

# Arby Avenue Commercial Complex

6610 W. Arby Avenue, Las Vegas, Nevada 89118

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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



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



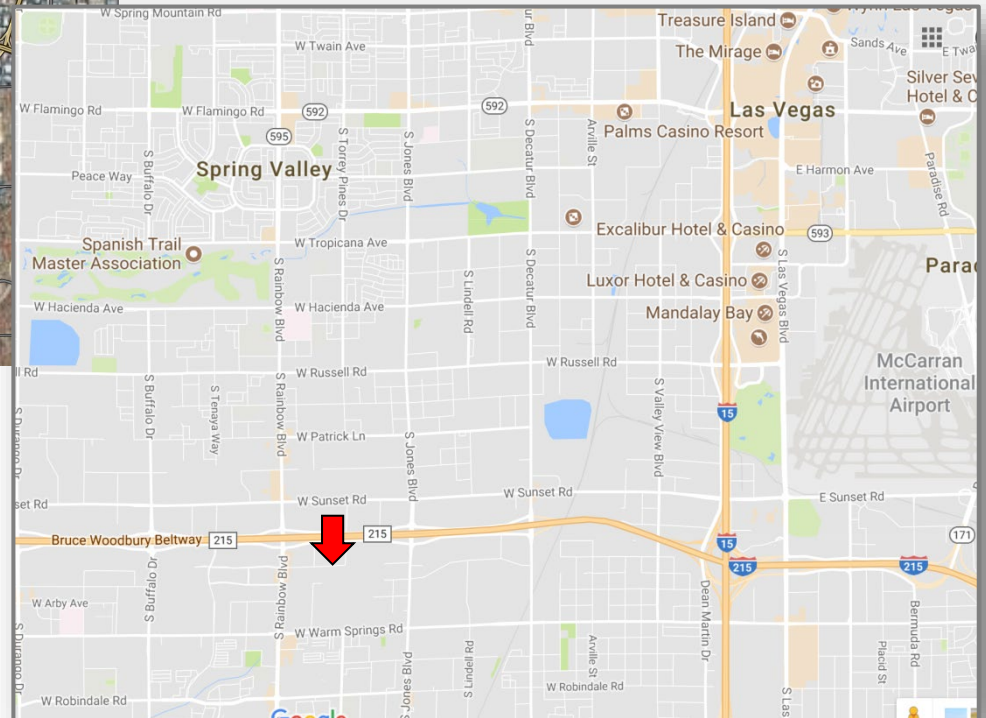
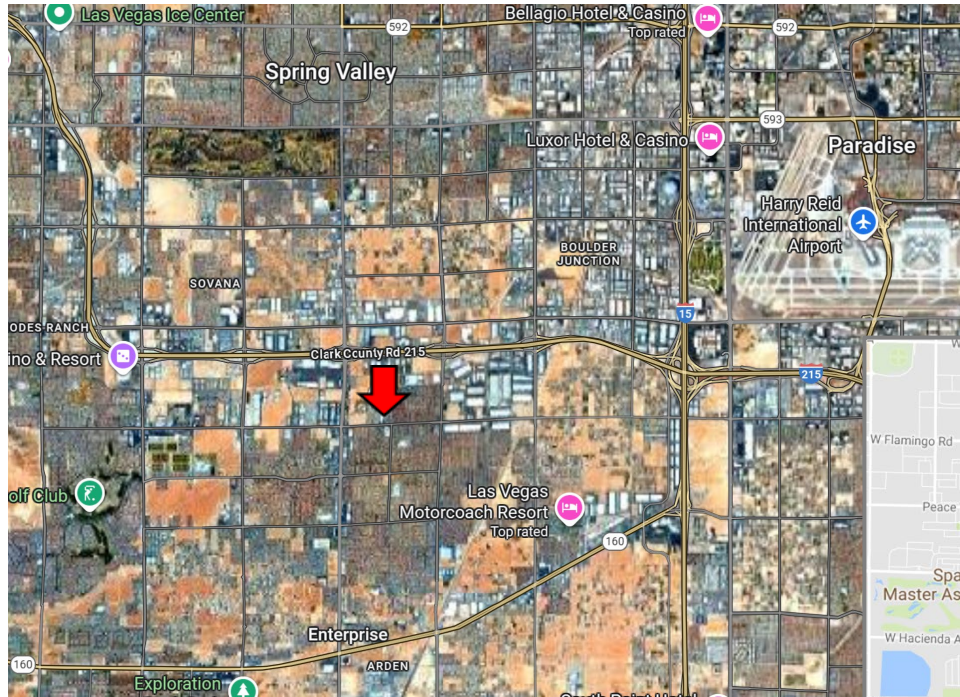
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## Property Overview

