

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

±10,000 SF – ±20,000 SF Available

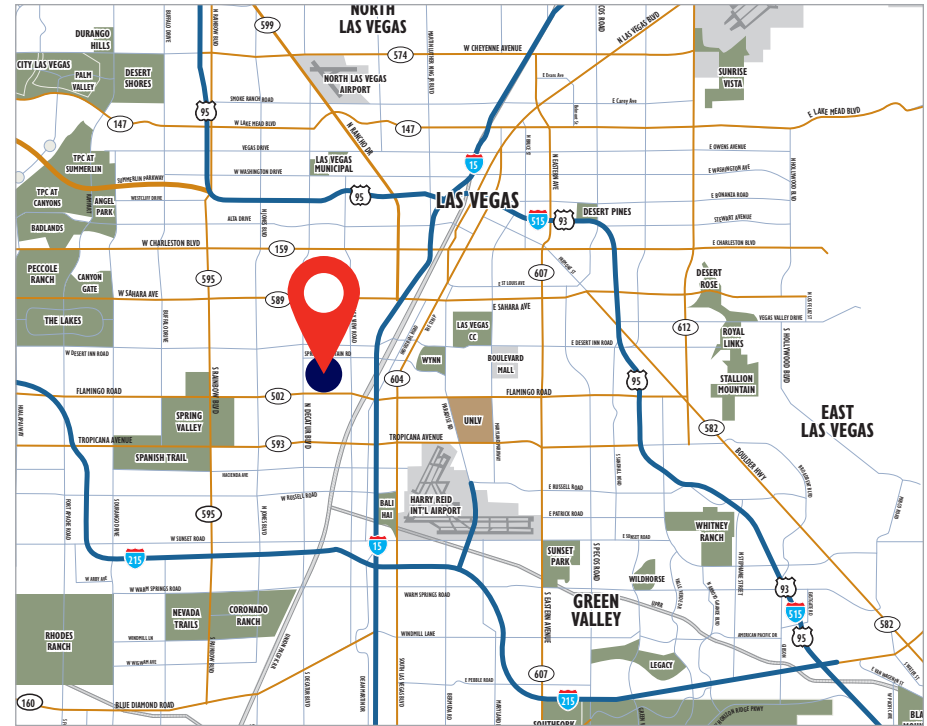


Property Overview

Valley View Commerce Center is a ±379,274 SF 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 SF.

Address	3950, 4000, 4050 W. Harmon Avenue & 4445 Harmon Cove Court
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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NNN Fees

\$0.175 PSF/Month

CONTACT US

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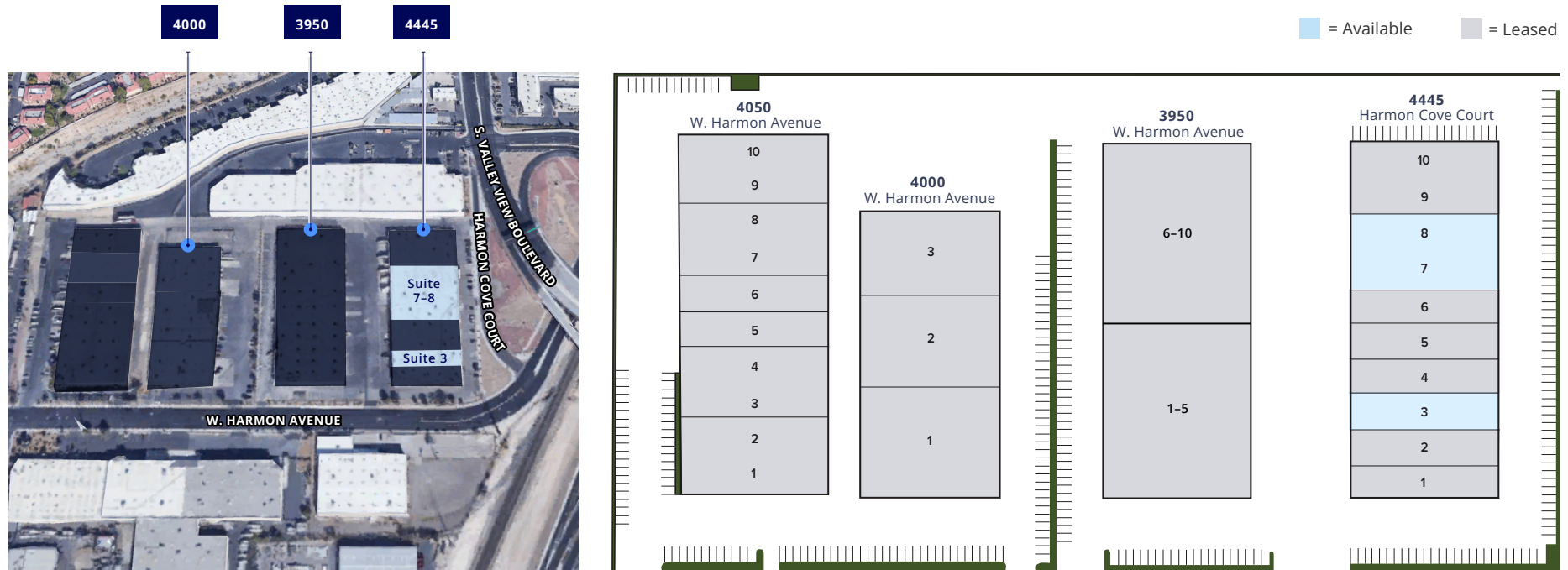
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Site Plan



