



# Valley View Commerce Center

5130, 5160, 5190 & 5230 S Valley View Blvd

Las Vegas, NV 89118



## Highlights

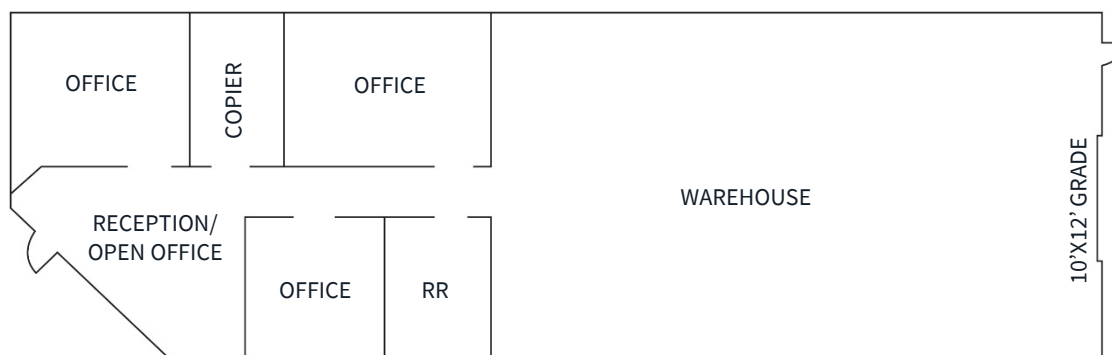
- Rates from \$1.30 / SF NNN
- \$0.36 / SF CAM
- 15'6" clear height
- M-1 Zoning
- Excellent central location with close proximity to the Las Vegas strip & I-15 freeway via Russell Rd
- ±73,429 SF multi-tenant business park on a 4.84-acre parcel
- Built in 1989
- No Sprinklers

| Suite            | Size     | Loading  | Rate   | CAM    | Monthly    |
|------------------|----------|----------|--------|--------|------------|
| 5130 - 106       | 1,776 SF | 1 Grade  | \$1.35 | \$0.36 | \$3,036.96 |
| 5160 - 104       | 1,776 SF | 1 Grade  | \$1.35 | \$0.36 | \$3,036.96 |
| 5190 – 108 - 110 | 3,552 SF | 2 Grades | \$1.30 | \$0.36 | \$5,896.32 |
| 5190 - 112       | 1,776 SF | 1 Grade  | \$1.35 | \$0.36 | \$3,036.96 |



# Floorplans

|                       |                              |
|-----------------------|------------------------------|
| <b>Suite</b>          | 5130 - 106                   |
| <b>Total s.f.</b>     | 1,776 s.f.                   |
| <b>Office s.f.</b>    | TBD                          |
| <b>Warehouse s.f.</b> | TBD                          |
| <b>Loading</b>        | One (1) 10' x 12' grade door |
| <b>Rate/s.f.</b>      | \$1.35                       |
| <b>NNN/s.f.</b>       | \$0.36 p.s.f.                |
| <b>Monthly</b>        | \$3,036.96                   |
| <b>Available</b>      | Immediately                  |