### 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.

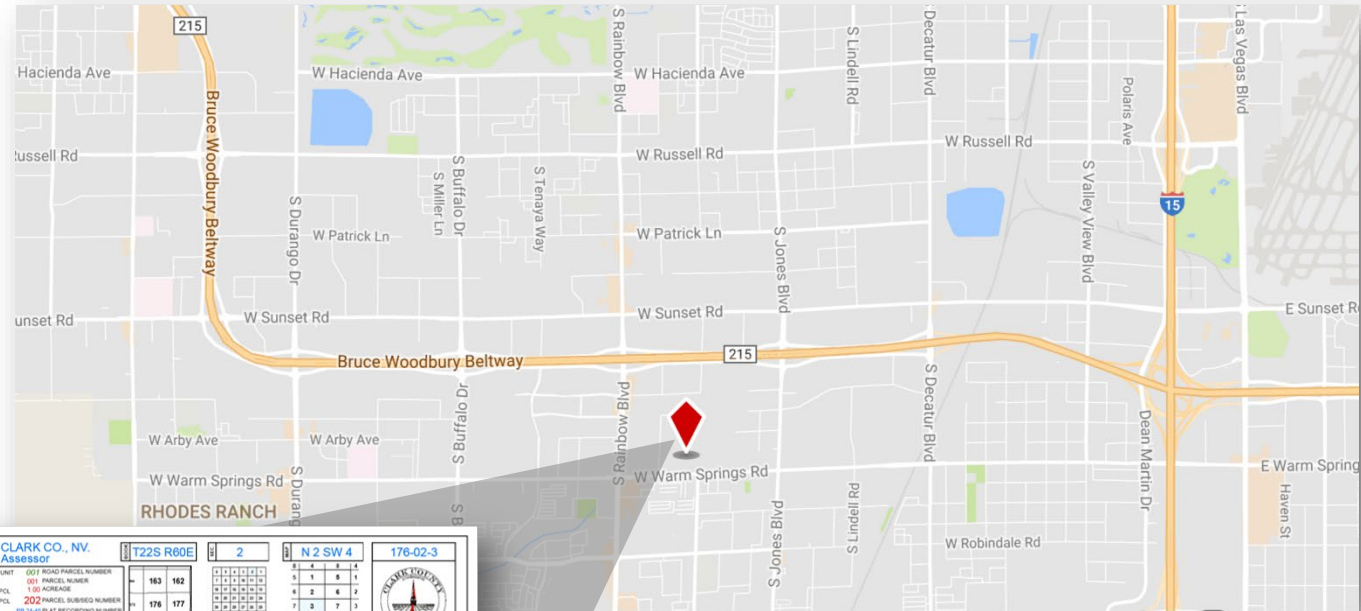


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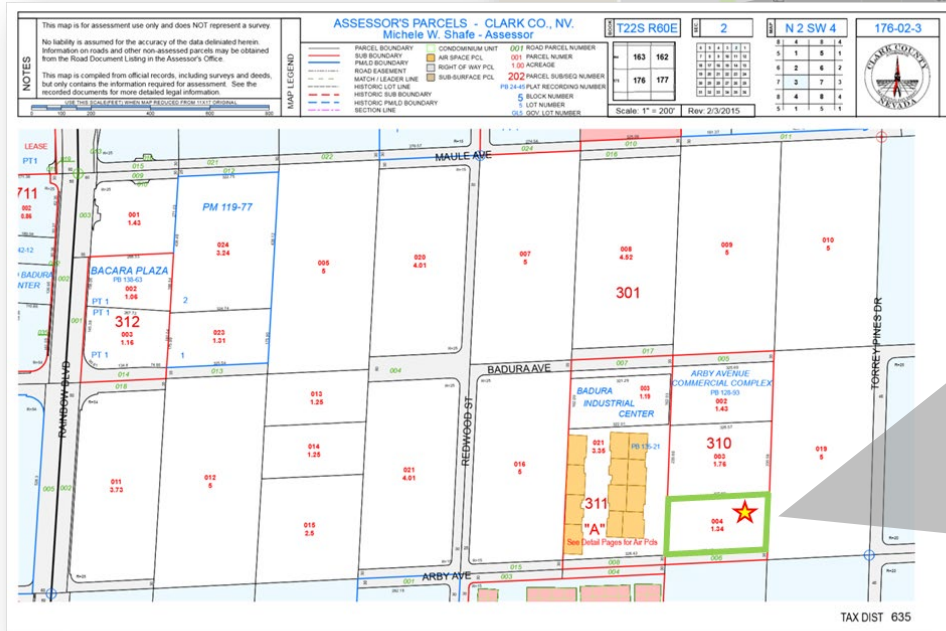
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## Location and Parcel Map

**Exhibit A –  
General Vicinity →**



