

Arby Avenue Commercial Complex

6610 W. Arby Avenue, Las Vegas, Nevada 89118



- Commercial/Industrial Space in the Highly Desirable Southwest Submarket of Las Vegas.
- Conveniently located off the 215 with easy access to Henderson and Summerlin.

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PROPERTY HIGHLIGHTS

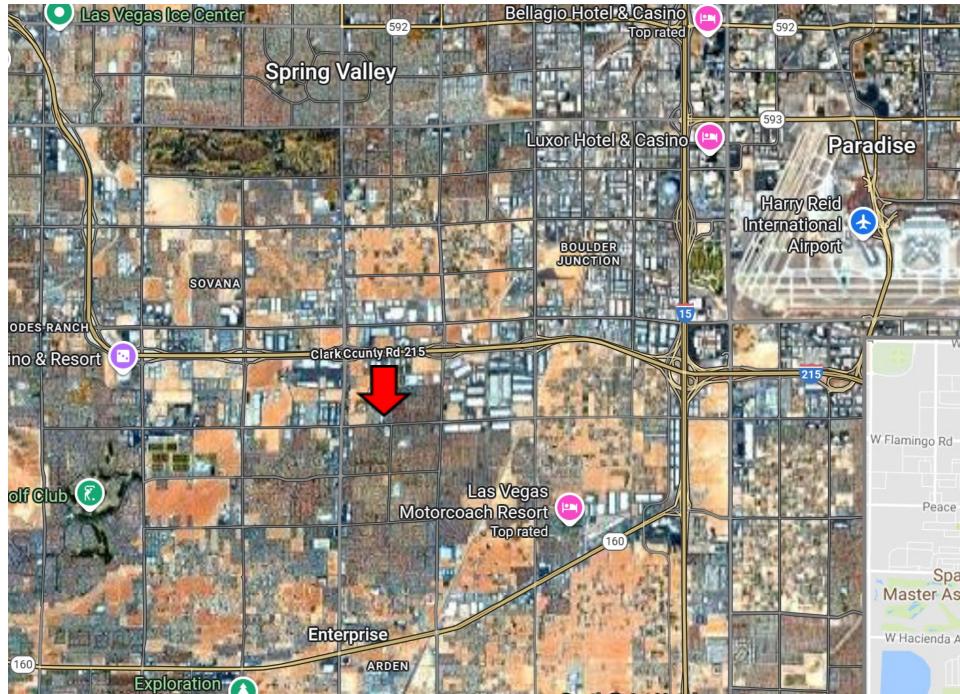
- **±22,500 total sf**
- Total of four (4) units
- **±4400 sf unit available for lease**
- **\$1.25 sf/mo. (plus \$0.25 CAMS)**
- Year Built 2006
- Concrete Tilt Up Construction
- Zoned Designed Manufacturing (M-D)
- APN/Parcel ID: 17602310004
- Book Page: 128 93



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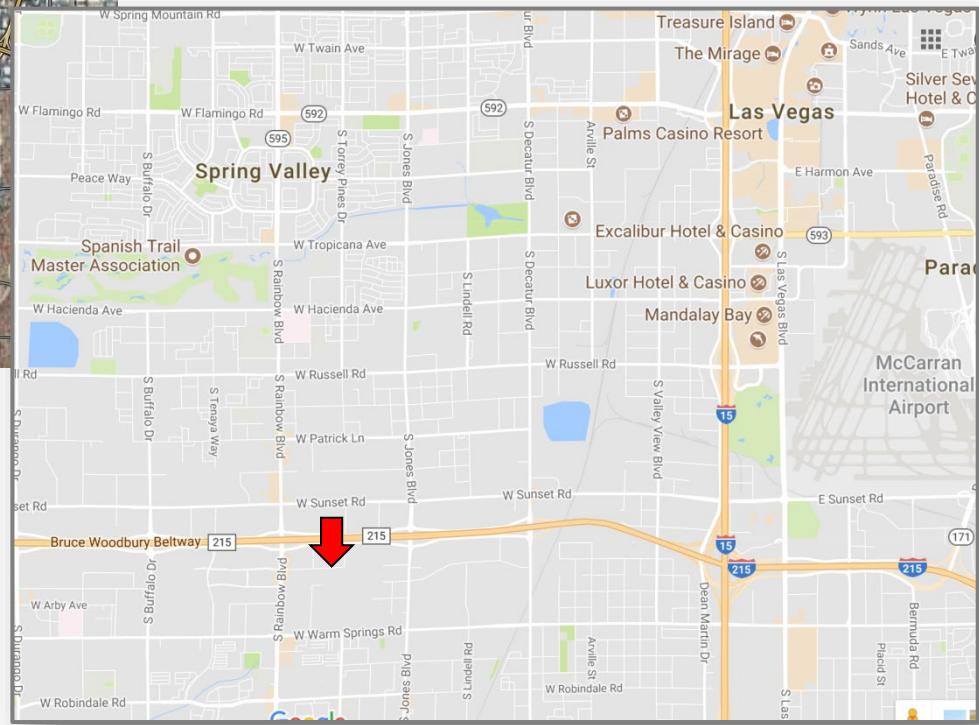
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Property Overview



