

FOR SUBLEASE

5585 S Valley View Blvd., Suite 3

Las Vegas, NV 89118



±8,591 SF
OFFICE/WAREHOUSE



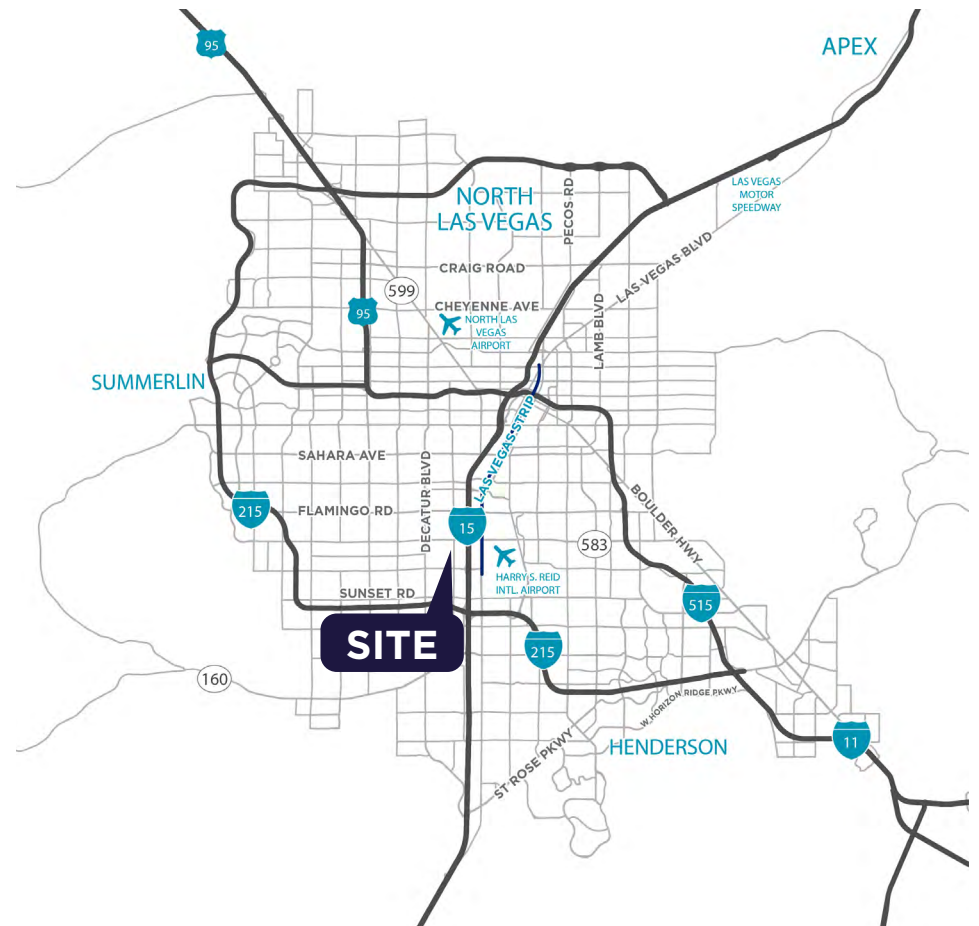
PROPERTY OVERVIEW



5585 S Valley View Blvd. is located in the heart of the highly desired Southwest Submarket of Las Vegas. Located one block from Russell Road and three minutes from Interstate 15.

Zoned IL (Light Industrial), the property accommodates a wide range of industrial uses and offers excellent access to major transportation corridors, including I-15, 215 Beltway, and Harry Reid International Airport.

±8,591 SF Sublease space available. The industrial suite features an open reception area, one private office, and two restrooms. The warehouse is serviced by one (1) 12'x14' grade-level loading door and one (1) dock high door.