**Exhibit B – Parcel Map ↓**



**Exhibit C – Aerial of Building ↓**



# FLOOR PLAN

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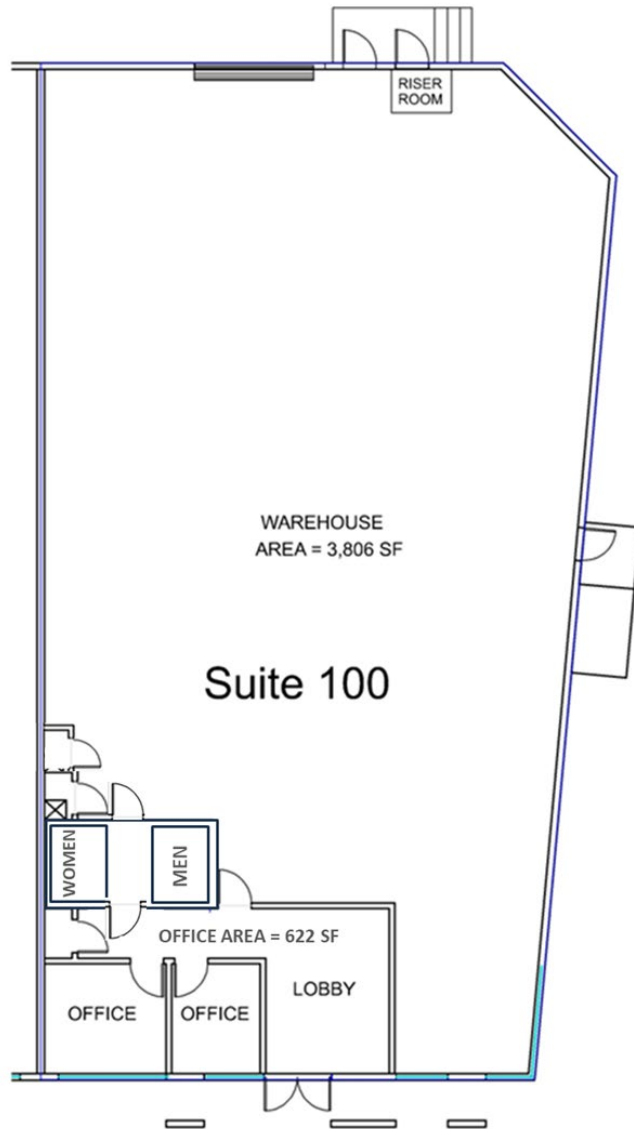


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Suite 100



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