



Valley View Commerce Center

5130, 5160, 5190 & 5230 S Valley View Blvd

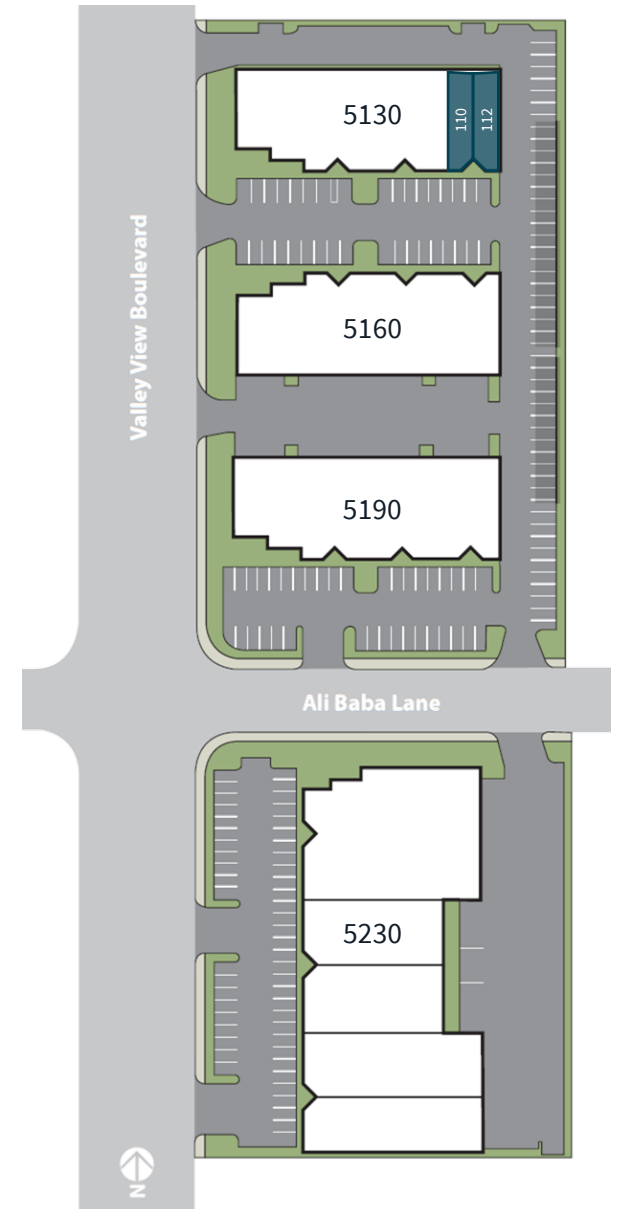
Las Vegas, NV 89118



Highlights

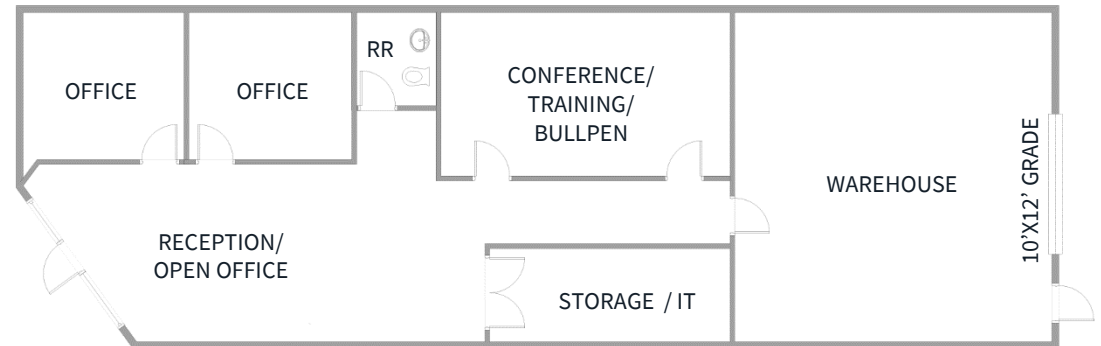
- Rates from \$1.40 / SF NNN
- \$0.32 / SF CAM
- ±1,776 SF - ±3,552 SF available
- 15'6" clear height
- M-1 Zoning
- Available Now
- Excellent central location with close proximity to the Las Vegas strip & I-15 freeway via Russell Rd
- ±73,429 SF multi-tenant business park on a 4.84-acre parcel
- Built in 1989
- No Sprinklers

