



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

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SPECIAL PRICING!
\$0.99 PSF

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Valley View Commerce Center



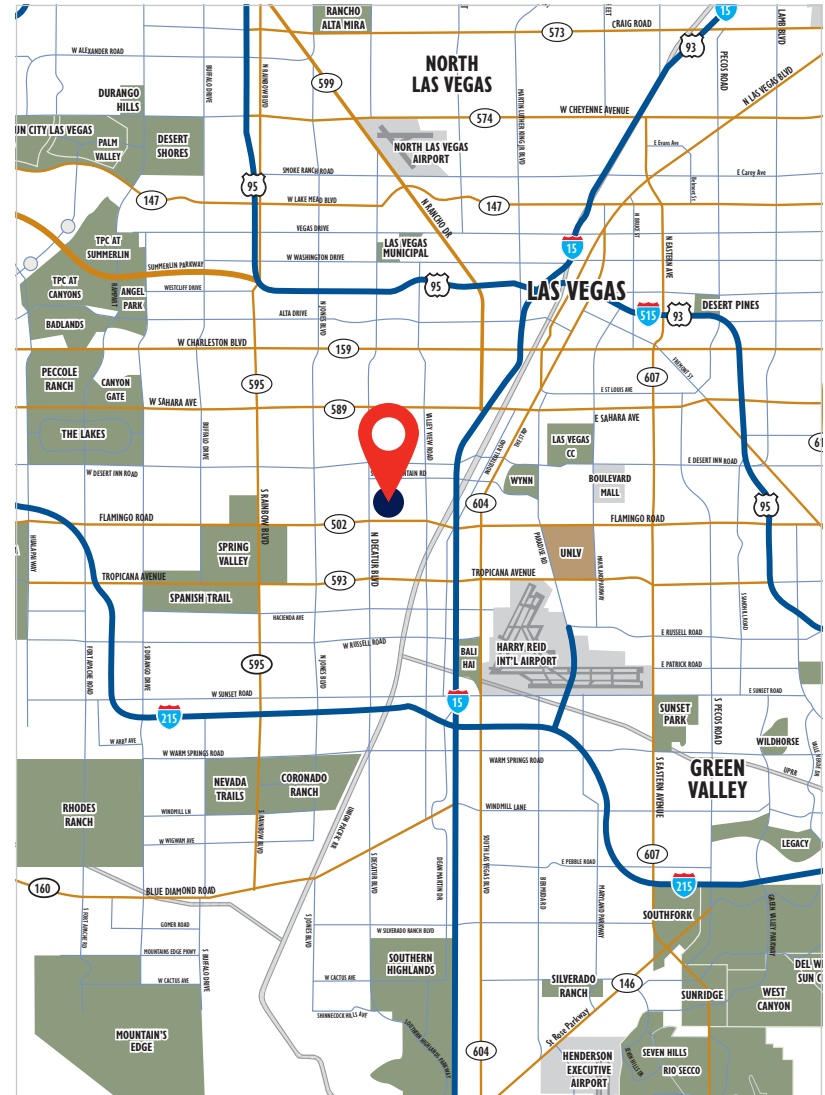
3950, 4000, 4050 W. Harmon Ave. & 4445 Harmon Cove Ct., Las Vegas, NV 89103

