



Schnitzer
PROPERTIES

±10,000 SF – ±20,000 SF Available | For Lease

Valley View Commerce Center

3950, 4000, 4050 W. Harmon Ave. & 4445 Harmon Cove Ct., Las Vegas, NV 89103

**SPECIAL
PRICING**
Details Inside

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Valley View Commerce Center



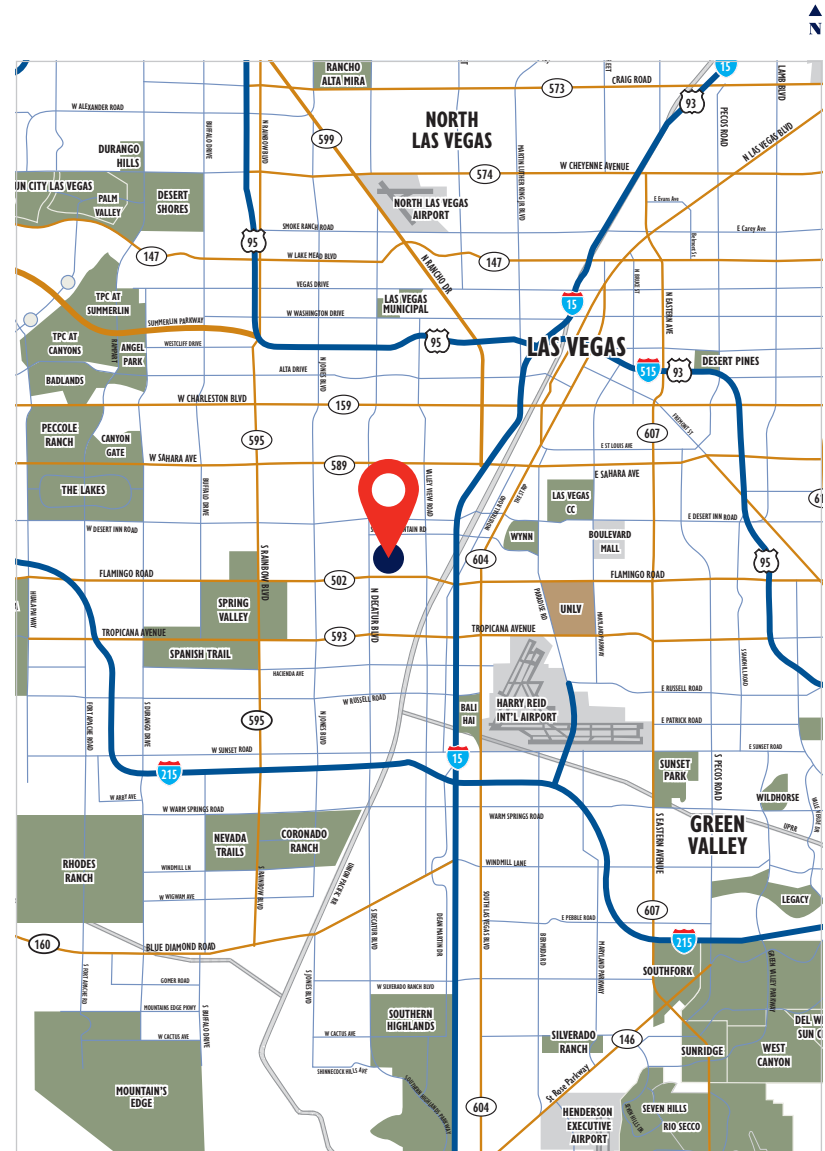
3950, 4000, 4050 W. Harmon Ave. & 4445 Harmon Cove Ct., Las Vegas, NV 89103

Valley View Commerce Center is a ±379,274 square foot industrial center located on the northwest corner of South Valley View Boulevard and West Harmon Avenue in the heart of the Southwest submarket with convenient access to all major freeway systems, the Strip, City Center and Harry Reid International Airport.

Valley View Commerce Center provides an exceptional mix of office/warehouse space ranging from ±10,000 to over ±100,000 square feet.

