

Valley View Commerce Center

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

**SPECIAL
INTRO
PRICING**

As low as
\$0.60 PSF

FOR LEASE

±20,000 Total SF Available

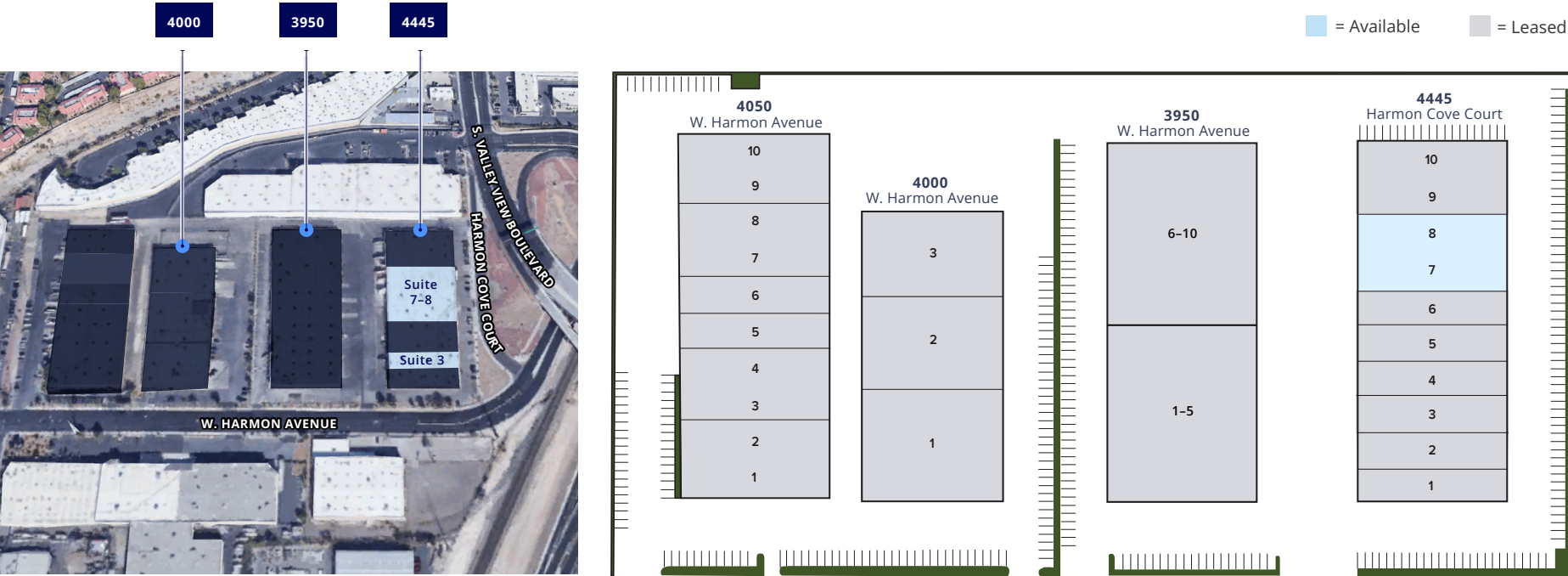


Vice Chair
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Site Plan



 For illustration purposes only. Not to scale.



Bldg. – Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Rate
4445 – 7/8*	±20,000 SF	±1,976 SF	±18,024 SF	Two (2)	One (1)	\$0.60 PSF <i>Intro Rate Pricing</i>

