FOR SALE OR LEASE

STADIUM INDUSTRIAL PARK, BLDG. 7

» ±20,038 SF INDUSTRIAL BUILDING - 5959 SOUTH VALLEY VIEW BOULEVARD
LAS VEGAS, NV 89118

STADIUM INDUSTRIAL PARK



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STADIUM INDUSTRIAL PARK
PROPERTY HIGHLIGHTS

- Located on Valley View Boulevard, just West of the I-15 Freeway and South of Russell Road
- Part of a ±182,000 SF industrial park on ±8.05 acres
- Nine (9) ±20,000 SF freestanding buildings on individual parcels available for lease or for sale
- Renovation in Progress!
- Evaporative cooled warehouse space
- Warehouse skylights
- Potential for fenced yard
- ±17'4" minimum clear height
- 50' x 20' column spacing
- New exterior lighting
- 120/208v and 277/480v, 3 phase power
- Grade level truck loading doors
- Dock-High loading to some buildings
- Natural gas service
- M-1 Industrial Zoning (Clark County)
- New LED interior warehouse lighting
- New drought tolerant landscaping
- CMU concrete construction
- Parking ratio of 1.4 per 1,000 SF
- Commercial subdivision map in place
- For Sale or Lease





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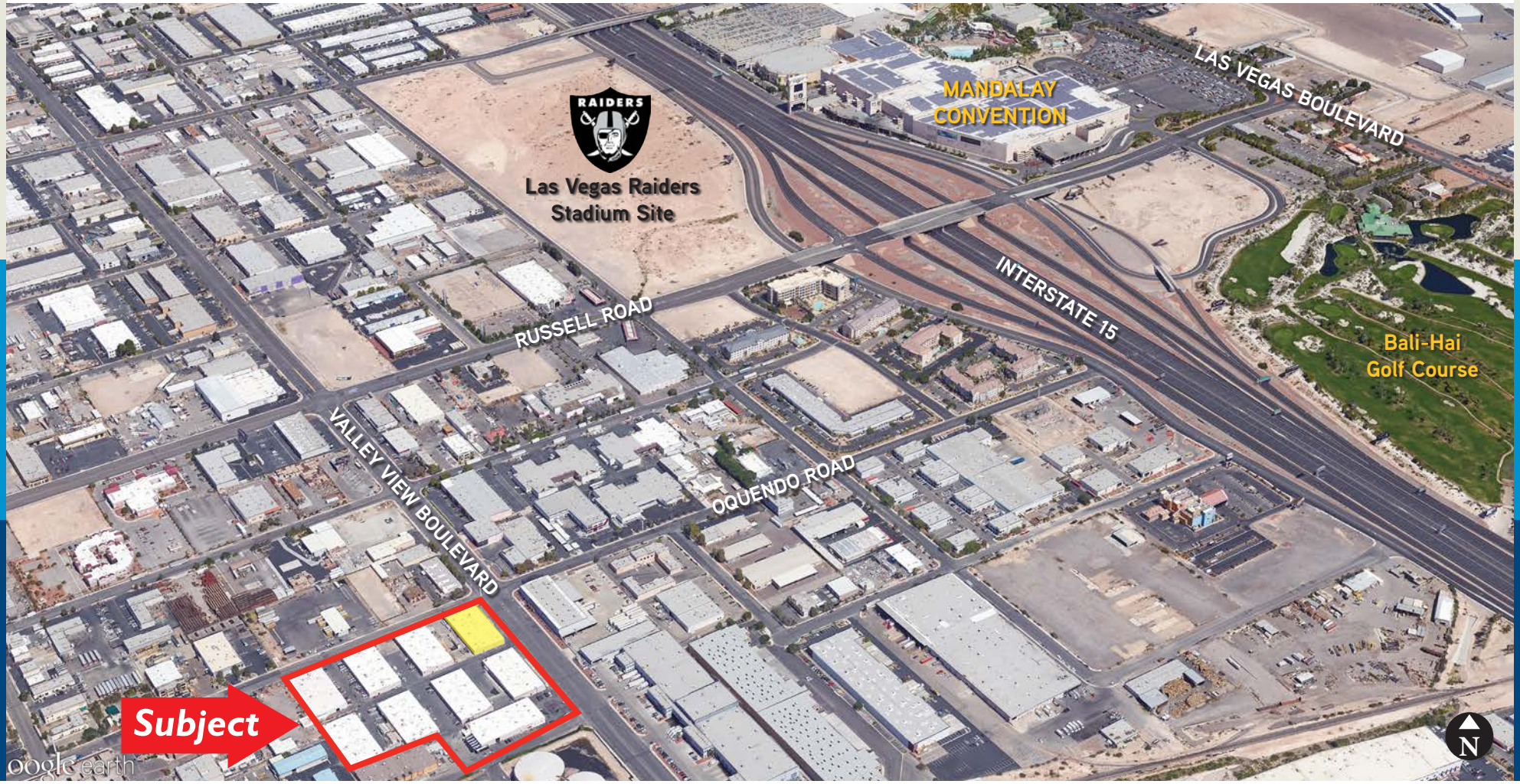
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STADIUM INDUSTRIAL PARK
AERIAL PHOTO

