

PACE COMMERCE CENTER

5145 Arville Street &
4483 Reno Avenue
Las Vegas, NV 89118

FOR LEASE

±5,213 SF Flex
Industrial Unit
AVAILABLE NOW!

CBRE



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FOR LEASE

PACE COMMERCE CENTER



Pace Commerce Center offers Office/warehouse/showroom space with frontage on Reno Avenue and Arville Street. The property is located in the Southwest submarket, just South of Tropicana Avenue at West Reno Avenue and Rogers Street. The central location provides excellent access to the Strip, the I-15 via Tropicana, UNLV, the I-15/I-215 Interchange and is surrounded by ample retail and service amenities. Pace Commerce Center is an approximately $\pm 61,169$ SF multi-tenant office/warehouse Project, comprised of three buildings on ± 3.34 acres. Property features include grade level loading, dock access to some units, air conditioned office space, and ample parking. Ownership is pleasant to work with and eager to lease the space.

PROPERTY HIGHLIGHTS

- $\pm 61,169$ SF Industrial Project on ± 3.34 acres
- $\pm 5,213$ SF Unit Available
- Prime Southwest Location
- 120/208v, 3-Phase power
- 15' – 18' minimum Clear Height
- Evaporative Cooled Warehouse and HVAC Office
- Single story office/warehouse spaces
- LED Warehouse lighting
- Some Units have Dock-Hi Loading
- Industrial Light (IL) Zoning
- Parking Ratio of 1.78 per 1,000 SF
- Fire Sprinkler System
- Built in 1995
- Natural Gas
- APNs: 162-30-202-007 and 004

SITE PLAN

PACE COMMERCE CENTER

■ = AVAILABLE ■ = LEASED

● = Grade-Level Door → = Dock-Hi Door



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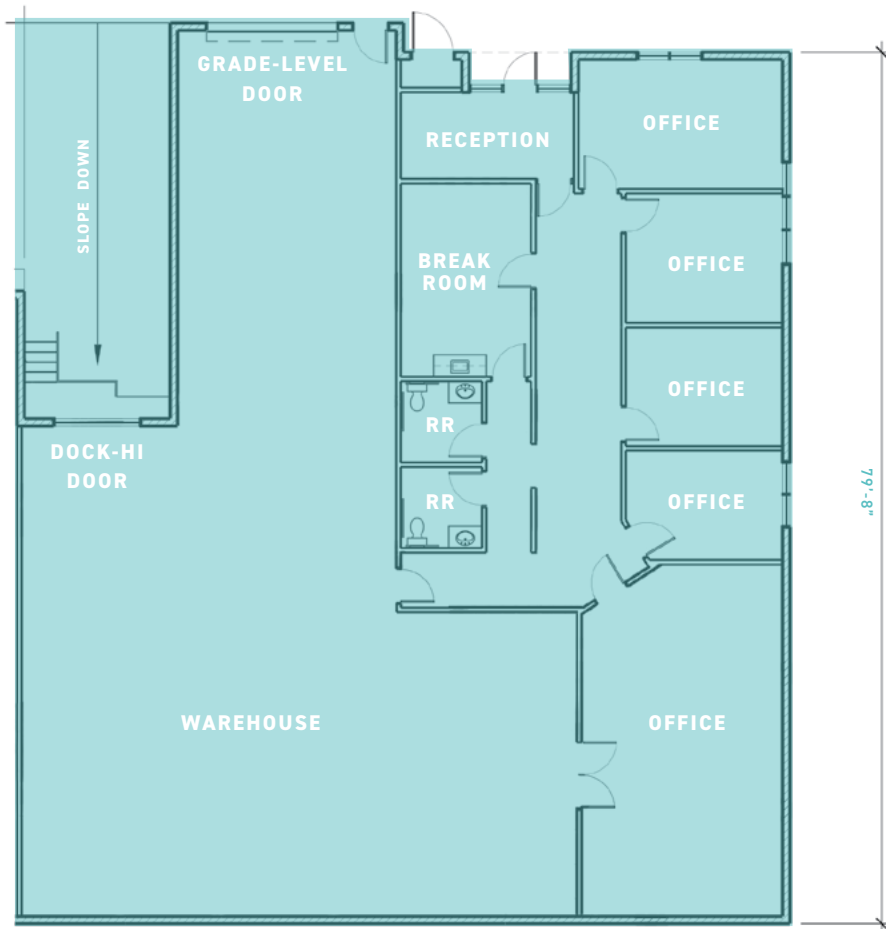
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5145 ARVILLE STREET SUITE A - ±5,213 SF TOTAL

SUITE HIGHLIGHTS

- ±2,141 SF HVAC Office
- ±3,072 SF Evap-Cooled Warehouse
- Reception
- Five (5) Private Offices
- Two (2) Restrooms
- Breakroom
- ±17' Clearance Height in Warehouse
- One (1) Grade Level Roll-Up Door
- One (1) Dock-Hi Loading Door
- Move-in Ready!



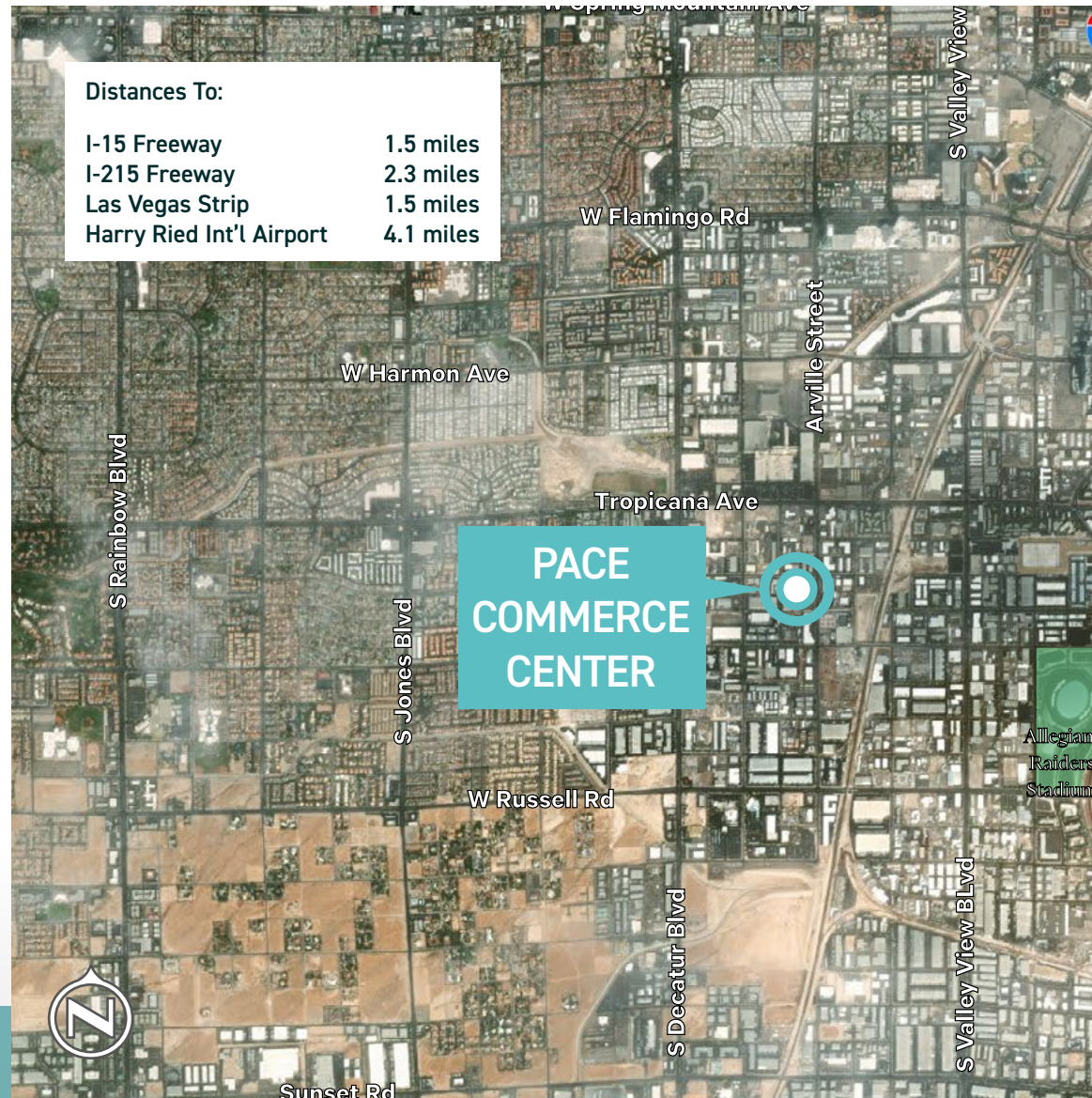
LEASE RATE : \$1.45/SF (NNN)

**2025 CAMS : \$0.31/SF (*INCLUDES HVAC
MAINTENANCE & TRASH REMOVAL)**

TOTAL MONTHLY : \$9,174.88/MO

AVAILABILITY : NOW AVAILABLE!

AERIAL MAP



Distances To:

I-15 Freeway	1.5 miles
I-215 Freeway	2.3 miles
Las Vegas Strip	1.5 miles
Harry Ried Int'l Airport	4.1 miles

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