

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Voit

REAL ESTATE SERVICES

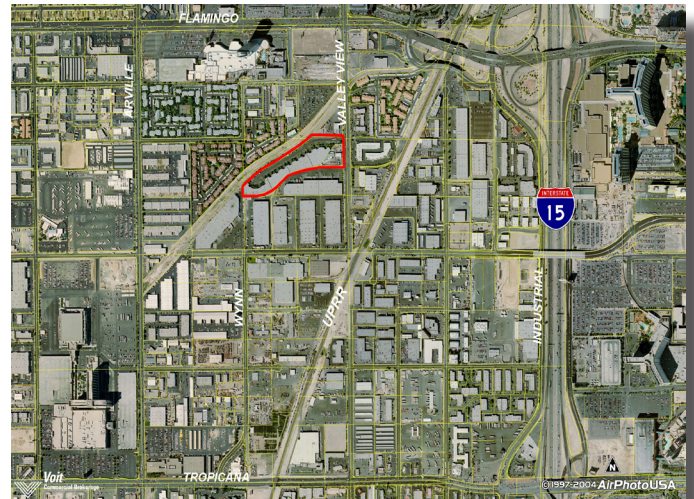
Real People. Real Solutions.™



FROM \$0.39/SF NNN

Property Features:

- 19' Minimum Clearance
- Dock and Grade Level Loading
- Fully Fire Sprinklered
- 3-Phase Power Available
- Turn-key Units Available
- Approximately 3/4 of a mile to I-15 / Flamingo interchange and 1 mile to the Las Vegas "Strip"



Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.com

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 2

Total SF

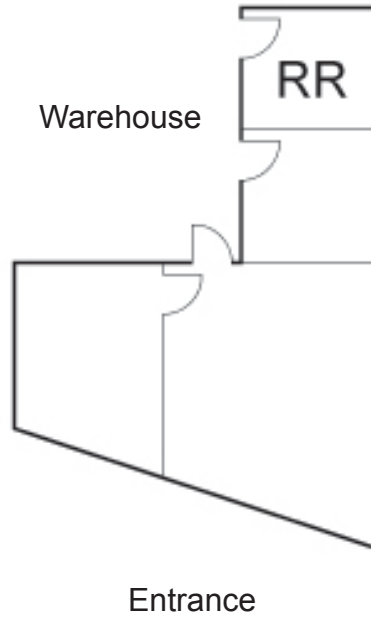
+/-4,492

Office SF:

+/-570

Dock Doors: 1

Grade Doors: N/A



Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.
com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES



FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 5

Total SF

+/-9,025

Office SF:

+/-900

Dock Doors: 1

Grade Doors: N/A

Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.
com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2011 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.™ is a trademark of Voit Real Estate Services.

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 6

Total SF

+/-9,025

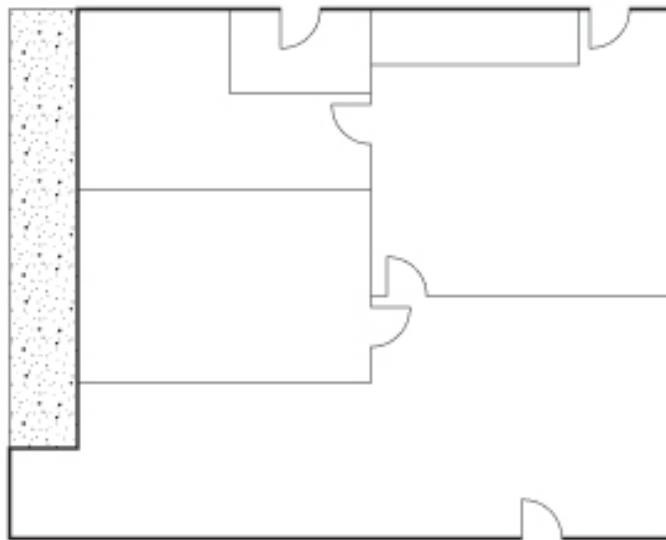
Office SF:

+/-1,140

Dock Doors: 1

Grade Doors: N/A

Warehouse



Entrance

Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.
com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2011 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.™ is a trademark of Voit Real Estate Services.

