

FOR SALE OR LEASE

STADIUM INDUSTRIAL PARK

» ±20,000 SF INDUSTRIAL BUILDINGS - SWC OF VALLEY VIEW BLVD AND OQUENDO ROAD
LAS VEGAS, NV 89118



COLLIERS INTERNATIONAL

DEAN WILLMORE, SIOR
702 836 3763
dean.willmore@colliers.com

REALCOMM ADVISORS

MIKE DELEW, SIOR
702 469 6496
MDelew@rcadv.com

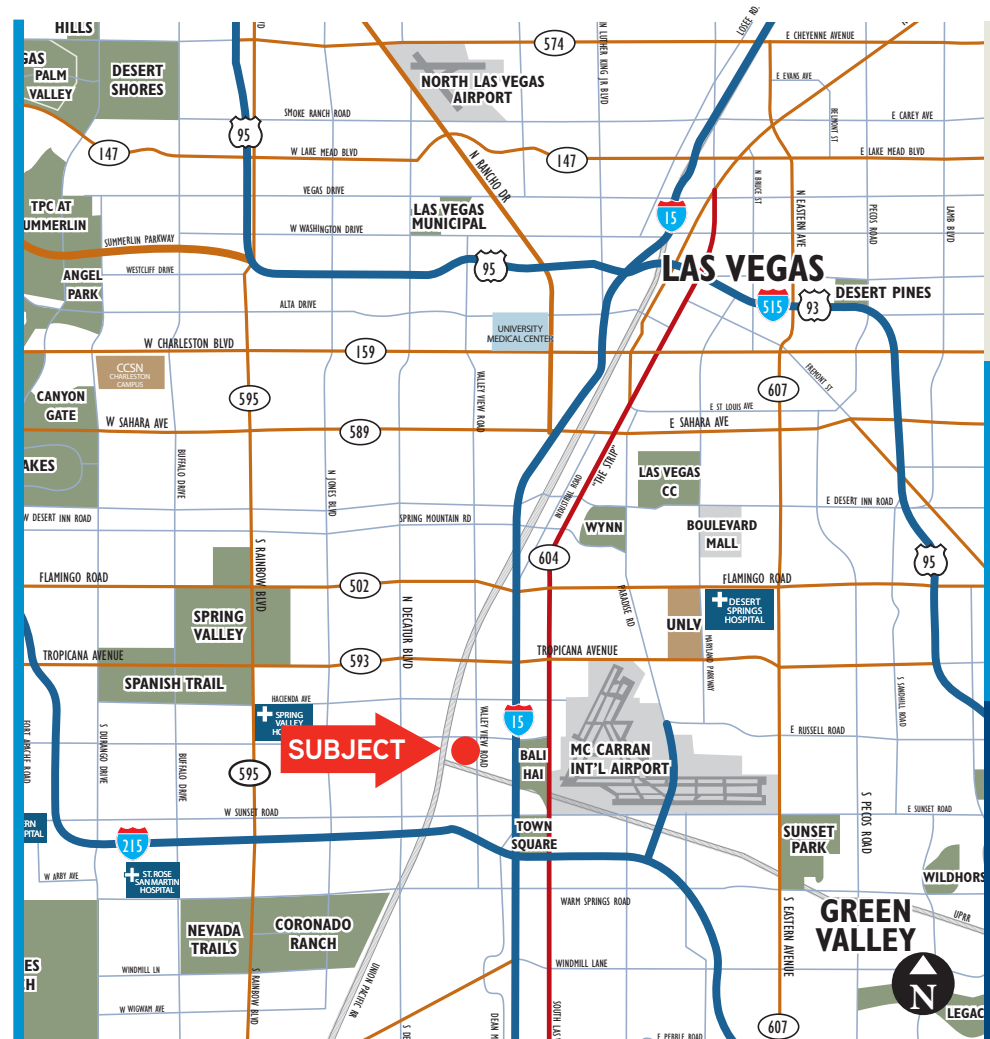
GREG PANCIROV, SIOR
702 339 3734
GPancirov@rcadv.com



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 ±182,060 SF industrial park on ±8.05 acres
- ±20,000 SF freestanding buildings on individual parcels available for lease or for sale
- Evaporative cooled warehouse space
- Warehouse skylights
- Potential for fenced yard
- ±17' 4" minimum clear height
- 50' x 20' column spacing
- Fire Sprinklered buildings
- New exterior lighting
- 120/208v and 277/480v, 3 phase power
- Grade level truck loading doors
- 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
- Renovation in progress