LOCALE:

Southwest Las Vegas location near Rainbow Blvd. and the I-215 Beltway (East/West thoroughfare) and easy access to I-15 (North/South, Los Angeles/Salt Lake City) freeway and McCarran International Airport. Las Vegas' top industrial and supply tenants locate in the 89118 ZIP code to take advantage of the proximity to the Las Vegas Strip.



AREA HIGHLIGHTS:

Nearby Arroyo Market Square (Home Depot, Wal-Mart, Best-Buy, Office Max, etc.). Numerous other retail and food choices nearby for maximum convenience.

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Location and Parcel Map

Exhibit A – General Vicinity →

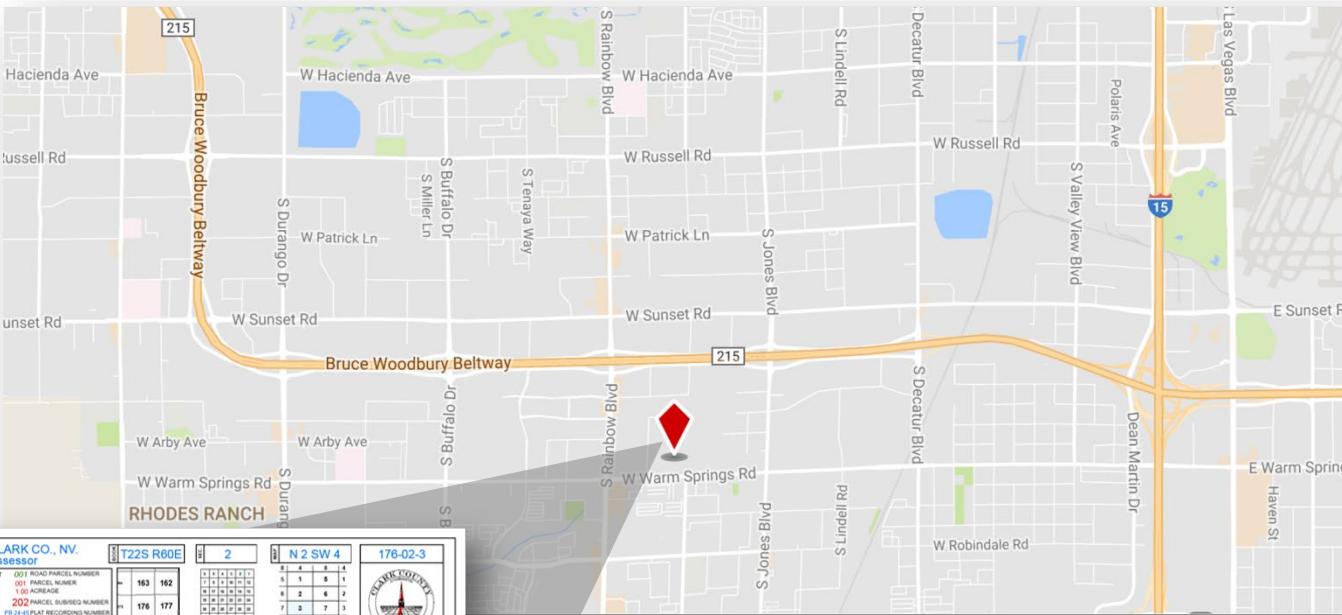


Exhibit B – Parcel Map ↓

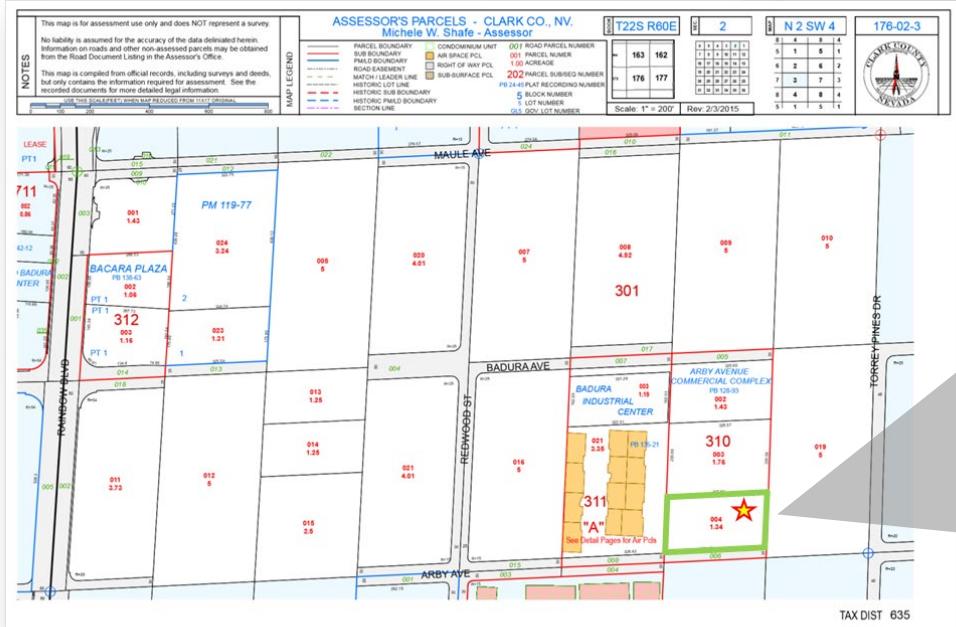


Exhibit C – Aerial of Building ↓



FLOOR PLAN

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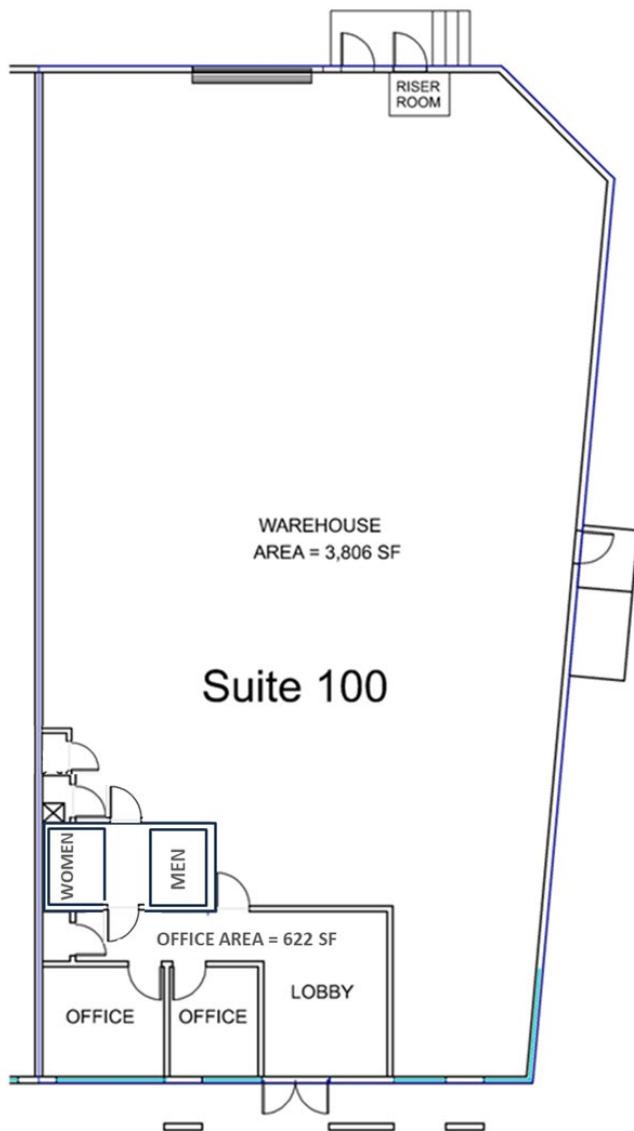
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Suite 100



Total \pm 4,400 sf
 \pm 3800 sf of Insulated evaporative-cooled warehouse with skylights
 \pm 622 sf of air-conditioned office.
Fiber optics & high-speed Data available
12' x 14' dock-high loading door