VALLEY VIEW BUSINESS CENTER IV

5% TO PROCURING BROKER

FOR LEASE

6625 SOUTH VALLEY VIEW BOULEVARD | LAS VEGAS | NV | 89118

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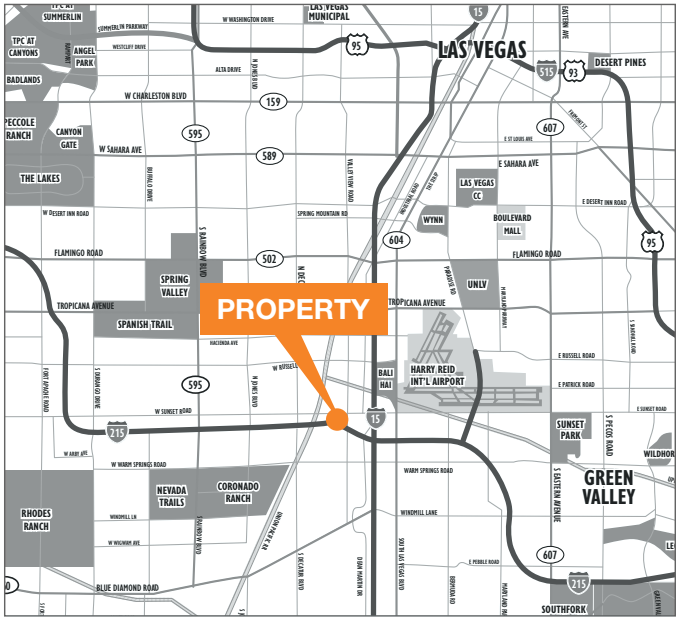
YEAR 1 - $0.99 | YEAR 2 - $1.65

PROPERTY FEATURES

- ±120,800 Total SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- Southwest Submarket
- Grade Level Loading
- Built in 2005
- Centrally Located

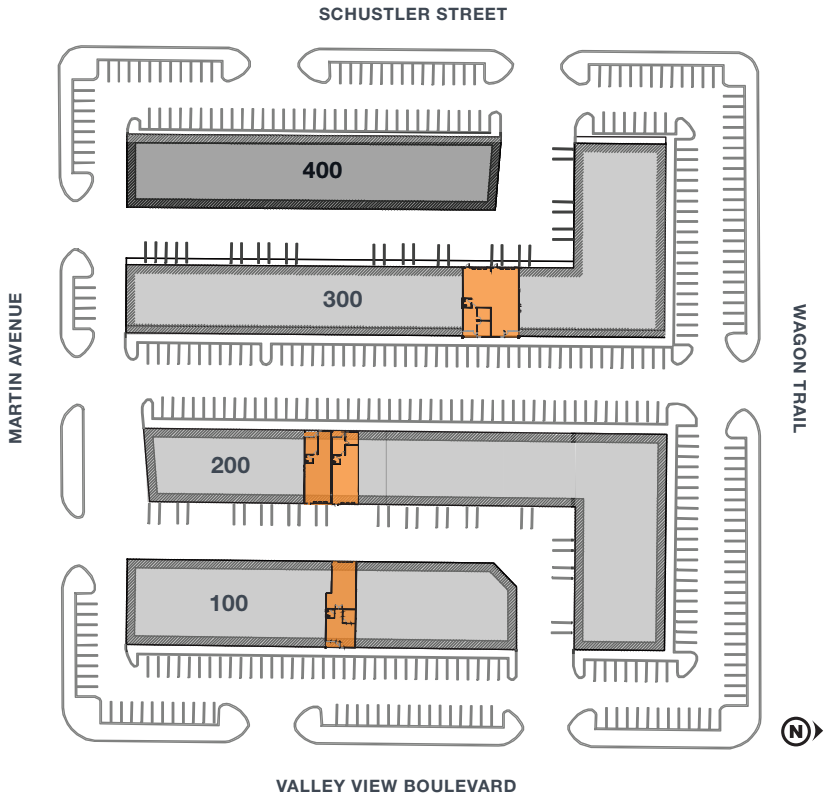


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

VALLEY VIEW BUSINESS CENTER IV

SITE PLAN

FOR LEASE



AVAILABILITIES

= AVAILABLE = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	112	±1,814	±199	±1,615	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	300	314-316	±2,927	±682	±2,245	$0.99* Year 1	$0.41 PSF/Mo	08/01/2026

