

**±16,218 SF BUILDING | SECURED FENCED YARD | DOCK & GRADE LOADING**

## ARROYO INDUSTRIAL CENTER



# FOR LEASE

**7485 W. BADURA AVENUE, BUILDING A-2 | LAS VEGAS, NV 89113**

**GREG PANCIROV,**  SIO<sup>®</sup>

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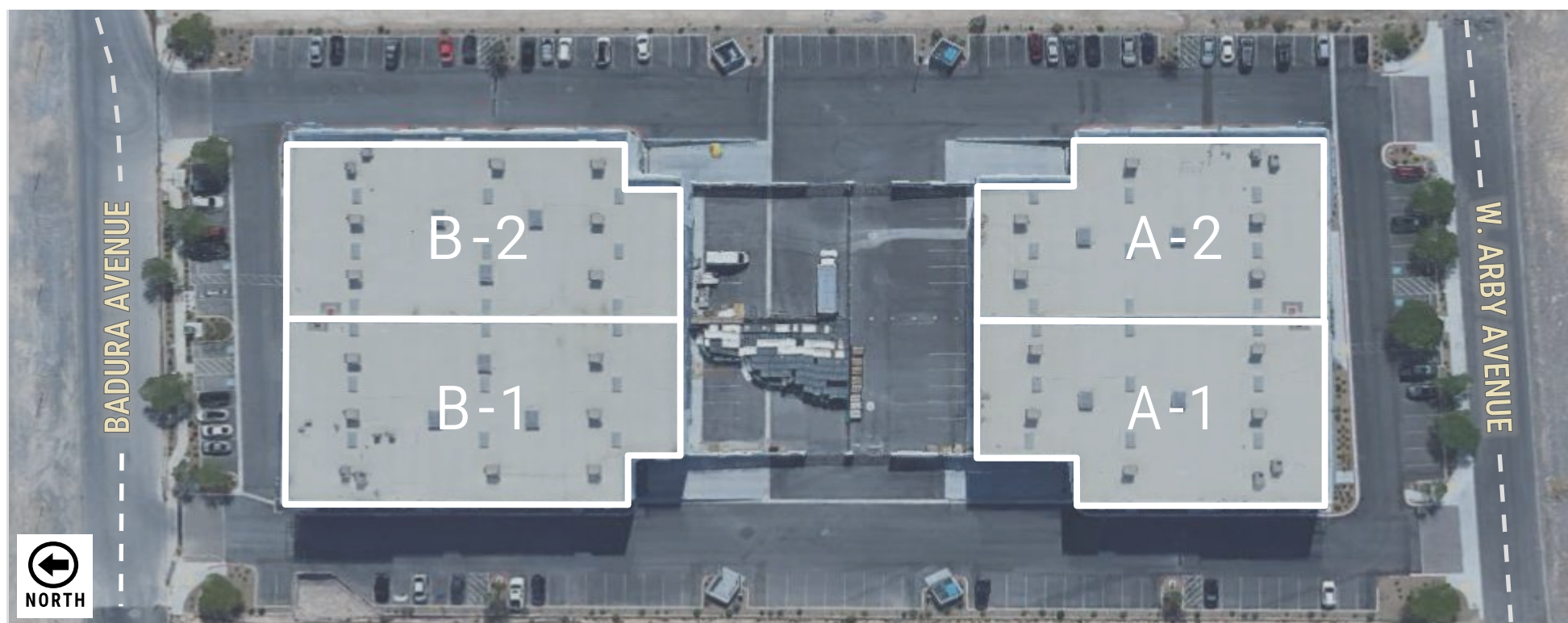


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## ARROYO INDUSTRIAL CENTER

Is a newer high image-concrete tilt industrial development located on W. Badura Avenue near Tenaya Way. This location is immediately adjacent to multiple retail amenities & restaurants and provides immediate I-215 freeway access via Roy Horn Way, Rainbow Boulevard or Buffalo Drive and is within close proximity to Summerlin.