*ESFR Sprinkler Upgrade Coming Soon

Floor Plans

Suite 7-8

4445 Harmon Cove Court



±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



±20' Clear Height



±325 amps, 120/240V,
3-Phase Power



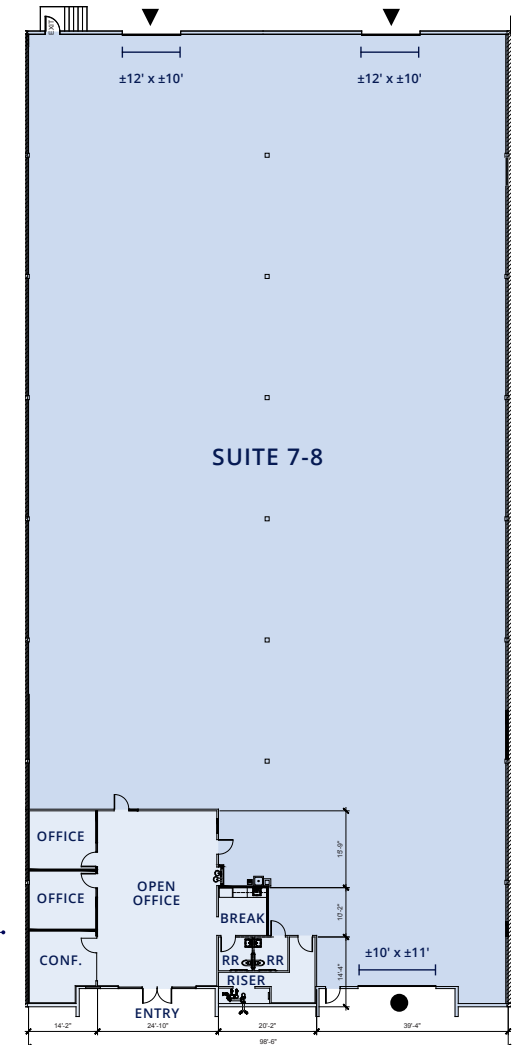
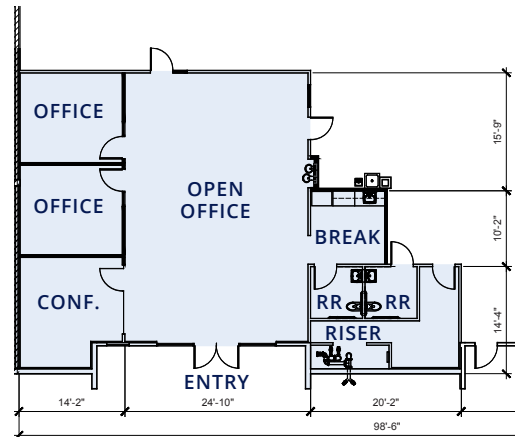
0.20 GPM/ 1,500 SF Fire Sprinklers
ESFR Upgrade Coming Soon

NNN Fees: \$0.175 PSF
Available Now

● = Grade Level Doors

▲ = Dock High Doors

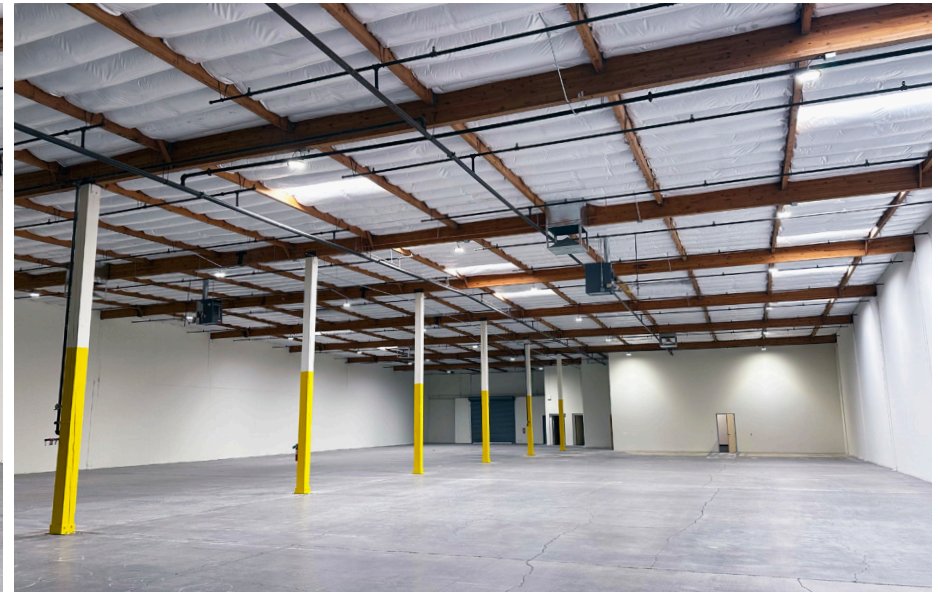
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Property Images

Suite 7-8
4445 Harmon Cove Court



Location Map

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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



Schnitzer
PROPERTIES



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