PROPERTY FEATURES



S VALLEY VIEW BOULEVARD

W DEWEY DRIVE

Min. Clear Height: 18' - 19'

Grade Doors: 1 (12' x 14')

Dock Doors: 1

Sublease Expires: 6/30/2027

Cooling: HVAC (Office)
Evaporative Coolers (Warehouse)

Sprinkler: Fully Sprinkled

Year Built: 1998

Size: ±8,591 SF

Zoning: IL (Light Industrial)

Lease Type Gross: Gross

Tenancy: Multi-tenant

Date Available: Now

Parcel Number: 162-30-801-016

FLOOR PLAN

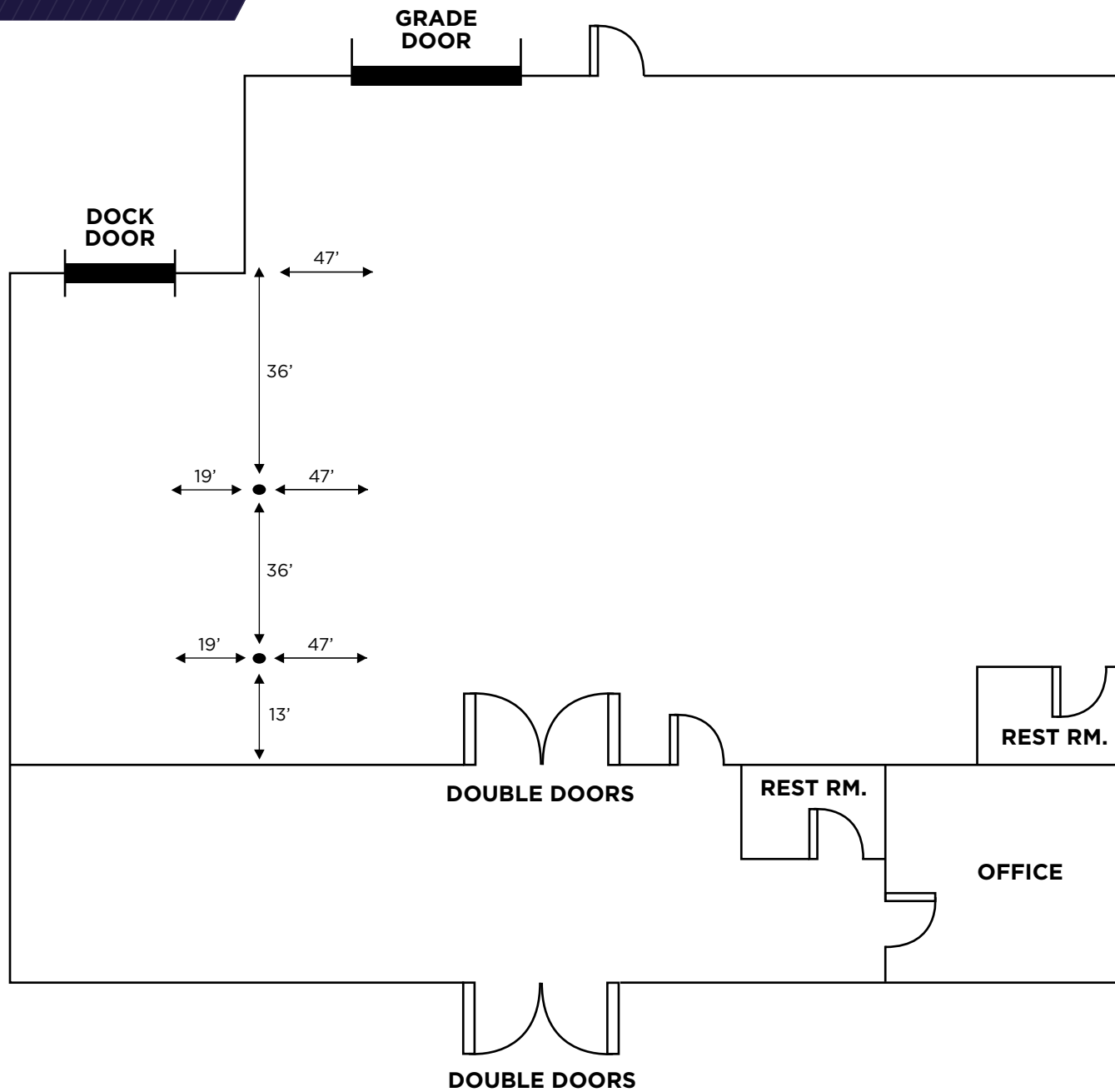


PHOTO GALLERY





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