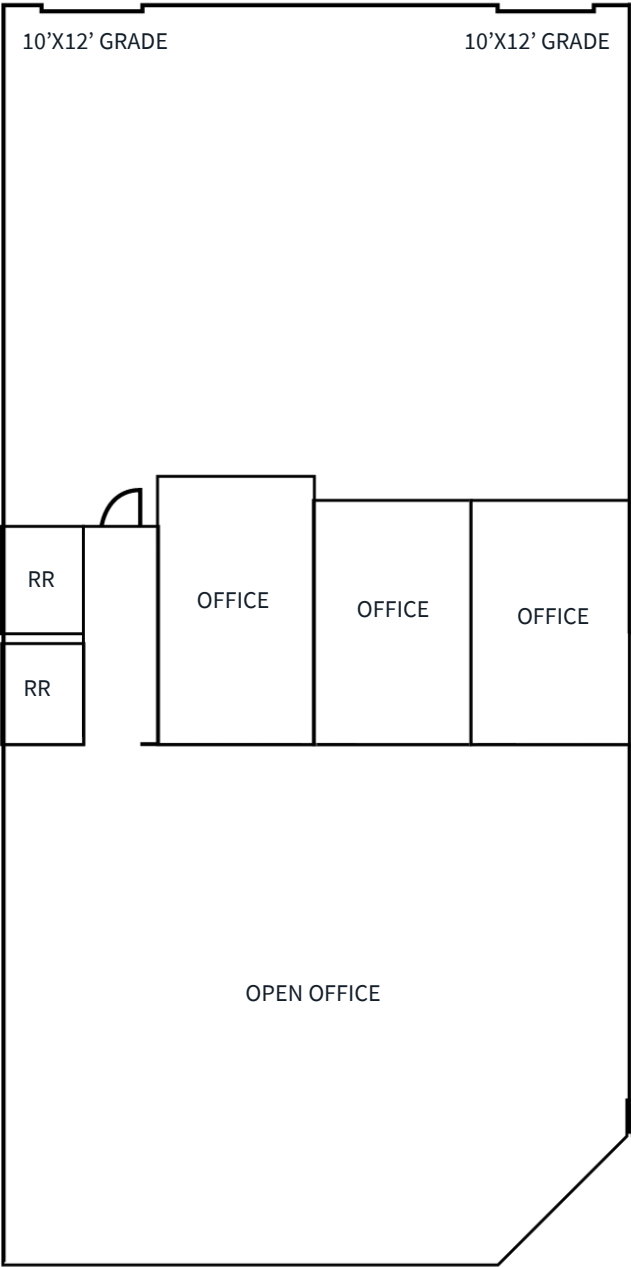
Floorplans

Suite	5190 - 112
Total s.f.	1,776 s.f.
Office s.f.	730 s.f.
Warehouse s.f.	1,046 s.f.
Loading	One (1) 10' x 12' grade door
Rate/s.f.	\$1.20
NNN/s.f.	\$0.35 p.s.f.
Monthly	\$2,752.80
Available	TBD



Floorplans

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



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