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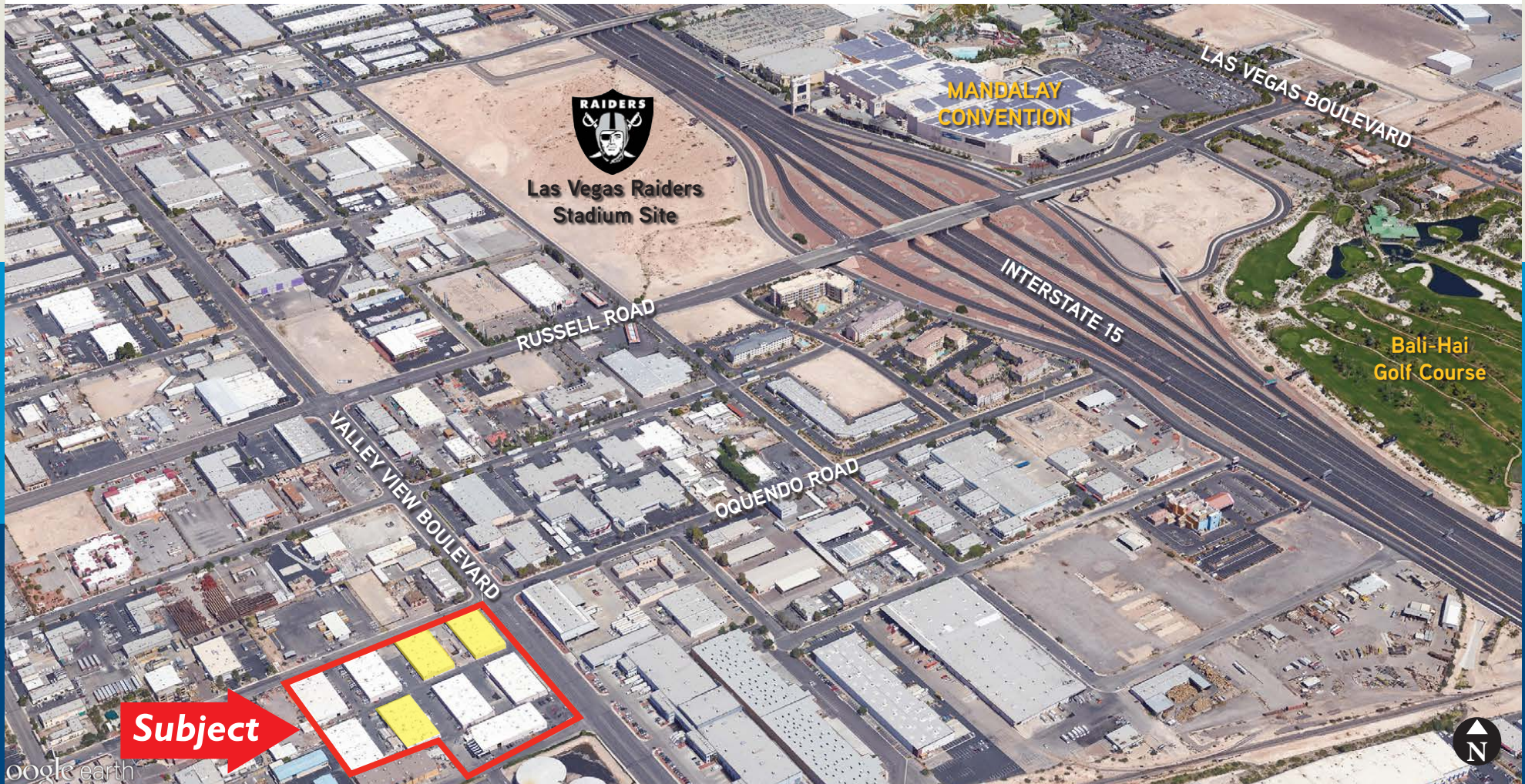
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STADIUM INDUSTRIAL PARK AERIAL PHOTO



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STADIUM INDUSTRIAL PARK SITE PLAN