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 11

Total SF

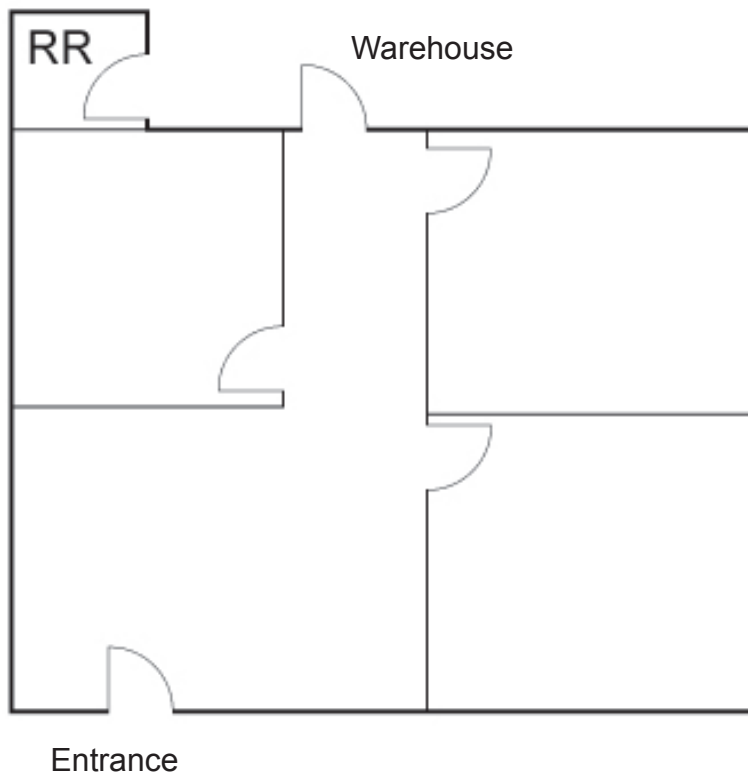
+/-4,915

Office SF:

+/-820

Dock Doors: 1

Grade Doors: N/A



Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 16

Total SF

+/-5,388

Office SF:

+/-350

Dock Doors: 1

Grade Doors: N/A

Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.
com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2011 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.™ is a trademark of Voit Real Estate Services.

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 17

Total SF

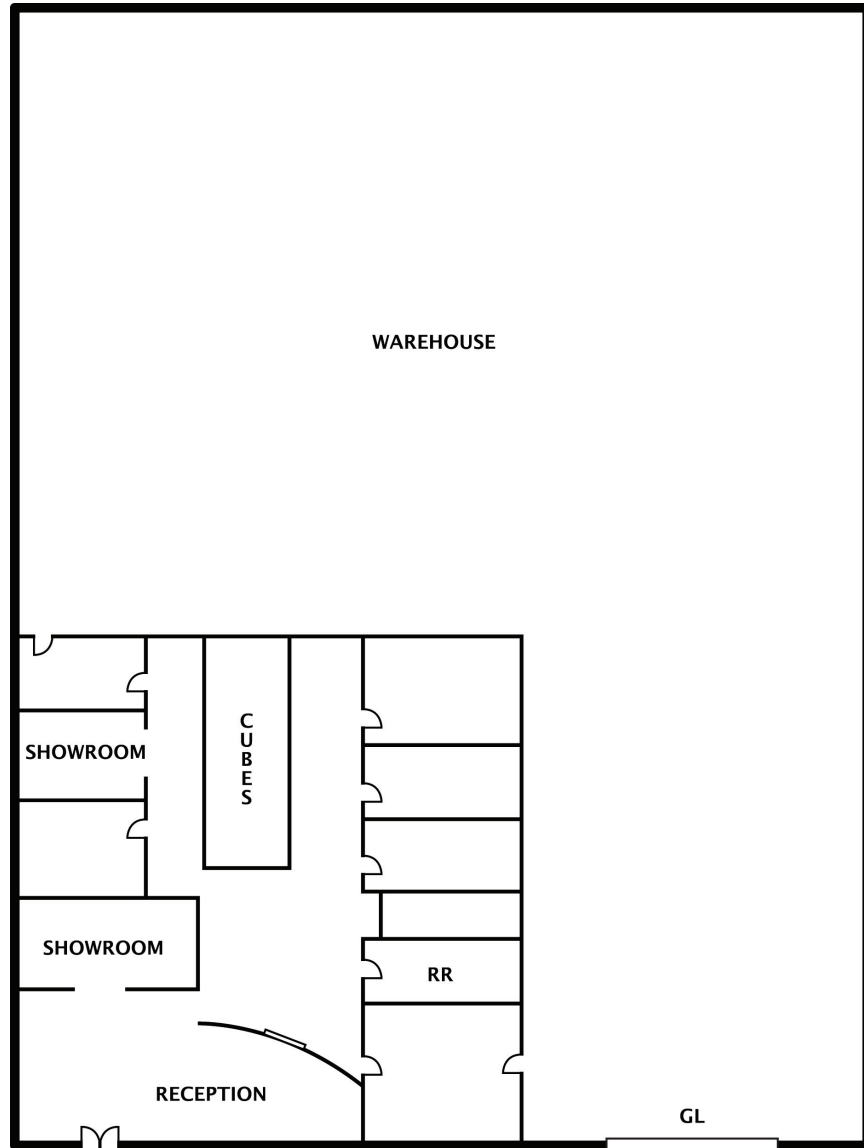
+/-5,913

Office SF:

+/-2,600

Dock Doors: N/A

Grade Doors: 1



Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.
com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Unit 18