HIGHLIGHTS

Address:	3950, 4000, 4050 W. Harmon Avenue & 4445 Harmon Cove Court, Las Vegas, NV 89103
County:	Clark County
Zoning:	M-1 (Clark County)
Lease Type:	NNN
NNN Fees:	\$0.175 PSF
Clear Height:	Varies By Building
Total Project SF:	±379,274 SF
CAMs:	Includes HVAC/Evaporative Cooler Maintenance
Power:	Varies By Suite
Sprinklers:	Fully Fire Sprinklered
Parking:	1:1,000



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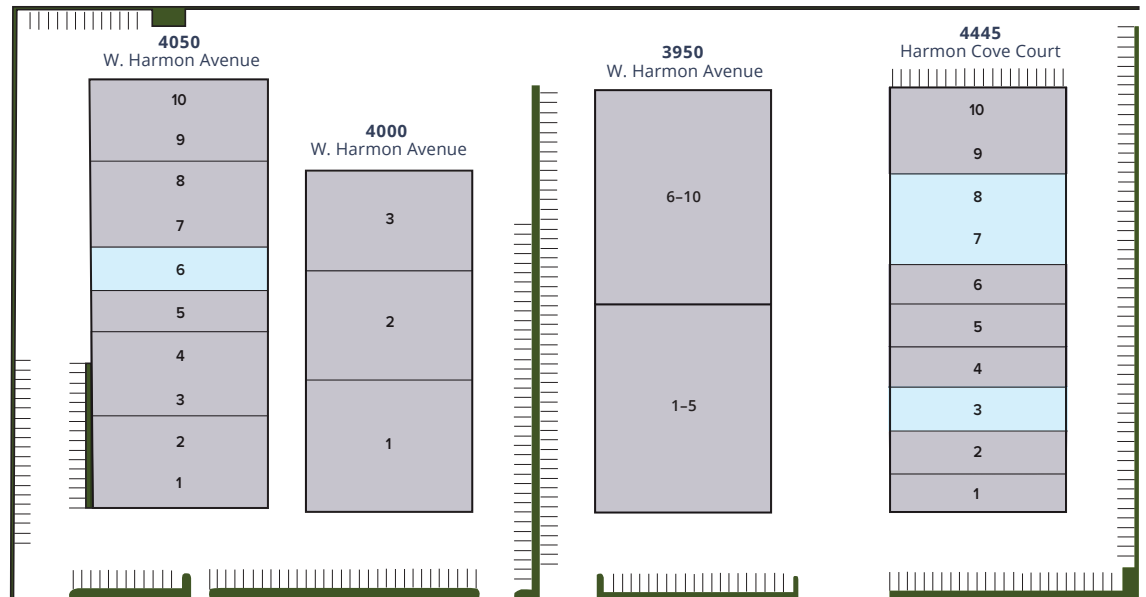
Valley View Commerce Center



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Not To Scale. For Illustration Purposes Only.

Site Plan



Bldg. – Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Rate
4050 - 6	±10,000 SF	±505 SF	±9,495 SF	One (1)	One (1)	\$0.99 PSF
4445 - 3	±10,000 SF	±650 SF	±9,350 SF	One (1)	One (1)	\$0.99 PSF
4445 - 7/8	±20,000 SF	±1,976 SF	±18,024 SF	Two (2)	One (1)	\$0.60 PSF