*Year 2: $1.60 - $1.65

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

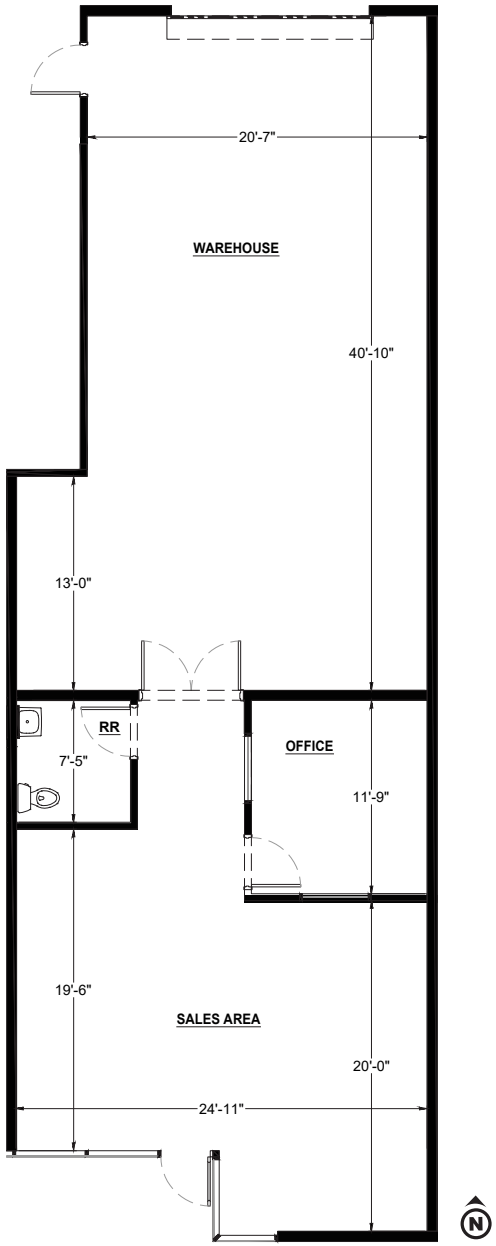
FOR LEASE

bkm

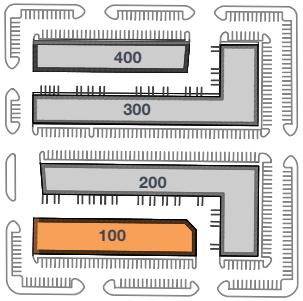
VVBC IV | BUILDING 100

SUITE 112

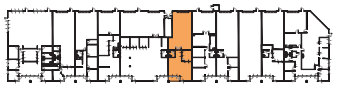
- ±1,814 Total SF
- ±199 Office SF
- ±1,615 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1



VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

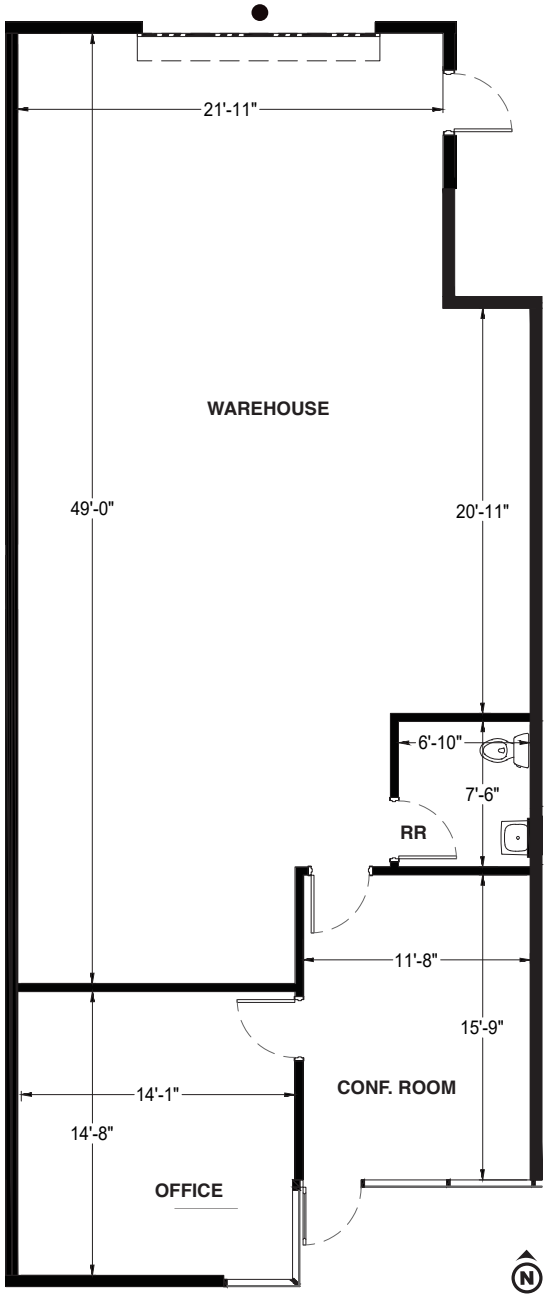
FOR LEASE

bkm

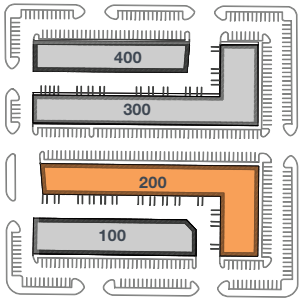
VVBC IV | BUILDING 200

SUITE 228

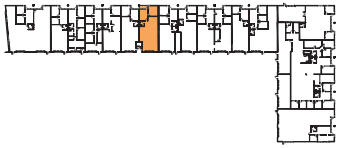
- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1



VVBC IV



BUILDING 200



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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

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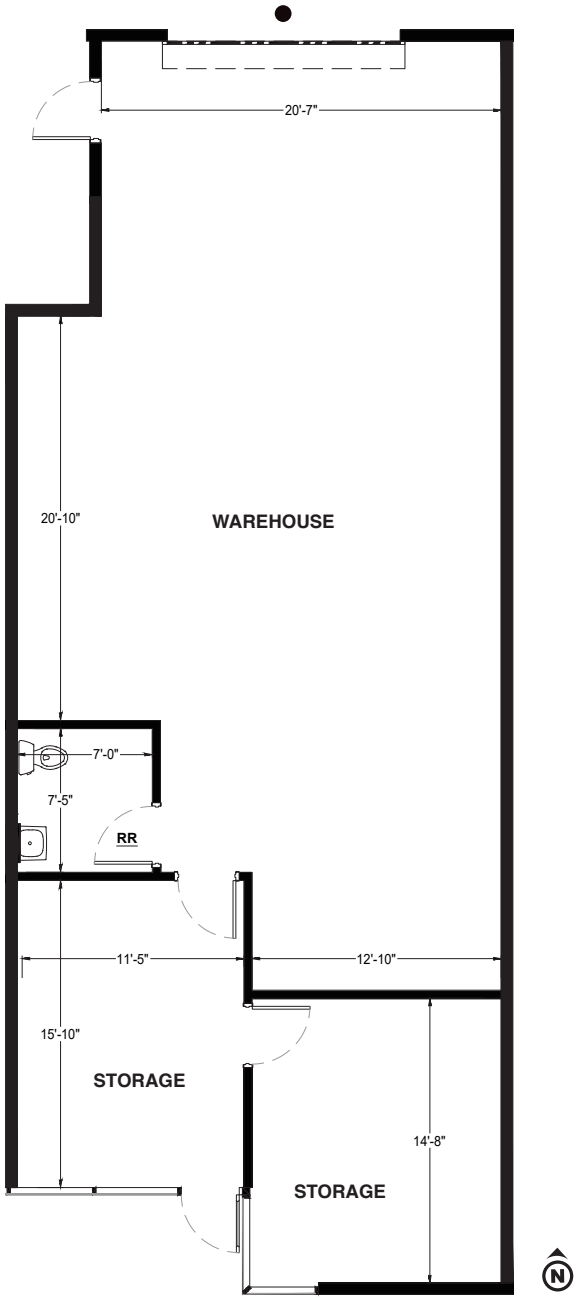
bkm

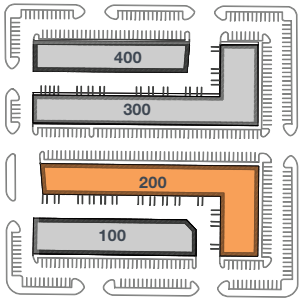
VVBC IV | BUILDING 200

SUITE 230

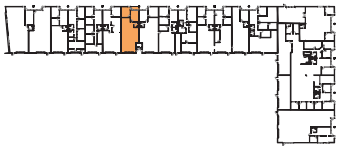
- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1