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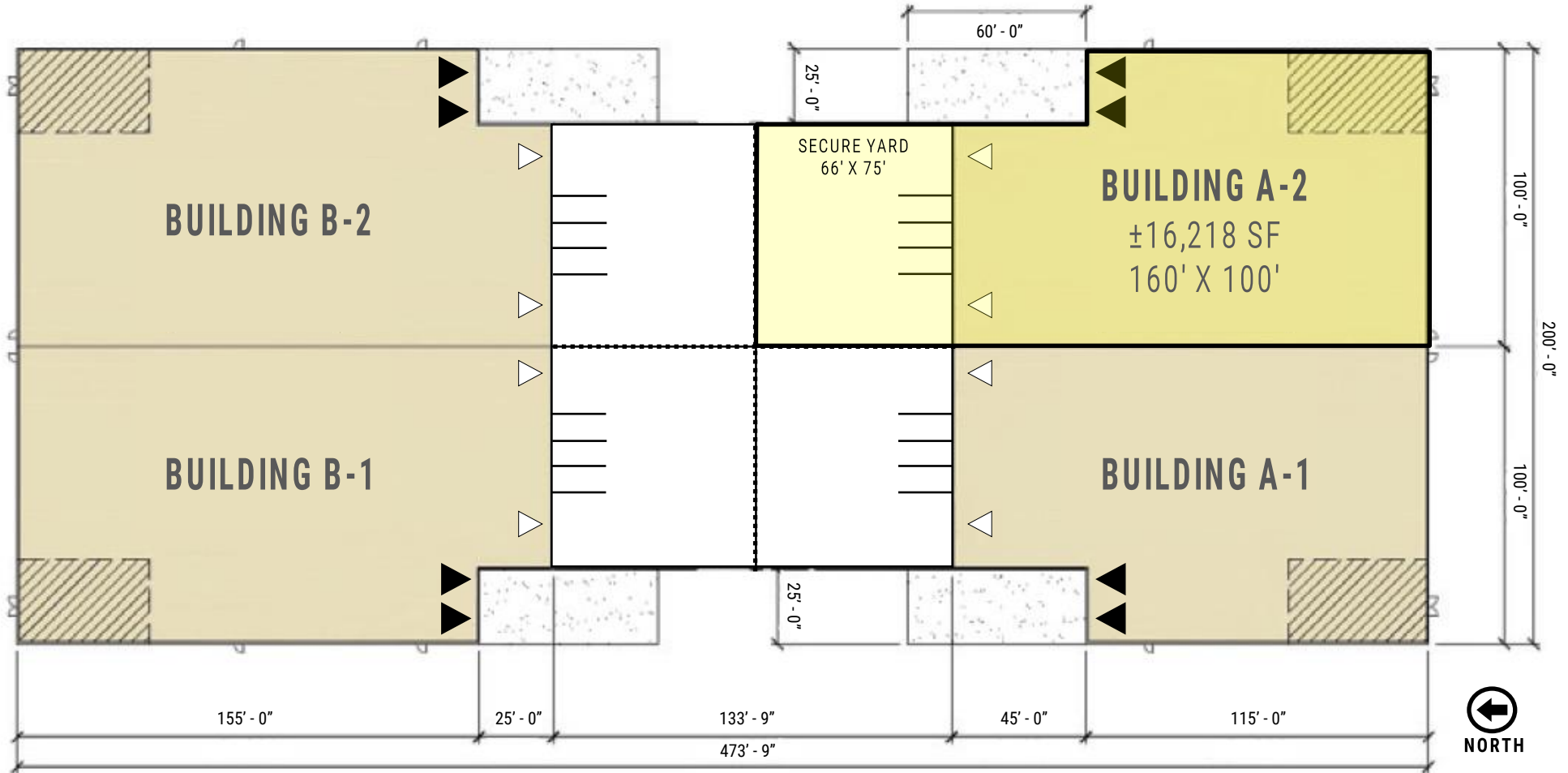
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△ = 14' X 16' GRADE LEVEL LOADING DOOR