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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>
4445 – 3	±10,000 SF	±650 SF	±9,350 SF	One (1)	One (1)	\$0.99 PSF

**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



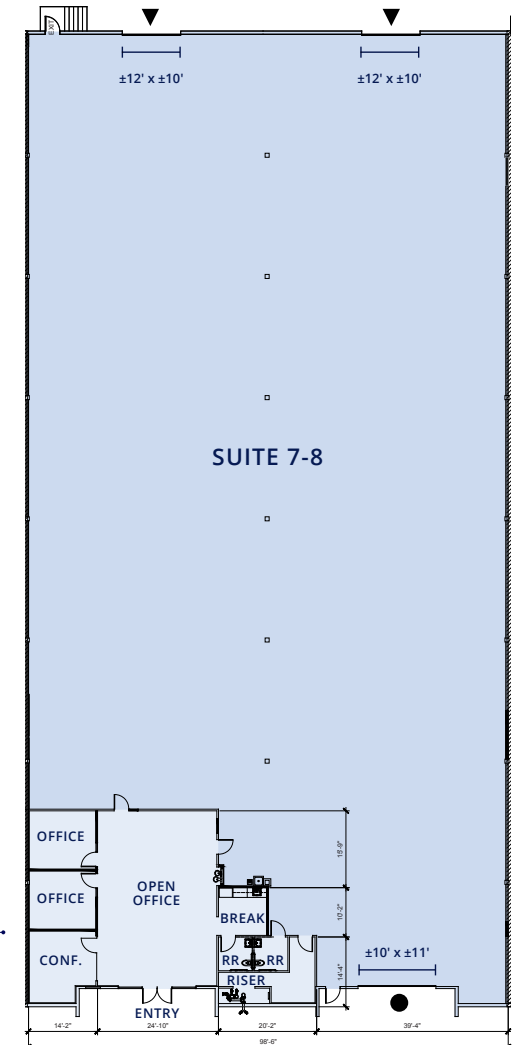
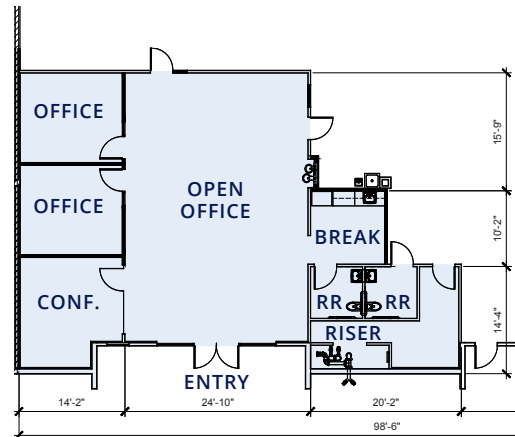
0.20 GPM/ 1,500 SF Fire Sprinklers
ESFR Upgrade Coming Soon