Total SF

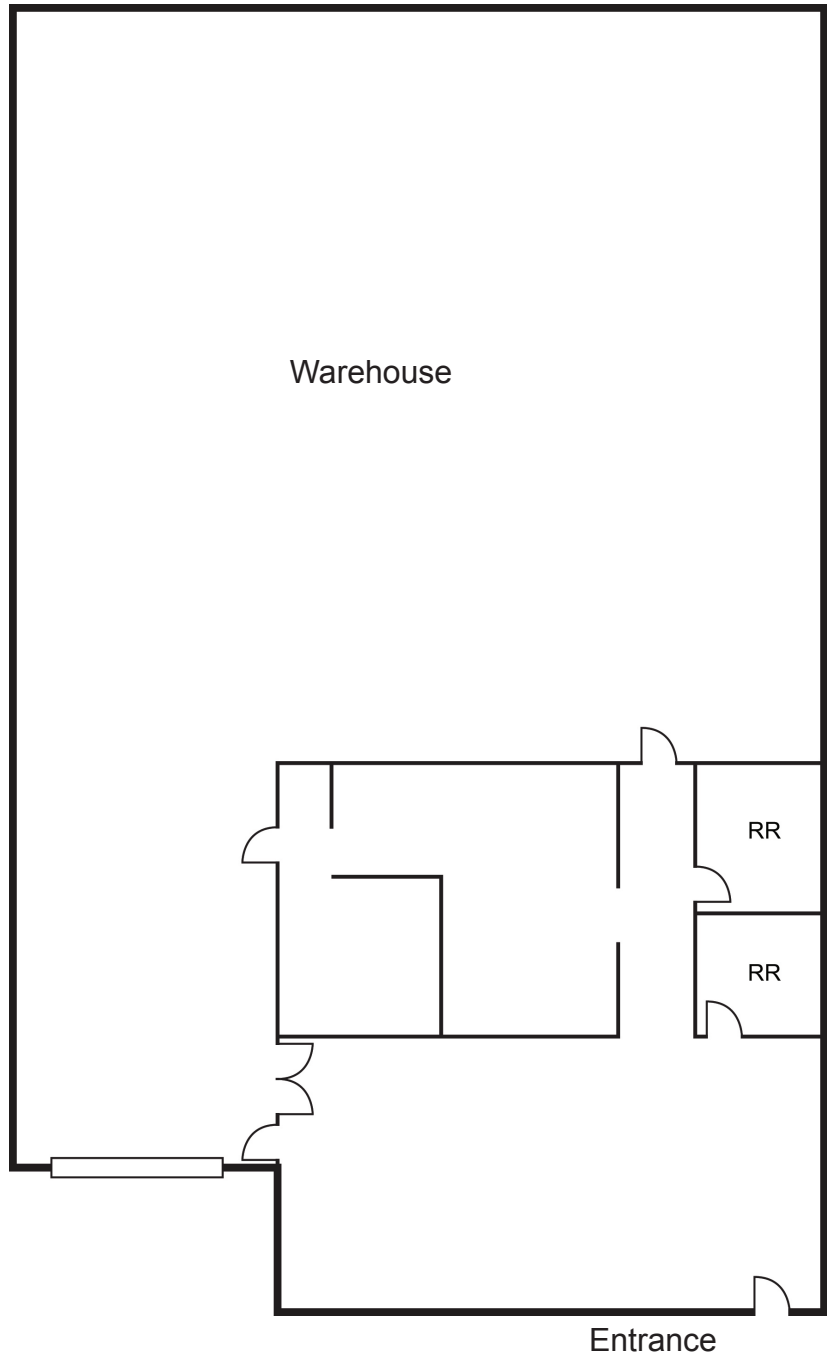
+/-6,325

Office SF:

+/-1,800

Dock Doors: N/A

Grade Doors: 1



Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.
com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2011 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.™ is a trademark of Voit Real Estate Services.

FOR LEASE

Windriver Industrial Complex

4301 S. Valley View Blvd., Las Vegas, NV

Suite	Total SF	Office SF	Warehouse	Docks	Grades	Rate	NNN
2	±4,492	±570	±3,922	1	N/A	\$0.39	\$0.17
5	±9,045	±900	±8,145	1	N/A	\$0.39	\$0.17
6	±9,025	±1,140	±7,885	1	N/A	\$0.37	\$0.17
11	±4,915	±820	±4,095	1	N/A	\$0.39	\$0.17
16	±5,388	±350	±5,038	1	N/A	\$0.39	\$0.17
17	±5,913	±2,600	±3,313	N/A	1	\$0.39	\$0.17
18	±6,325	±1,800	±4,525	N/A	1	\$0.39	\$0.17

Eric Larkin
Associate
Lic #BS.0073906
702.734.4533
elarkin@voitco.com

Zac Zaher
Associates
Lic #BS.0143683
702.734.4544
zzaher@voitco.com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES