



SITE

For lease

Valley View Business Park

3021 S Valley View Boulevard
Las Vegas, NV 89102

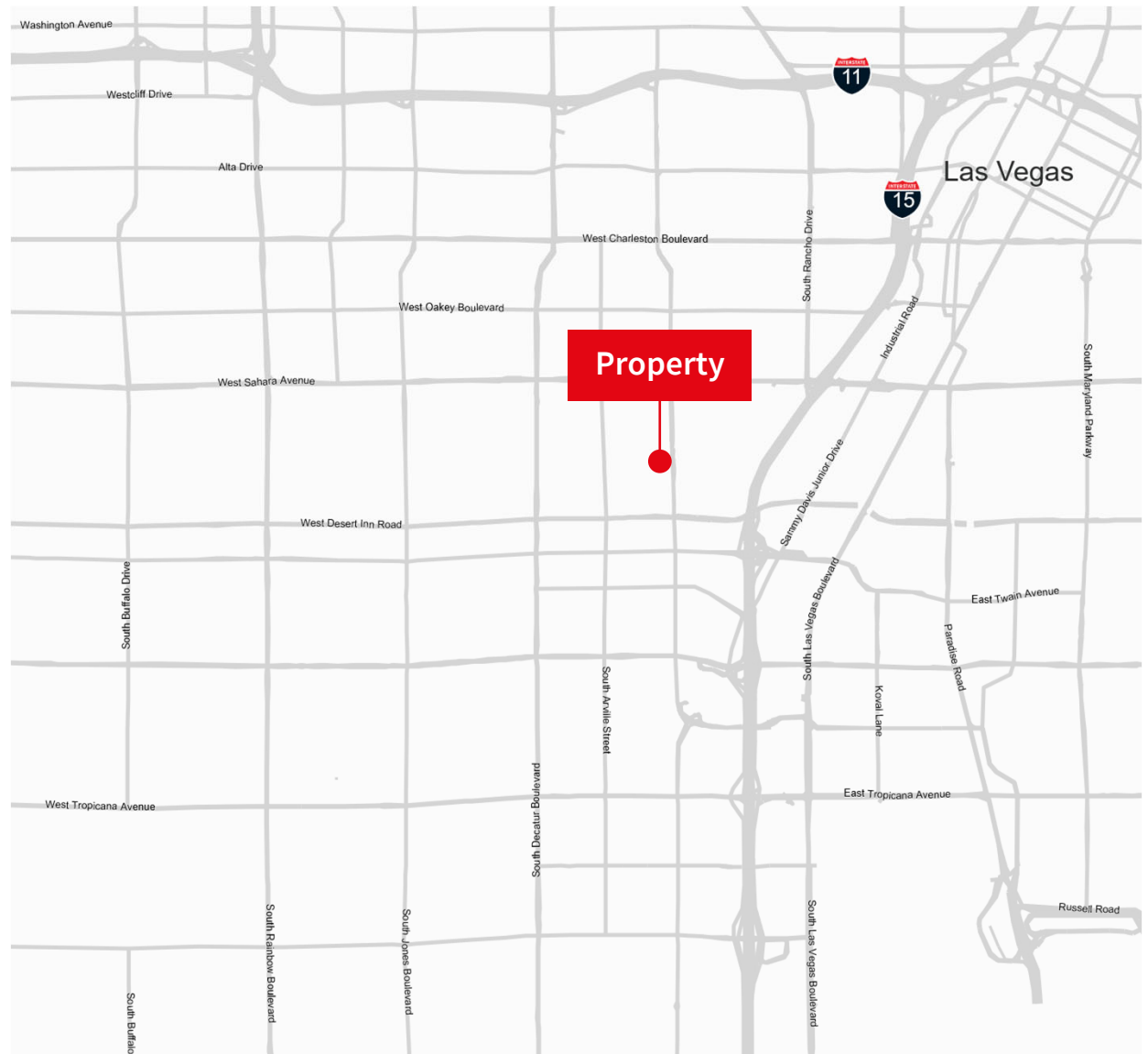
**One Month of
Abated Rent***

*For a credit tenant. 3 yr. lease minimum.



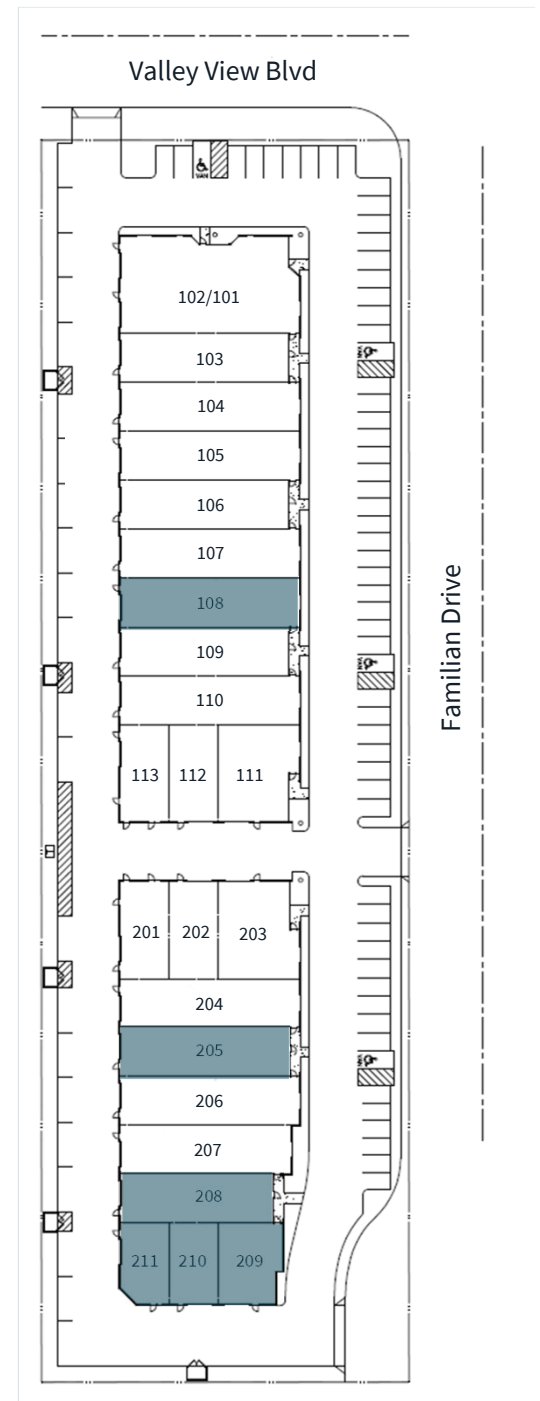
Property Overview

- Rates from \$1.20/s.f. NNN
- CAM's \$0.40/s.f.
- Two buildings totaling ±42,656 s.f. on a ±2.52-acre parcel
- 12' x 14' grade roll-up doors
- 17' clear height
- Fire sprinklered
- Zoned Industrial (M)
- Excellent central location
- Proximate to LV strip, I-15 & US-95 freeways
- Monument signage on Valley View
- Built in 1986



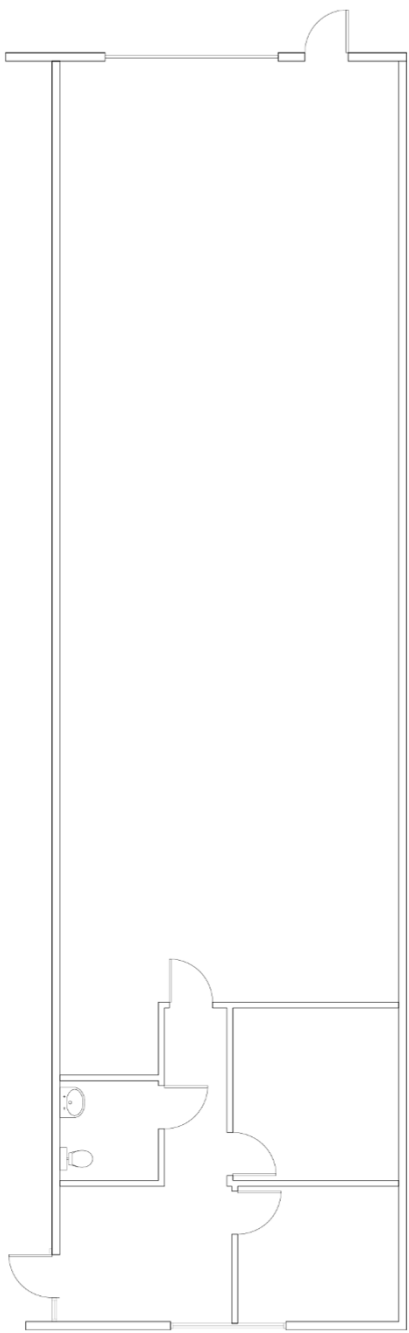
Valley View Business Park | 3021 S Valley View Boulevard, Las Vegas, NV 89102