STADIUM
INDUSTRIAL PARK



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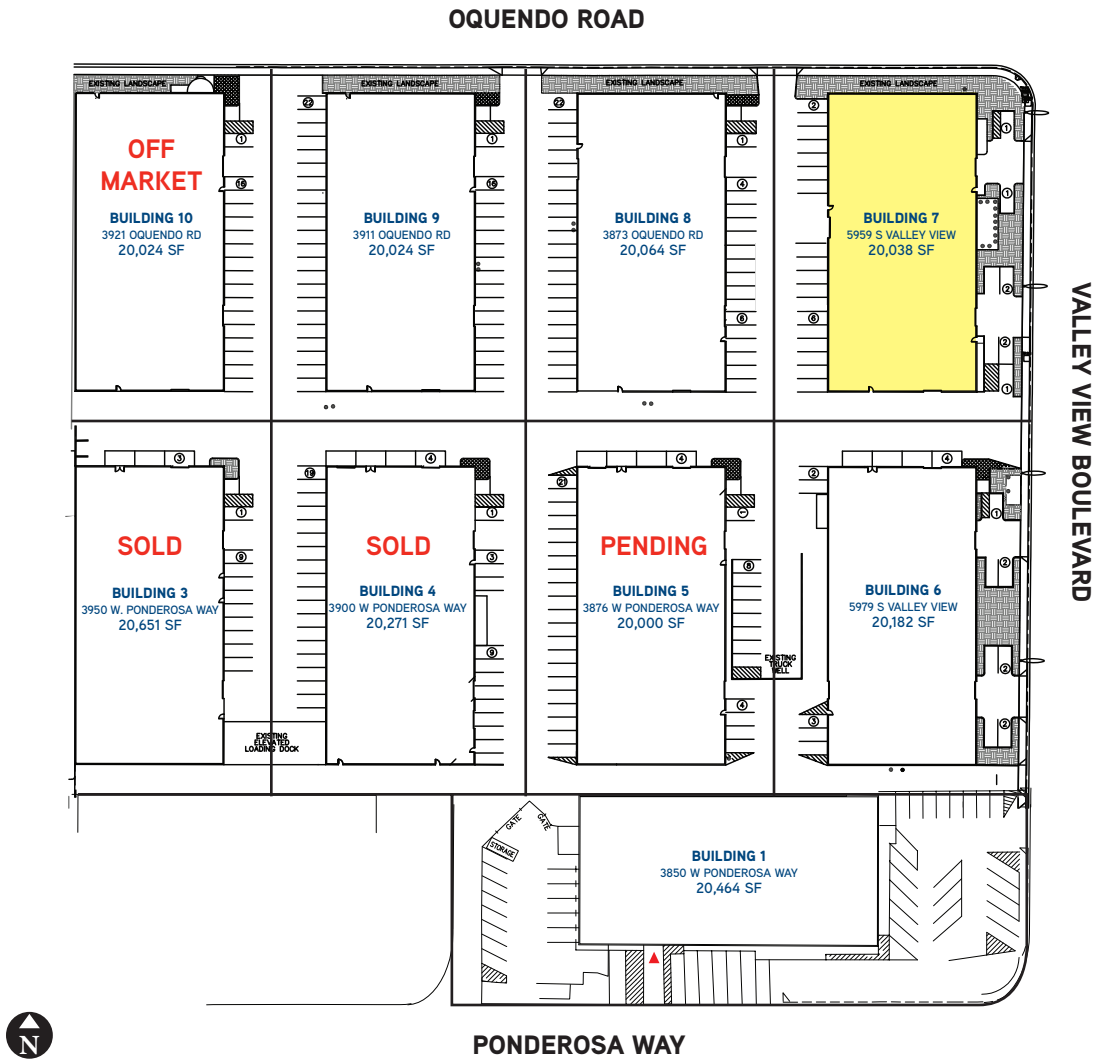
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STADIUM INDUSTRIAL PARK
SITE PLAN