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



# Floorplans

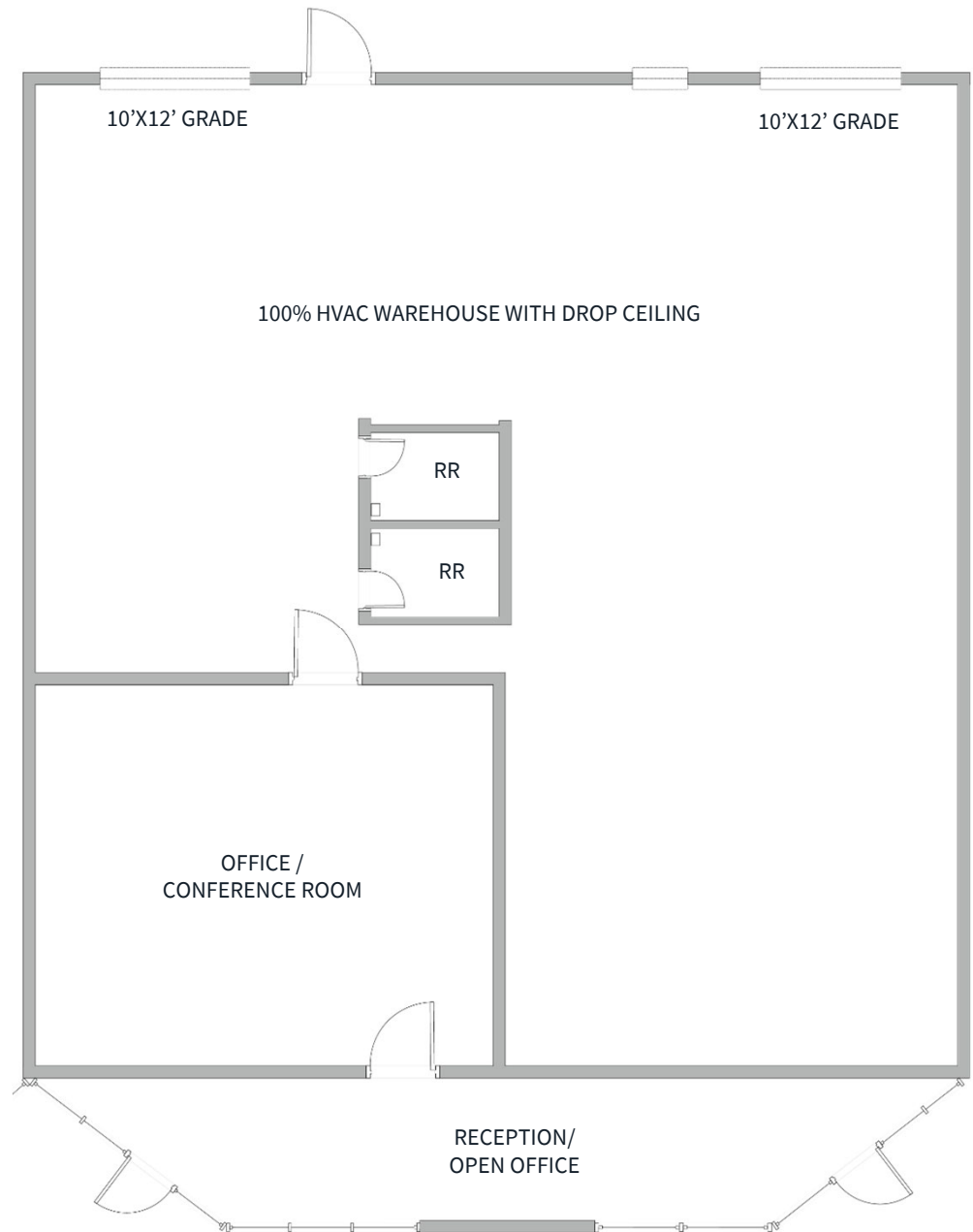
|                |                               |
|----------------|-------------------------------|
| Suite          | 5160 - 104                    |
| Total s.f.     | 1,776 s.f.                    |
| Office s.f.    | TBD                           |
| Warehouse s.f. | TBD                           |
| Loading        | One (1) 10' x 12' grade door  |
| Rate/s.f.      | \$1.35                        |
| NNN/s.f.       | \$0.36 p.s.f.                 |
| Monthly        | \$3,036.96                    |
| Available      | ±30 days from Lease Execution |



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# Floorplans

|                       |                               |
|-----------------------|-------------------------------|
| <b>Suite</b>          | 5190 – 108-110                |
| <b>Total s.f.</b>     | 3,552 s.f.                    |
| <b>Office s.f.</b>    | ±1,066 s.f.                   |
| <b>Warehouse s.f.</b> | ±2,486 s.f.                   |
| <b>Loading</b>        | Two (2) 10' x 12' grade doors |
| <b>Rate/s.f.</b>      | \$1.30                        |
| <b>NNN/s.f.</b>       | \$0.36 p.s.f.                 |
| <b>Monthly</b>        | \$5,896.32                    |
| <b>Available</b>      | Immediately                   |

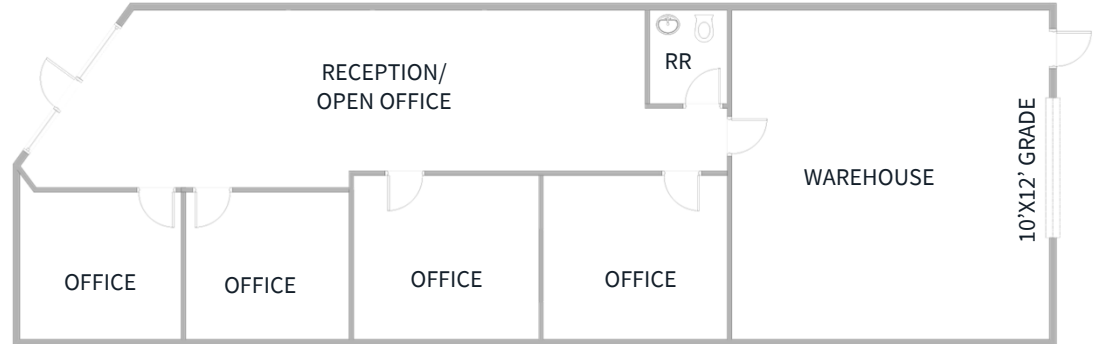


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# Floorplans

|                       |                              |
|-----------------------|------------------------------|
| <b>Suite</b>          | 5190 - 112                   |
| <b>Total s.f.</b>     | 1,776 s.f.                   |
| <b>Office s.f.</b>    | 1,204 s.f.                   |
| <b>Warehouse s.f.</b> | 572 s.f.                     |
| <b>Loading</b>        | One (1) 10' x 12' grade door |
| <b>Rate/s.f.</b>      | \$1.35                       |
| <b>NNN/s.f.</b>       | \$0.36 p.s.f.                |
| <b>Monthly</b>        | \$3,036.96                   |
| <b>Available</b>      | Immediately                  |



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