

VALLEY VIEW BUSINESS CENTER

**6280 S VALLEY VIEW BLVD | SUITE 600/602**

LAS VEGAS, NV 89139



**± 3,866 SF FOR SUBLLEASE**

**± 2,474 OFFICE SF / ± 1,392 WAREHOUSE SF**

 CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS



6280 S Valley View Blvd is part of the Valley View Business Center, featuring modern industrial spaces with 20' foot clear height, grade-level loading, and 3-phase power.

Situated in the Southwest Submarket, the property provides quick access to I-15 and I-215 and is only minutes from Harry Reid International Airport and the Las Vegas Strip. The surrounding area includes major resorts, dining, and entertainment, making it a highly accessible and desirable business location.



**20' FOOT  
CLEAR HEIGHT**



**AMPLE PARKING  
FOR TENANTS &  
VISITORS**



**GRADE-LEVEL LOADING  
PERFECT FOR EASY  
ACCESS**



**PRIME LOCATION  
NEAR I-15, I-215, &  
THE STRIP**



**M-1 ZONING  
IDEAL FOR LIGHT  
INDUSTRIAL USE**

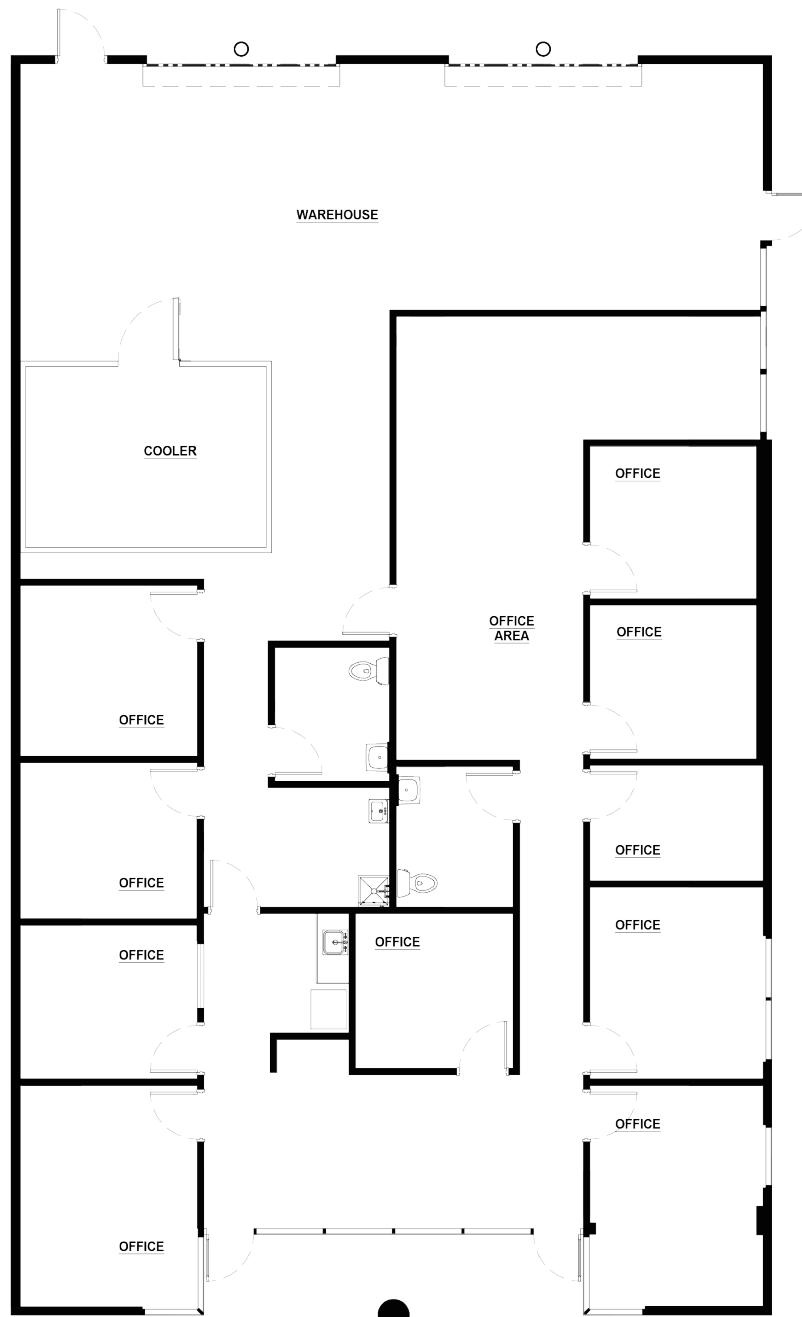


**MINUTES FROM HARRY  
REID AIRPORT  
FOR CONVENIENT  
LOGISTICS**

# PROPERTY IMAGES



# PROPERTY SITE PLAN



GRADE-LEVEL DOOR

# PROPERTY AERIAL MAP





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