Suite	Size	Loading	Rate	CAM	Monthly
5130 - 110	1,776 SF	1 Grade	\$1.40	\$0.32	\$3,054.72
5130 - 112	1,776 SF	1 Grade	\$1.40	\$0.32	\$3,054.72
5130 - 110/112	3,552 SF	2 Grades	\$1.40	\$0.32	\$6,109.44



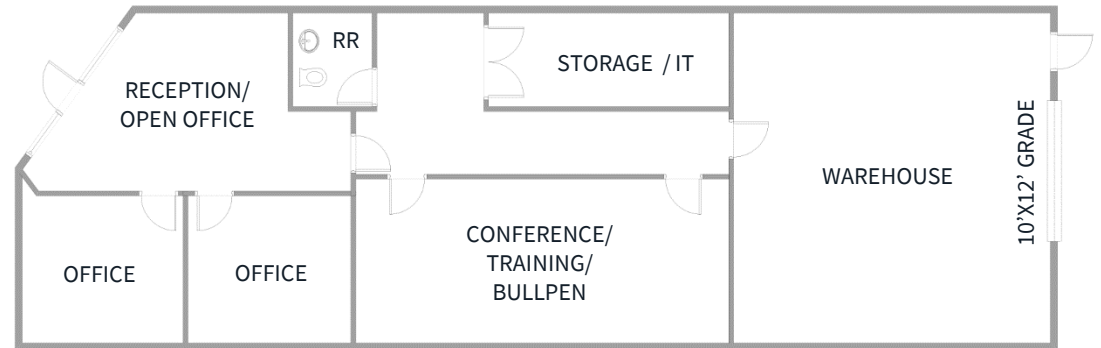
Floorplans

Suite	5130 - 110
Total s.f.	1,776 s.f.
Office s.f.	1,296 s.f.
Warehouse s.f.	480 s.f.
Loading	One (1) 10' x 12' grade door
Rate/s.f.	\$1.40
NNN/s.f.	\$0.32 p.s.f.
Monthly	\$3,054.72
Available	Immediately



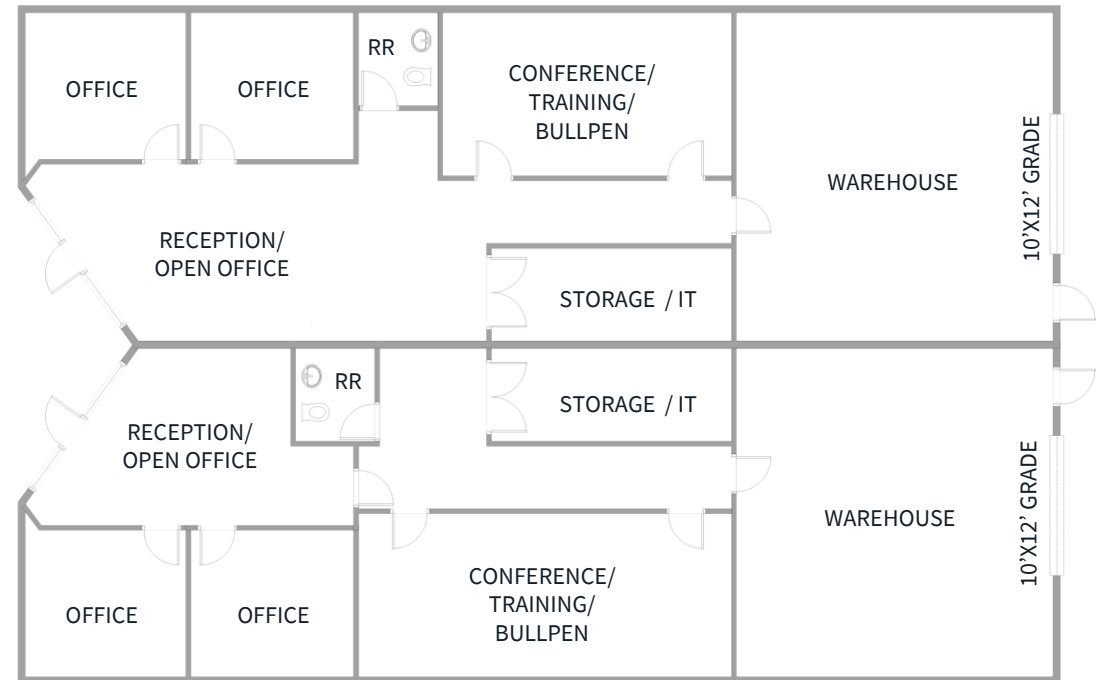
Floorplans

Suite	5130 –112
Total s.f.	1,776 s.f.
Office s.f.	1,296 s.f.
Warehouse s.f.	480 s.f.
Loading	One (1) 10' x 12' grade door
Rate/s.f.	\$1.40
NNN/s.f.	\$0.32 p.s.f.
Monthly	\$3,054.72
Available	Immediately

