

NEW FEATURES / INCENTIVES

- New HVACs and Evaporative Coolers Installed
- Owner Will Consider Demolishing Warehouse Interior to an Open Box for Credit Tenant
- Owner Will Consider Painting Outside of Building for New Tenant

Colliers



±9,934 SF – ±23,000 SF Available | For Lease

Warehouse/Office Space

5425 S. Valley View Boulevard, Las Vegas, NV 89118

Brett Rather

+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

Steve Neiger, CCIM

+1 702 592 7187
steve.neiger@colliers.com
License # NV-BS.0146583.LLC

Chris Clifford

+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC

\$1.25 PSF – \$1.40 PSF (NNN \$0.15 PSF)

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Property Highlights

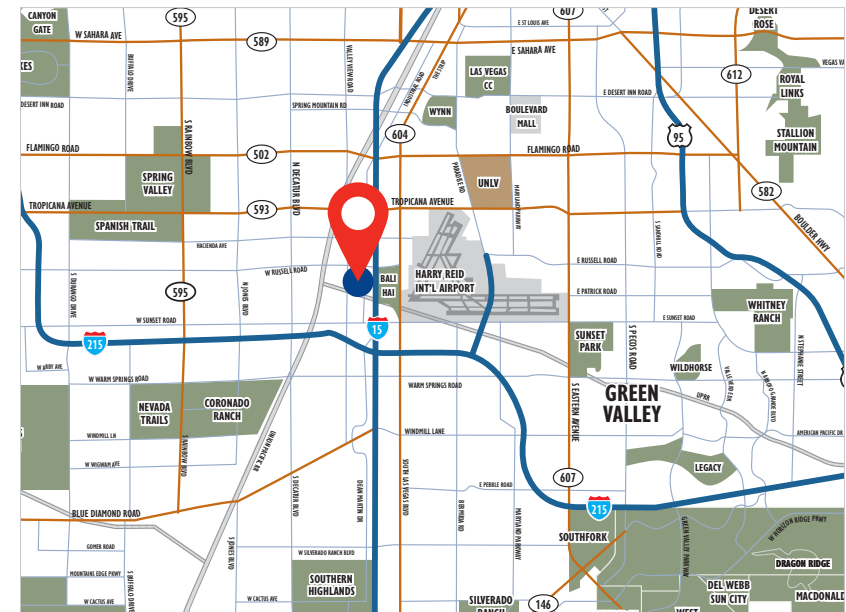
- Building can be demised to ±9,934 SF or ±13,066 SF, which includes mezzanine space
- Direct Frontage on Valley View Boulevard with ±15,600 cars per day
- Very close proximity to the I-215 and I-15 freeways
- ±19,300 SF of warehouse space and ±3,700 SF of office space including 7 restrooms
- Evaporative cooled and air-conditioned warehouse space
- ±21' minimum clear height
- Fire sprinklered at .163 GPM per 2,000 SF
- ±1,000 amps of 480v, 3 phase power
- Five (5) ±14' x ±14' grade level doors
- 40 parking spaces and street parking
- M-1 Industrial Zoning (Clark County)
- Gas heat in warehouse
- Metal halide and fluorescent task lighting in warehouse
- Concrete tilt-up construction built in 1993
- APN: 162-30-701-043

Lease Rate: \$1.25 PSF – \$1.40 PSF, NNN/Month

NNN Currently Estimated at \$0.15 PSF/Month

New Features/ Incentives

- New HVACs and Evaporative Coolers Installed
- Offices Freshly Painted
- Parking Lot Reslurried and Striped
- Owner Will Consider Painting Outside of Building for New Tenant
- Owner Will Consider Demolishing Warehouse Interior to an Open Box for Credit Tenant