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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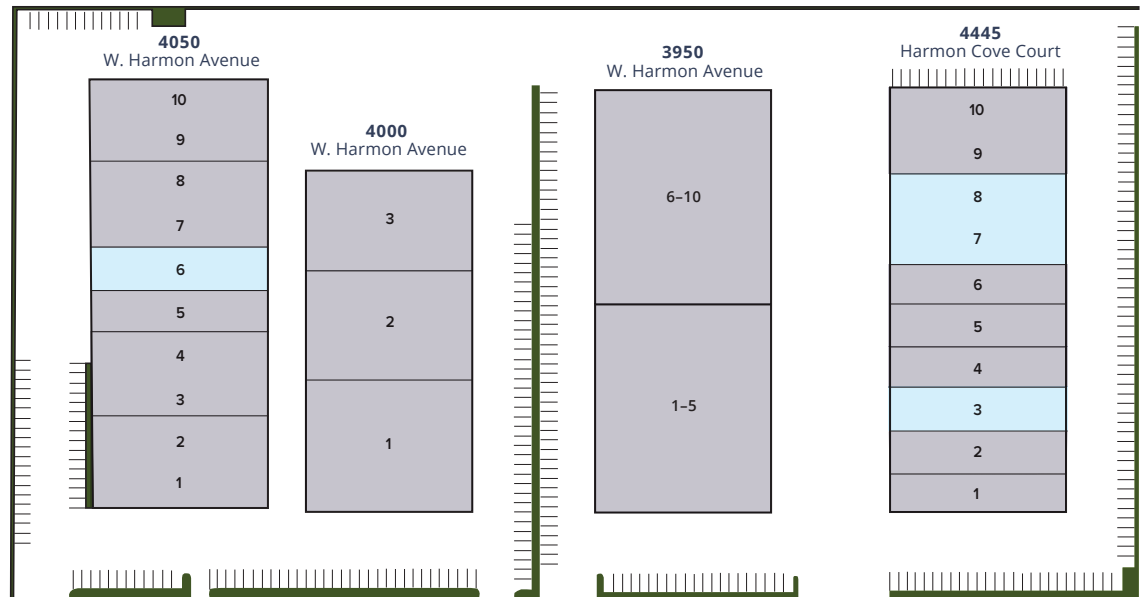
Valley View Commerce Center



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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)	\$0.99 PSF

±10,000 SF Available | For Lease

Valley View Commerce Center



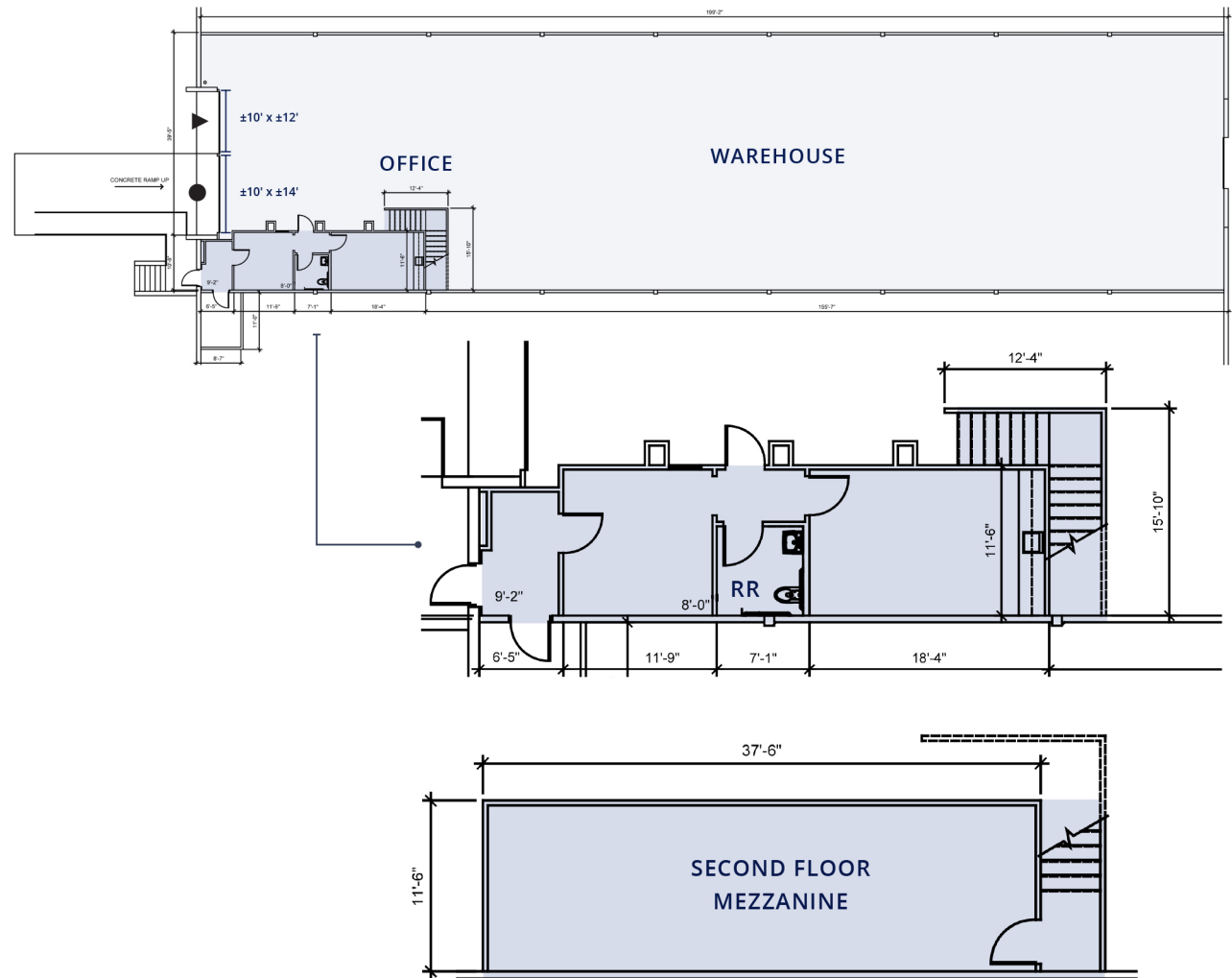
4050 W. Harmon Avenue, Suite 6, Las Vegas, NV 89103