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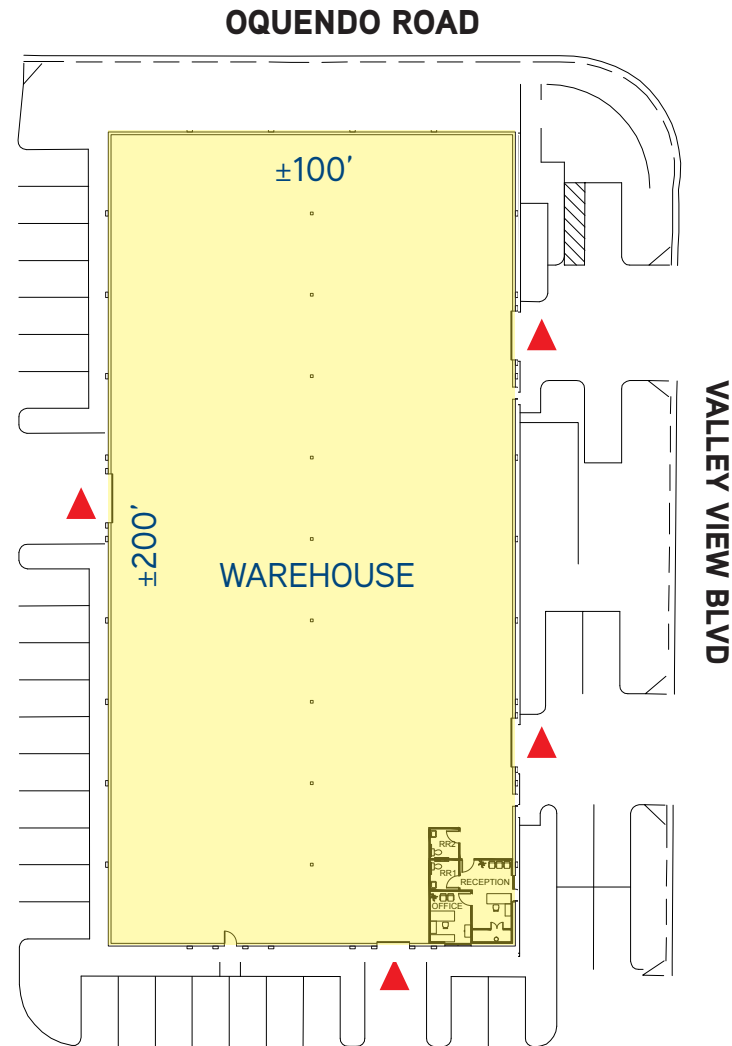


STADIUM INDUSTRIAL PARK
5959 SOUTH VALLEY VIEW BLVD
±20,038 SF INDUSTRIAL BUILDING



- Valley View Blvd Frontage
- ±20,038 SF Free-Standing Industrial Building
- ±19,585 SF Evap Cooled Warehouse
- ±453 SF of Brand New HVAC Office Space
- 1 Private Office
- Two (2) Restrooms
- 4 Grade Level Loading Doors
- 17'4" Minimum Warehouse Clear Height
- Warehouse Skylights
- 2,000 amp, 277/480 volt, 3 phase power
- 600 amp, 210/208 volt, 3 phase power
- 50'x20' Column Spacing
- Price Includes Fire Sprinklers
- All Parking In Common
- **\$0.69 PSF (NNN)**
- **\$0.10 PSF CAM**
- **FOR SALE: \$2,595,000**

▲ = Grade Level Door



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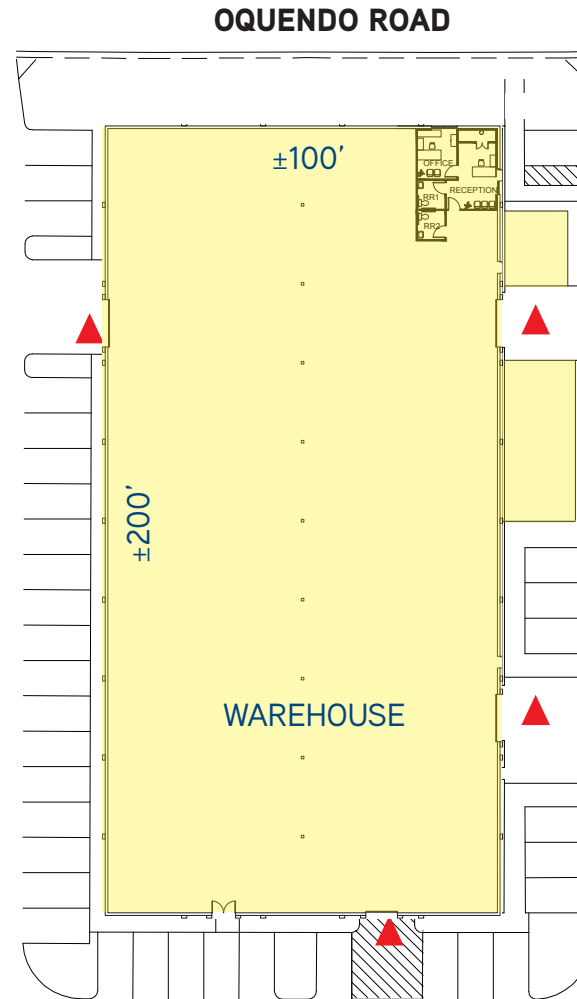