NNN Fees: \$0.175 PSF
Available Now

● = Grade Level Doors

▲ = Dock High Doors

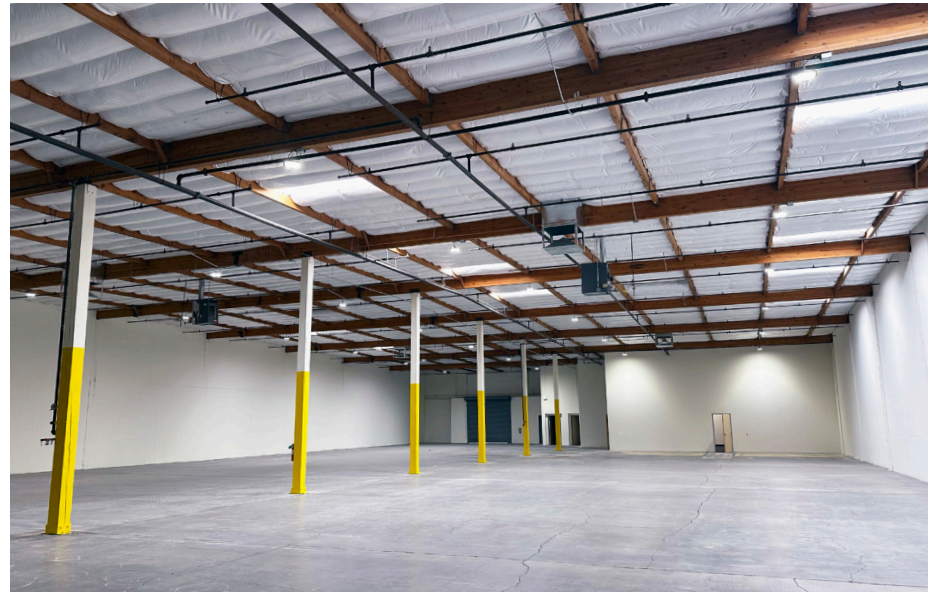
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Property Images

Suite 7-8
4445 Harmon Cove Court



Floor Plans

Suite 3

4445 W. Harmon Avenue



±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



±20' Clear Height



±100 Amps, Single Phase Power



Fire Sprinklers

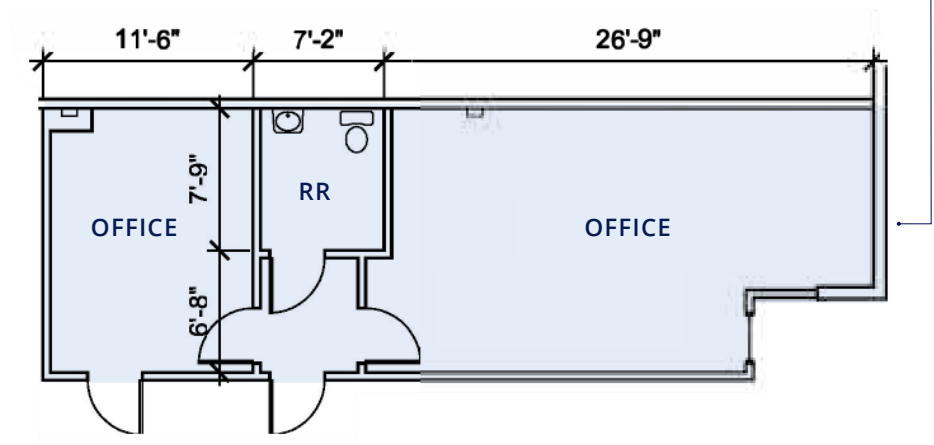
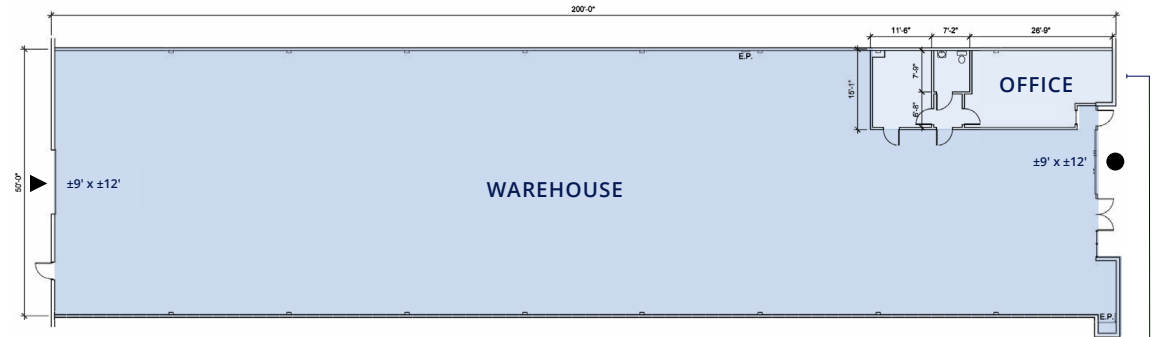
\$0.99
PSF/Mo. NNN
Special Pricing

NNN Fees: \$0.175 PSF
Available Now

● = Grade Level Doors

▲ = Dock High Doors

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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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