Valley View Commerce Center



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Suite 6

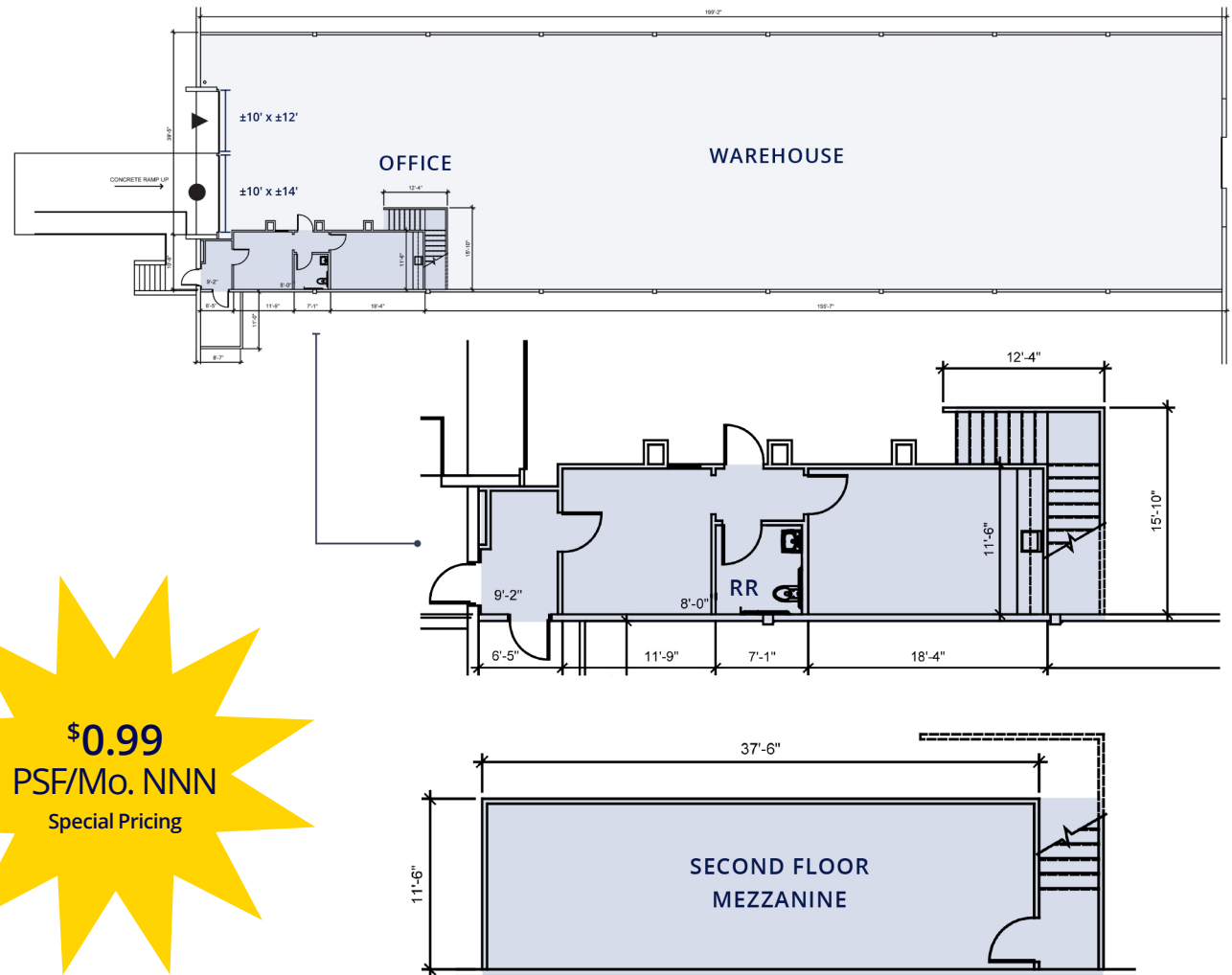
Property Features

- ±10,000 SF Total
- ±505 SF Office
- ±9,495 SF Warehouse
- One (1) ±10' x ±12' Dock High Door
- One (1) ±10' x ±14' Grade Level Door
- ±20' Clear Height
- 277/480V, Single Phase Power
- Fire Sprinklers

NNN Fees: \$0.175 PSF
Available Now

\$0.99
PSF/Mo. NNN
Special Pricing

● = Grade Level Doors ▲ = Dock High Doors



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

±20,000 SF Available | For Lease

Valley View Commerce Center



4445 W. Harmon Avenue, Suite 3, Las Vegas, NV 89103

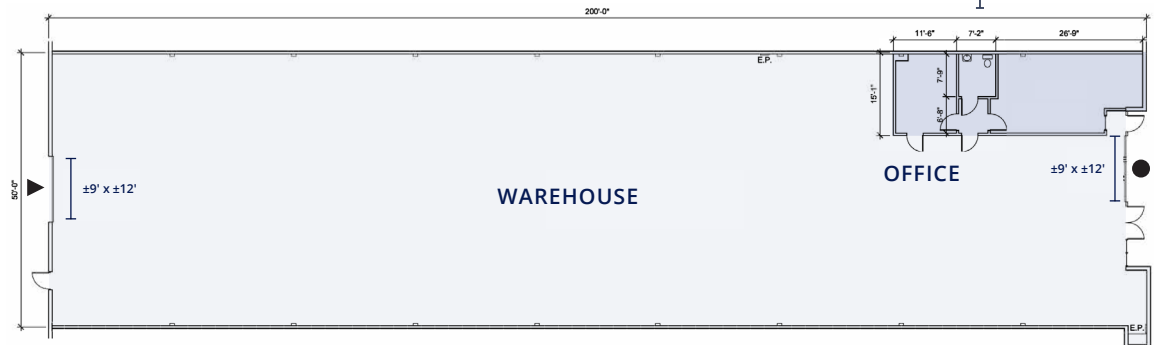
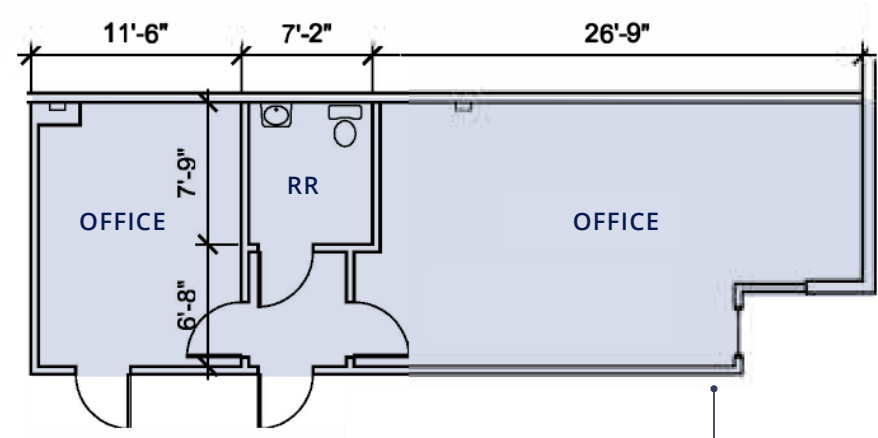
Suite 3