Example of Finished Renovation



Interior

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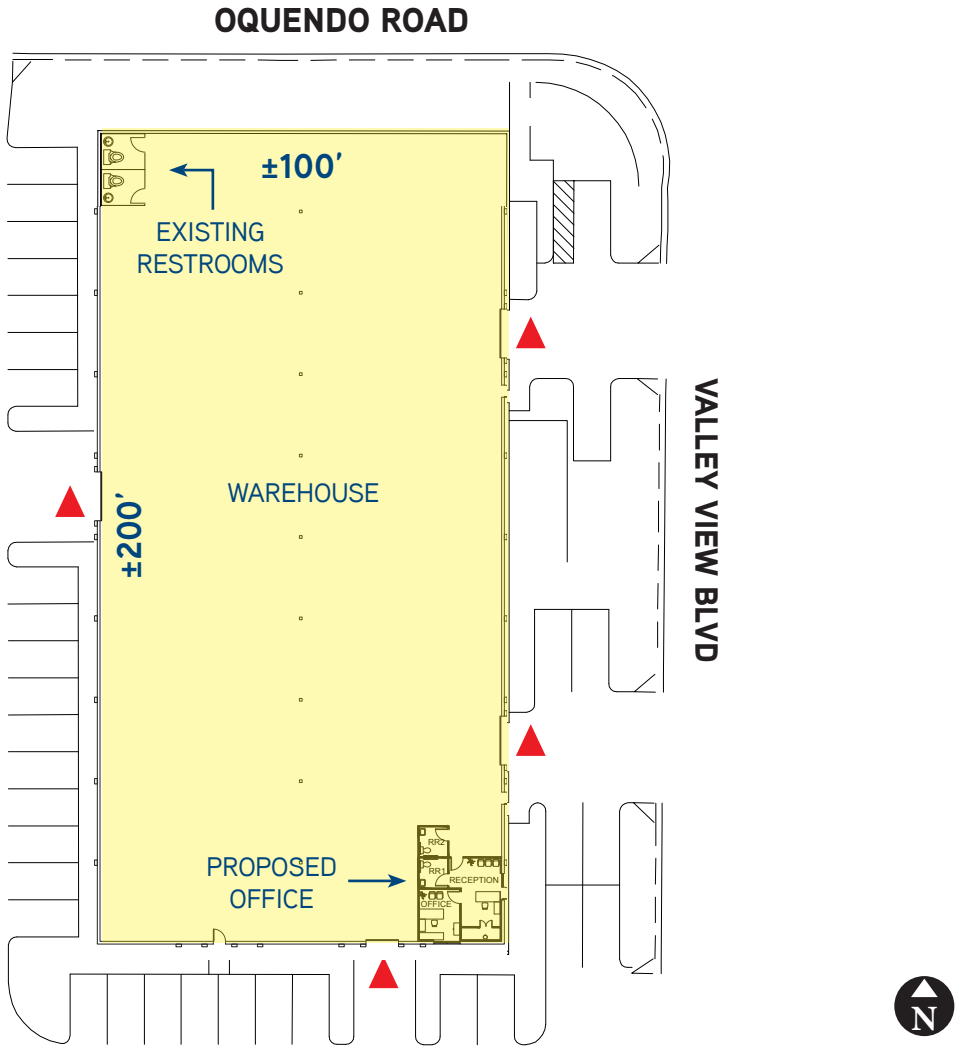
STADIUM INDUSTRIAL PARK

5959 SOUTH VALLEY VIEW BLVD

±20,038 SF INDUSTRIAL BUILDING

- Valley View Blvd Frontage
- Renovation in Progress!
- ±20,038 SF Free-Standing Industrial Building on ±0.89 acre lot
- ±19,585 SF Evap Cooled Warehouse
- ±453 SF of Proposed HVAC Office Space with Two (2) Restrooms
- Two (2) Existing Restrooms
- 4 Grade Level Loading Doors
- 17'4" Minimum Warehouse Clear Height
- Warehouse Skylights
- 2,000 amp, 277/480 volt, 3 phase power
- 400 amp, 210/208 volt, 3 phase power
- 50'x20' Column Spacing
- Price Includes Fire Sprinklers and Proposed Office
- All Parking In Common
- APN: 162-31-614-005
- **$0.69 PSF (NNN)**
- **$0.10 PSF CAM**
- **FOR SALE: $2,880,000**

▲ = Grade Level Door



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