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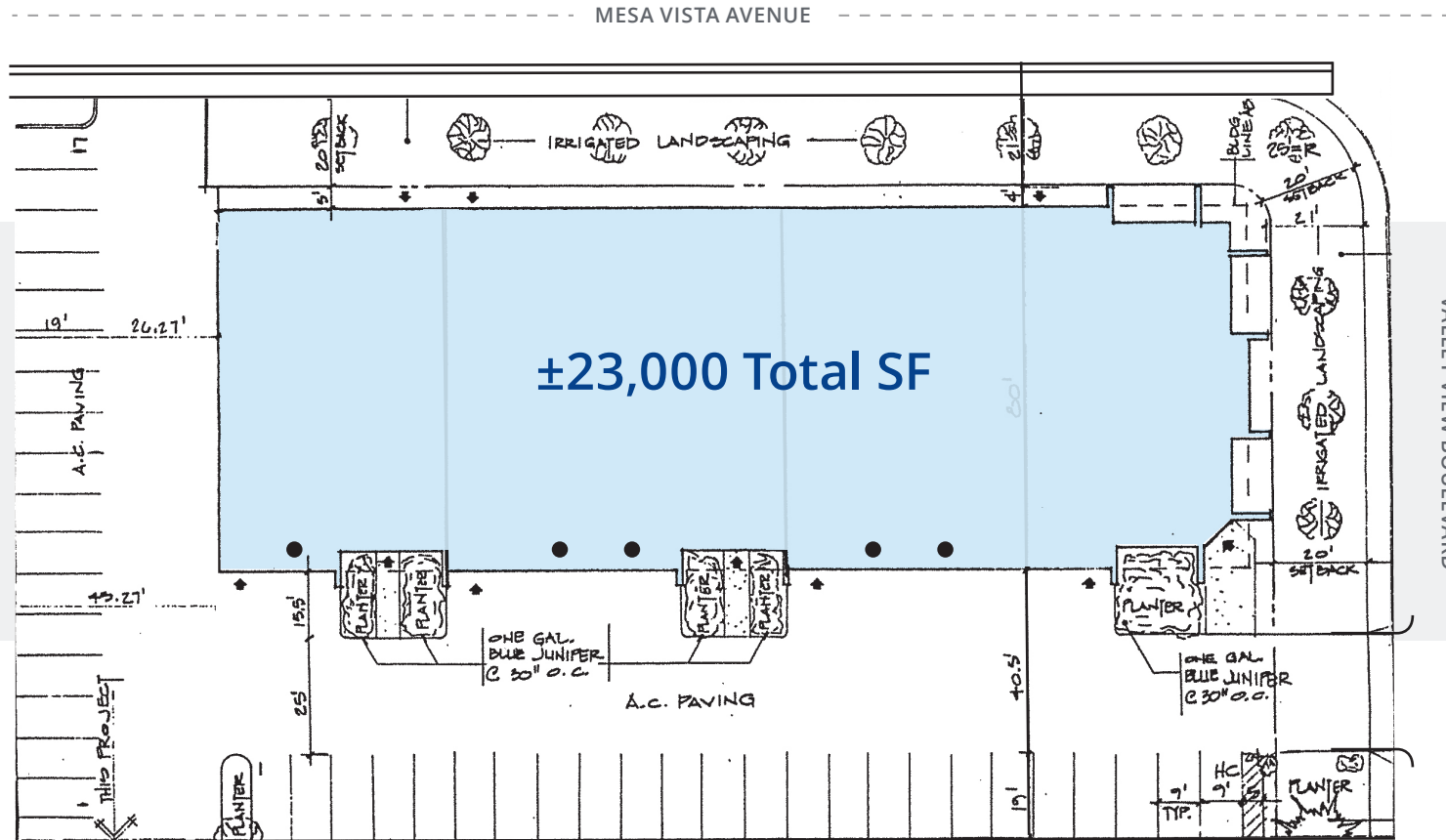
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Not To Scale. For Illustration Purposes Only.



● = Grade Level Doors

Site Plan



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Colliers Las Vegas
6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

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Floor Plan

±23,000 Total SF

Property Features

- ±23,000 Total SF
- ±19,300 SF of warehouse
- ±3,700 SF of office space
- 7 restrooms
- Five (5) ±14' x ±14' grade level doors

Demisable Options

Building can be demised to ±9,934 SF or ±13,066 SF, which includes mezzanine space

● = Grade Level Doors



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[Aerial Map](#)



5425 S. Valley View Boulevard is located in the Stadium District with freeway access and close proximity to the Las Vegas Strip.