Property Features

- ±10,000 SF Total
- ±650 SF Office
- ±9,350 SF Warehouse
- One (1) ±9' x ±12' Dock High Door
- One (1) ±9' x ±12' Grade Level Door
- Clear Height: ±20'
- ±100 Amps, Single Phase Power
- Fire Sprinklers

NNN Fees: \$0.175 PSF

Available Now



● = Grade Level Doors ▲ = Dock High Doors

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Valley View Commerce Center



4445 Harmon Cove Court, Suite 7-8, Las Vegas, NV 89103

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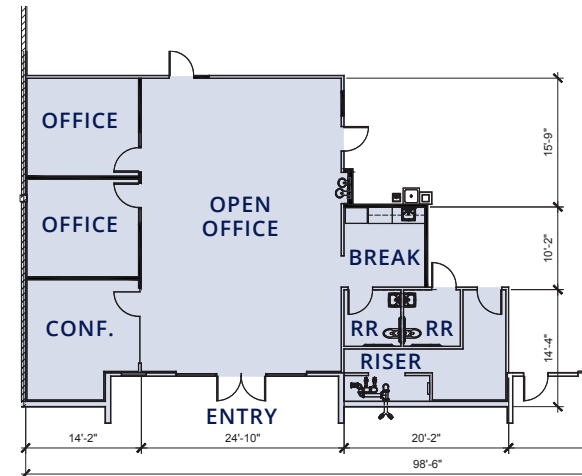
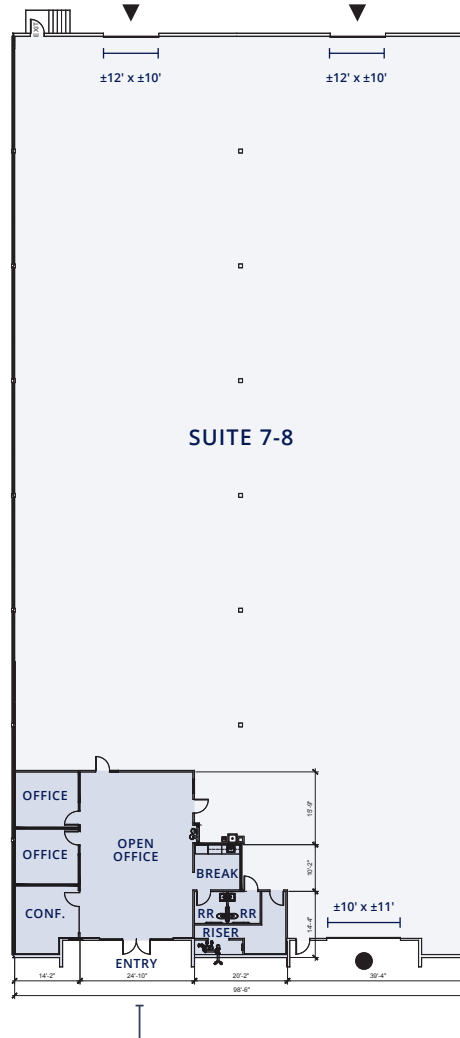
Suite 7-8

Property Features

- ±20,000 SF Total
- ±1,976 SF Office
- ±18,024 SF Warehouse
- Two (2) ±12' x ±10' Dock High Doors
- One (1) ±10' x ±11' Grade Level Door
- Clear Height: ±20'
- 0.20 GPM/ 1,500 SF Fire Sprinklers
- ±325 amps, 120/240V, 3-Phase Power

NNN Fees: \$0.175 PSF

Available Now



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Aerial Map



\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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