VVBC IV



BUILDING 200



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FLOOR PLAN

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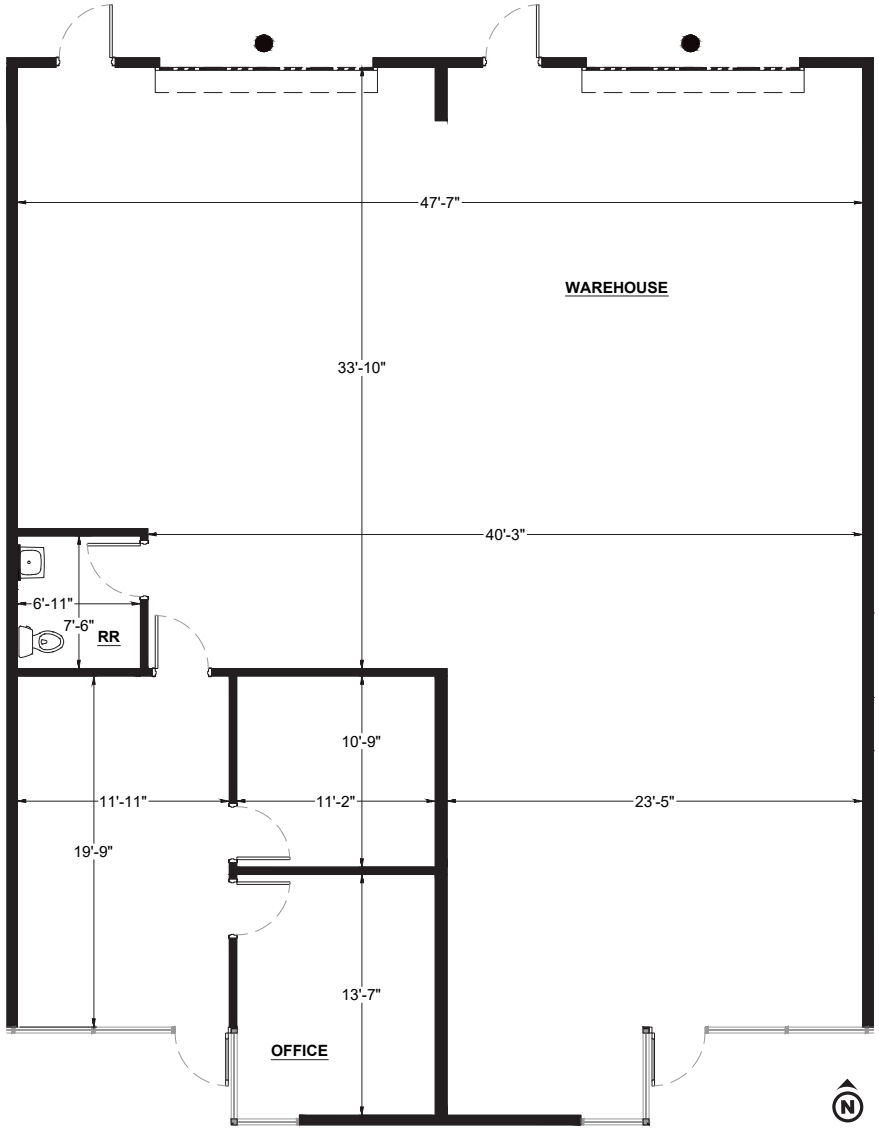
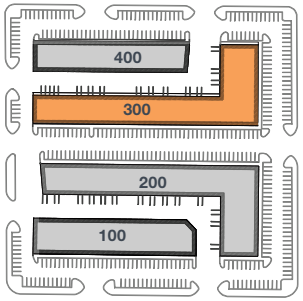
VVBC IV | BUILDING 300

SUITE 314-316

- ±2,927 Total SF
- ±682 Office SF
- ±2,245 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Two (2) Grade Level Doors



VVBC IV



BUILDING 300

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VALLEY VIEW BUSINESS CENTER IV

PROPERTY IMAGES

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AMENITIES & IMPROVEMENTS

FOR LEASE

NEARBY AMENITIES

Allegiant Stadium
Home of the Las Vegas Raiders

Harry Reid International Airport

Las Vegas Premium Outlet South

Town Square

Las Vegas Strip

T-Mobile Arena

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