STADIUM INDUSTRIAL PARK
3873 WEST OQUENDO ROAD
±21,064 SF INDUSTRIAL BUILDING



- Frontage on West Oquendo Road
- ±21,064 SF Free-Standing Industrial Building
- ±20,611 SF Evaporative Cooled Warehouse
- ±453 SF of Brand New HVAC Office Space
- 4 Grade Level Loading Doors
- Fully Fire Sprinklered
- 17'4" Minimum Warehouse Clear Height
- Warehouse Skylights
- 600 amp, 120/208 volt, 3 phase power
- 50'x20' Column Spacing
- All Parking In Common
- **\$0.59 PSF (NNN)**
- **\$0.10 PSF CAM**
- **FOR SALE: \$2,550,000**

▲ = Grade Level Door



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STADIUM INDUSTRIAL PARK

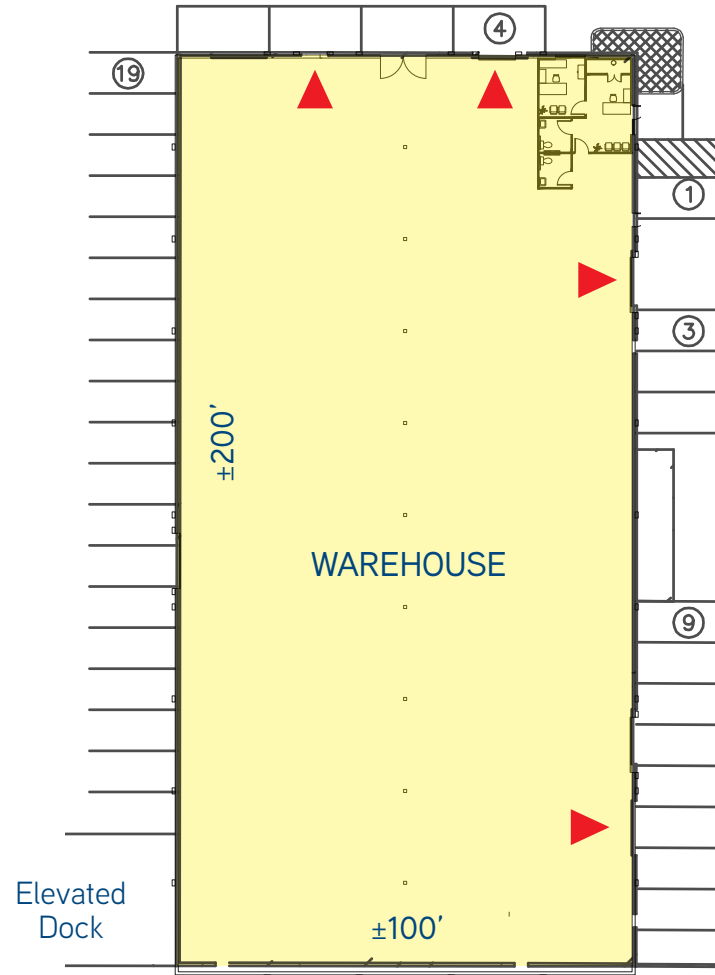
3900 WEST PONDEROSA WAY

±20,271 SF INDUSTRIAL BUILDING



- Valley View Blvd Frontage
- ±20,271 SF Free-Standing Industrial Building
- ±19,818 SF Evap Cooled Warehouse
- ±453 SF of Brand New HVAC Office Space
- 1 Private Office
- Two (2) Restrooms
- 4 Grade Level Loading Doors
- 17'4" Minimum Warehouse Clear Height
- Warehouse Skylights
- 600 amp, 277/480 volt, 3 phase power
- 200 amp, 120/208 volt, 3 phase power
- 50'x20' Column Spacing
- Fully Fire Sprinklered
- All Parking In Common
- **\$0.59 PSF (NNN)**
- **\$0.10 PSF CAM**
- **FOR SALE: \$2,495,000**

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