■ = **AVAILABLE**

▲ = 9' X 10' DOCK HIGH LOADING DOOR



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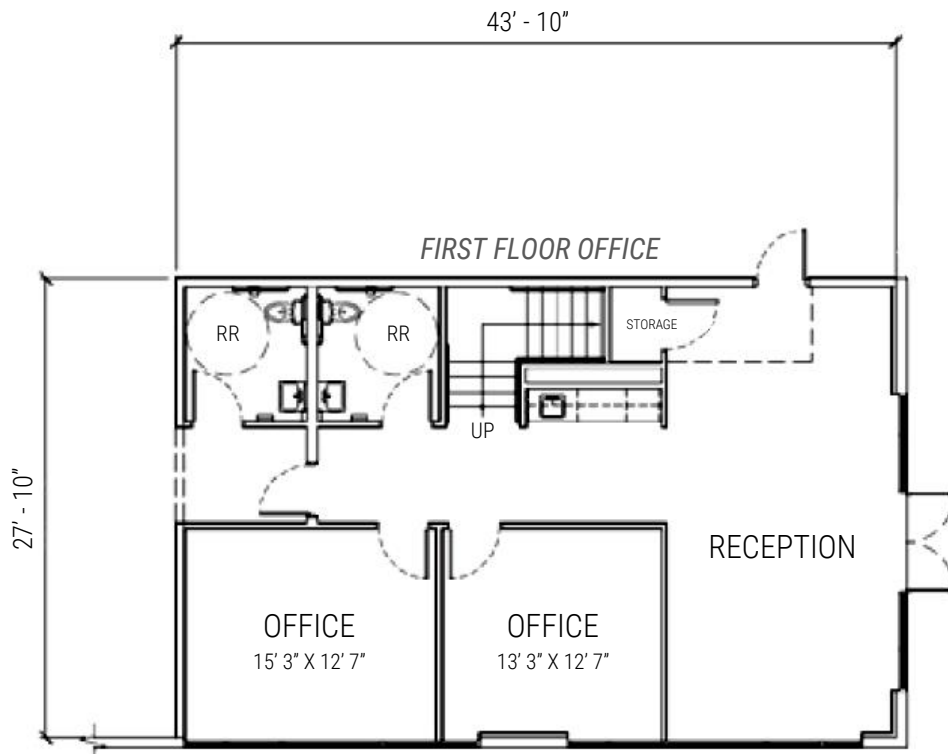
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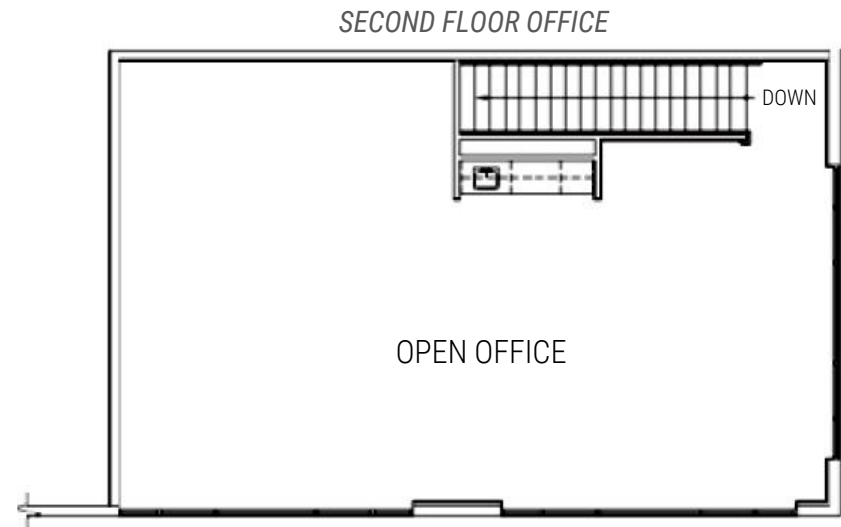
**FOR LEASE**

- ±16,218 SF Building
- Two (2) - 9' x 10' Dock High Doors
- Secured Fenced Paved Yard
- ±2,600 SF HVAC Office
- Two (2) - 14' x 16' Over-Sized Grade Level Doors (*Motorized*)
- Parking Ratio: 2 / ±1,000 SF
- ±24' Clear Height
- 600 Amps, 277/480 Volt, 3-Phase Power
- ESFR Fire Sprinklers



**BASE RENT: \$1.38/SF**

**NNN FEE: \$0.20/SF**



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