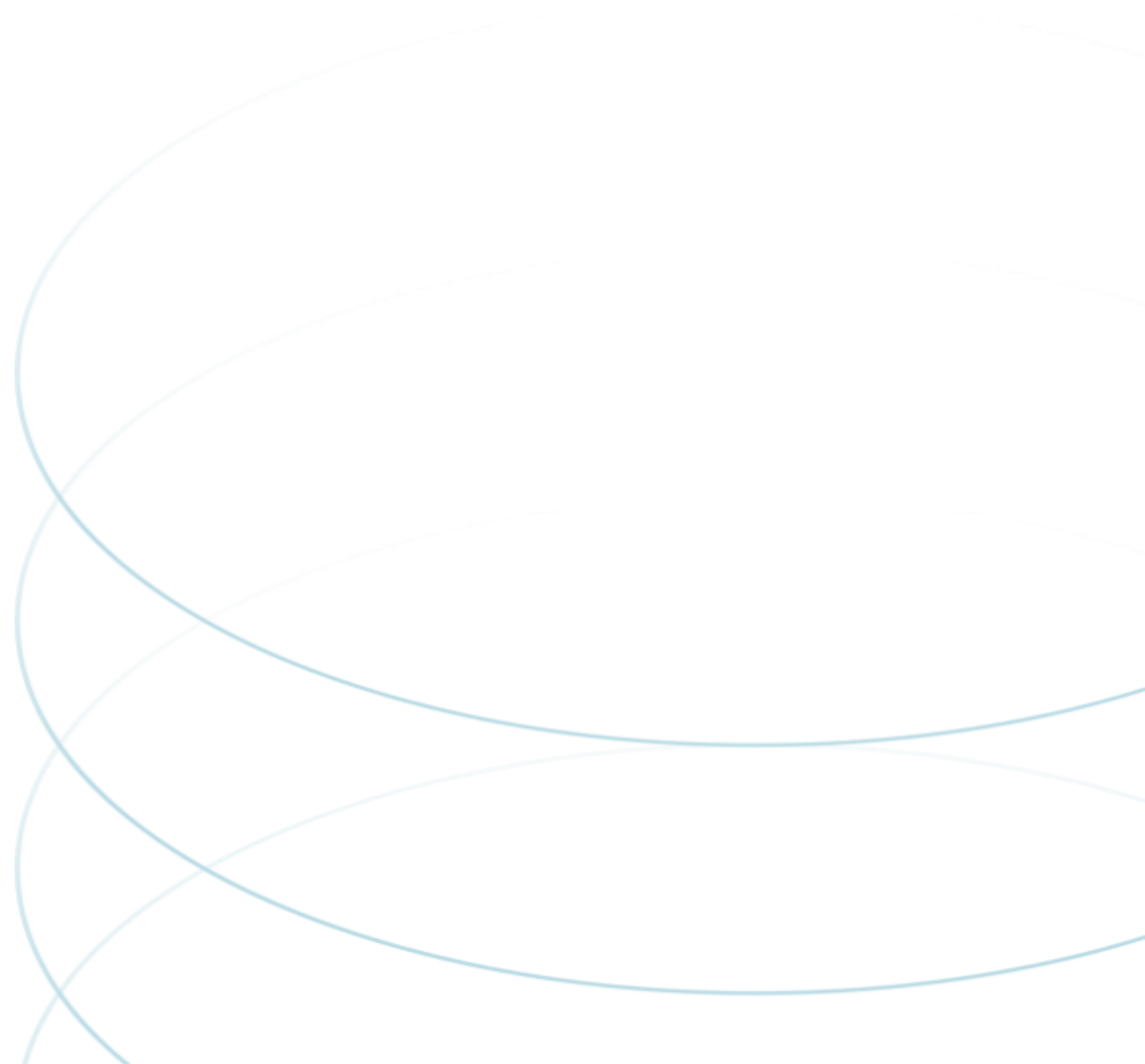


Floorplans

Suite	5130 – 110/112
Total s.f.	3,552 s.f.
Office s.f.	2,592 s.f.
Warehouse s.f.	960 s.f.
Loading	Two (2) 10' x 12' grade doors
Rate/s.f.	\$1.40
NNN/s.f.	\$0.32 p.s.f.
Monthly	\$6,109.44
Available	Immediately







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