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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, 3-Phase Power
- Fire Sprinklers



● = Grade Level Doors ▲ = Dock High Doors

NNN Fees: \$0.175 PSF
Available Now

±20,000 SF Available | For Lease

Valley View Commerce Center



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

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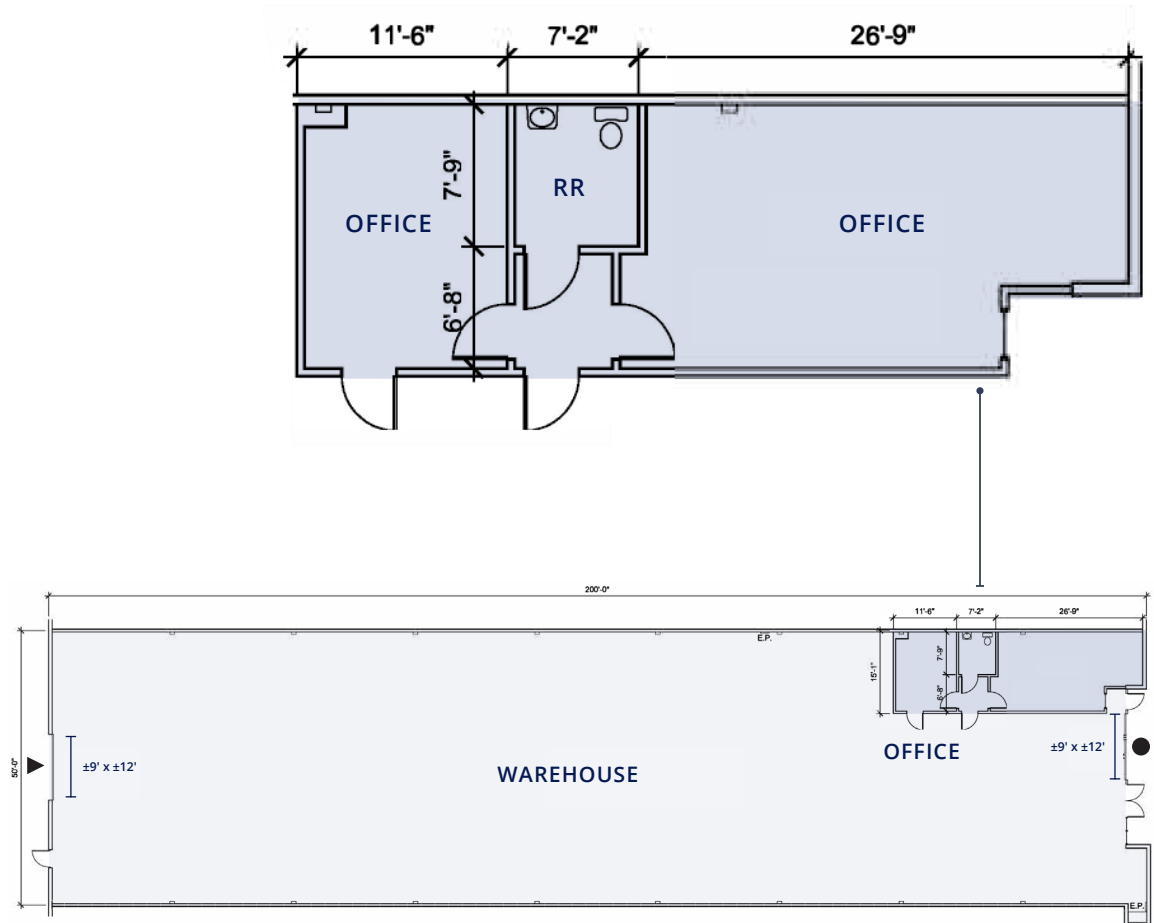
Suite 3