Suite	Total s.f.	Office s.f.	Warehouse s.f.	Grade	Rate	CAM	Monthly
108	2,180	TBD	TBD	(1) 12 x 14	\$1.20	\$0.40	\$3,488.00
205	2,048	538	1,510	(1) 12 x 14	\$1.20	\$0.40	\$3,260.80
208	1,856	278	1,578	(1) 12 x 14	\$1.20	\$0.40	\$2,969.60
209-211	3,194	TBD	TBD	(3) 12 x 14	\$1.20	\$0.40	\$5,110.40



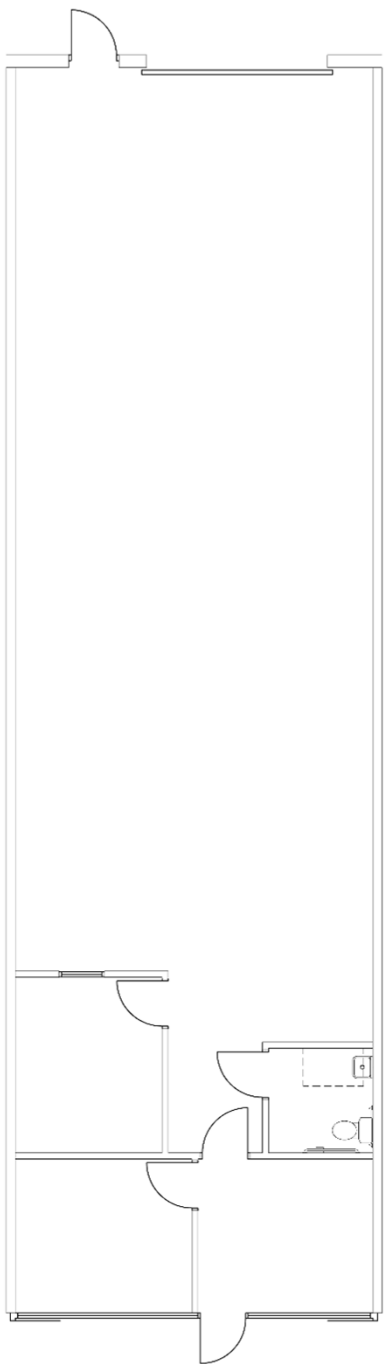
Floorplans

Suite	108
Total s.f.	2,180
Office s.f.	TBD
Warehouse s.f.	TBD
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.40
Monthly	\$3,488.00
Available	Now



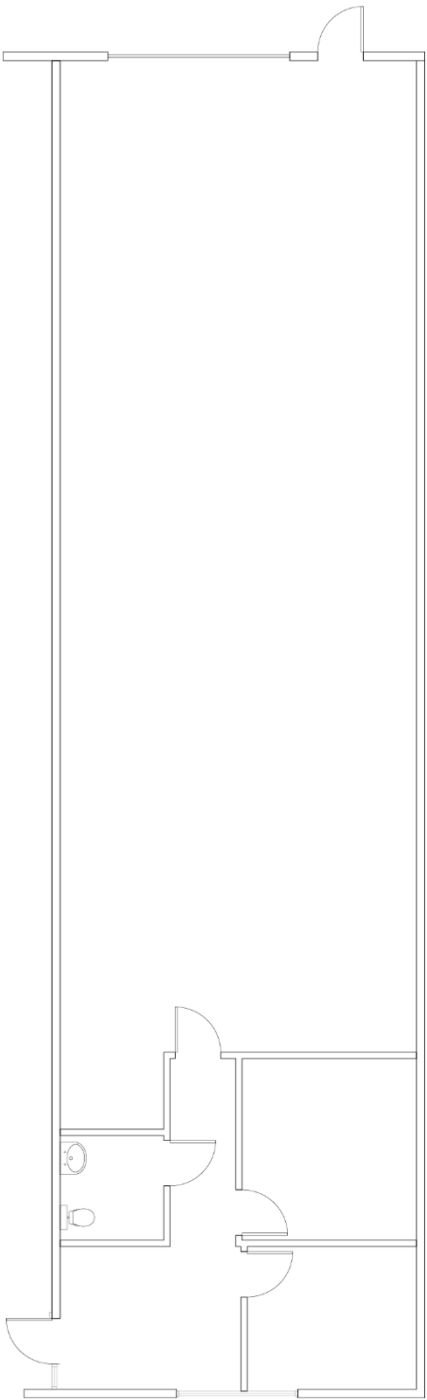
Floorplans

Suite	205
Total s.f.	2,048
Office s.f.	±538
Warehouse s.f.	±1,510
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.40
Monthly	\$3,260.80
Available	Now