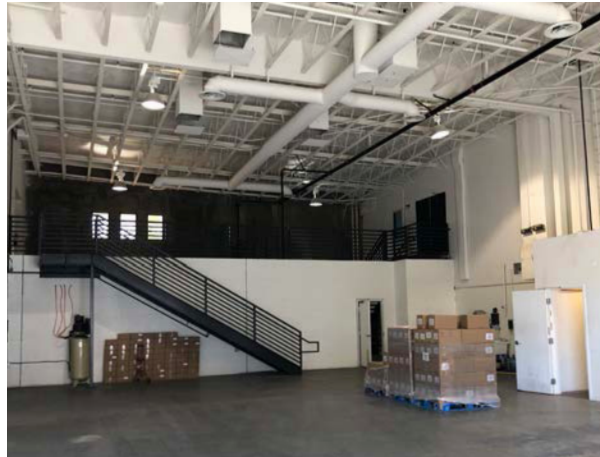
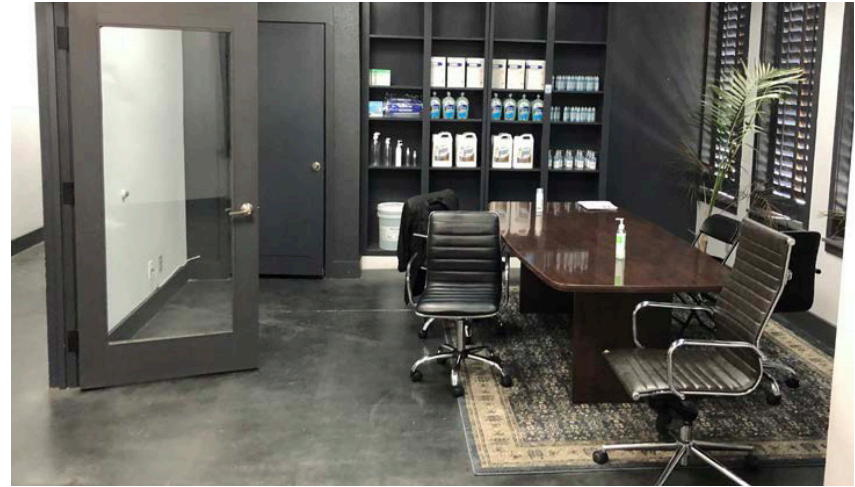
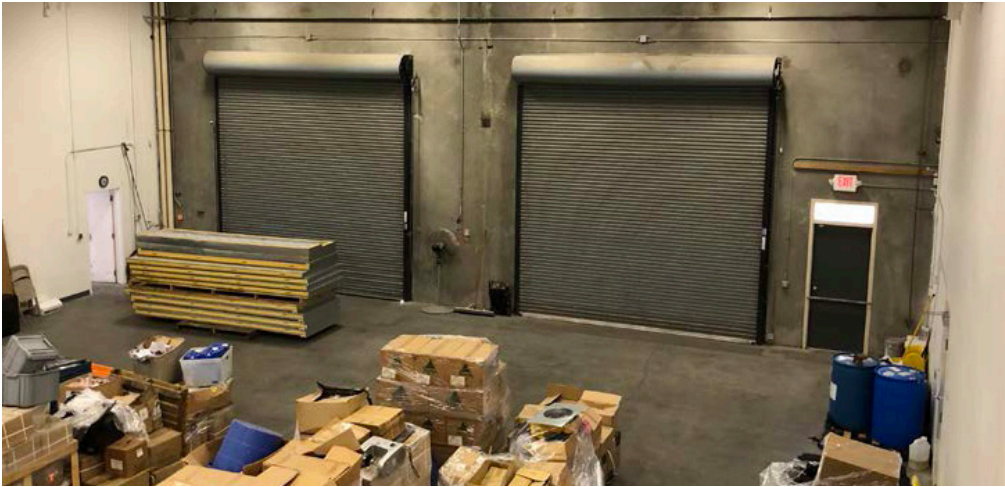
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Property Photos



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