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

±20,000 SF Available | For Lease

Valley View Commerce Center



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

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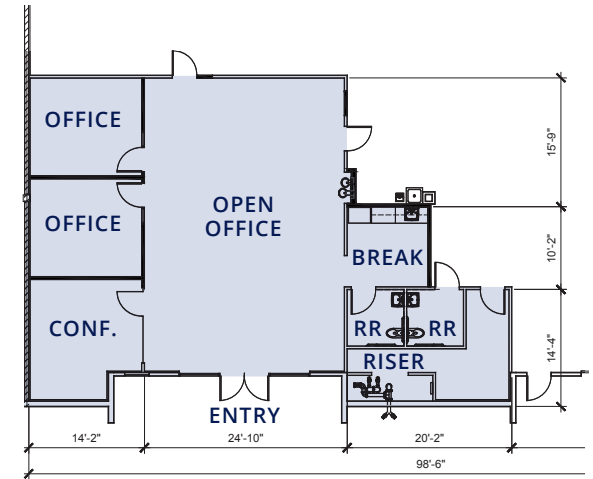
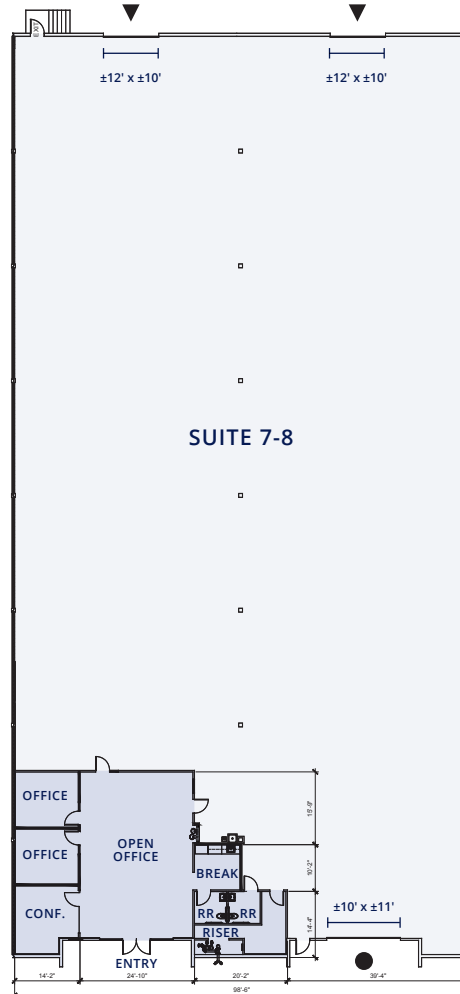
Suite 7-8

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



Distances to:

Allegiant Stadium ±0.40 Miles
I-15 Freeway ±0.65 Miles
I-215 Freeway ±2.64 Miles
Las Vegas Strip ±2.00 Miles
Harry Reid International Airport . . . ±4.00 Miles

\$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



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