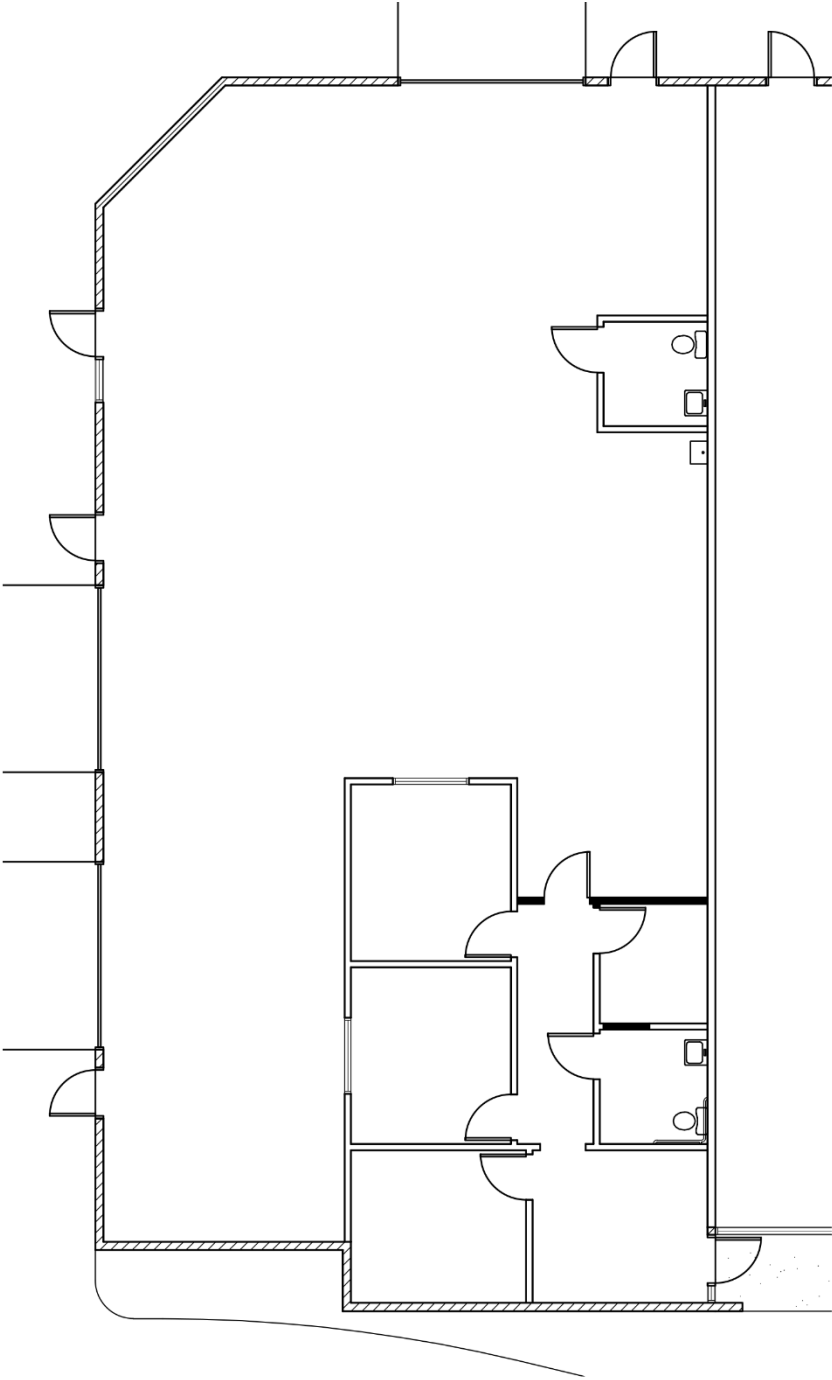
Floorplans

Suite	208
Total s.f.	1,856
Office s.f.	±278
Warehouse s.f.	±1,578
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.40
Monthly	\$2,969.60
Available	Now



Floorplans

Suite	209-211
Total s.f.	3,194
Office s.f.	TBD
Warehouse s.f.	TBD
Clear height	17'
Loading	(3) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.40
Monthly	\$5,110.40
Available	Now







Danny Leanos

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018