


**FOR SALE**

**7600 W ARBY AVE – BUILDING B**

**LAS VEGAS, NV**

*High-Image Owner-User Industrial Opportunity*

**Marilyn Dennis, Realtor** ph: **702-321-6298**

email: [mdennis@re-commercial.com](mailto:mdennis@re-commercial.com) and my broker is Wim 



7600 W Arby Ave, Building B  
Las Vegas, NV


# ±17,608 SF Industrial Building

## High-Image Owner-User Opportunity

- ±26' Clear Height
- 2 Dock High Doors
- 2 Grade-Level Doors (14'x14')
- ESFR Fire Sprinkler System
- 800 Amp, 277/480V, 3-Phase Power
- Secured Yard Area
- Excellent Southwest Las Vegas Location



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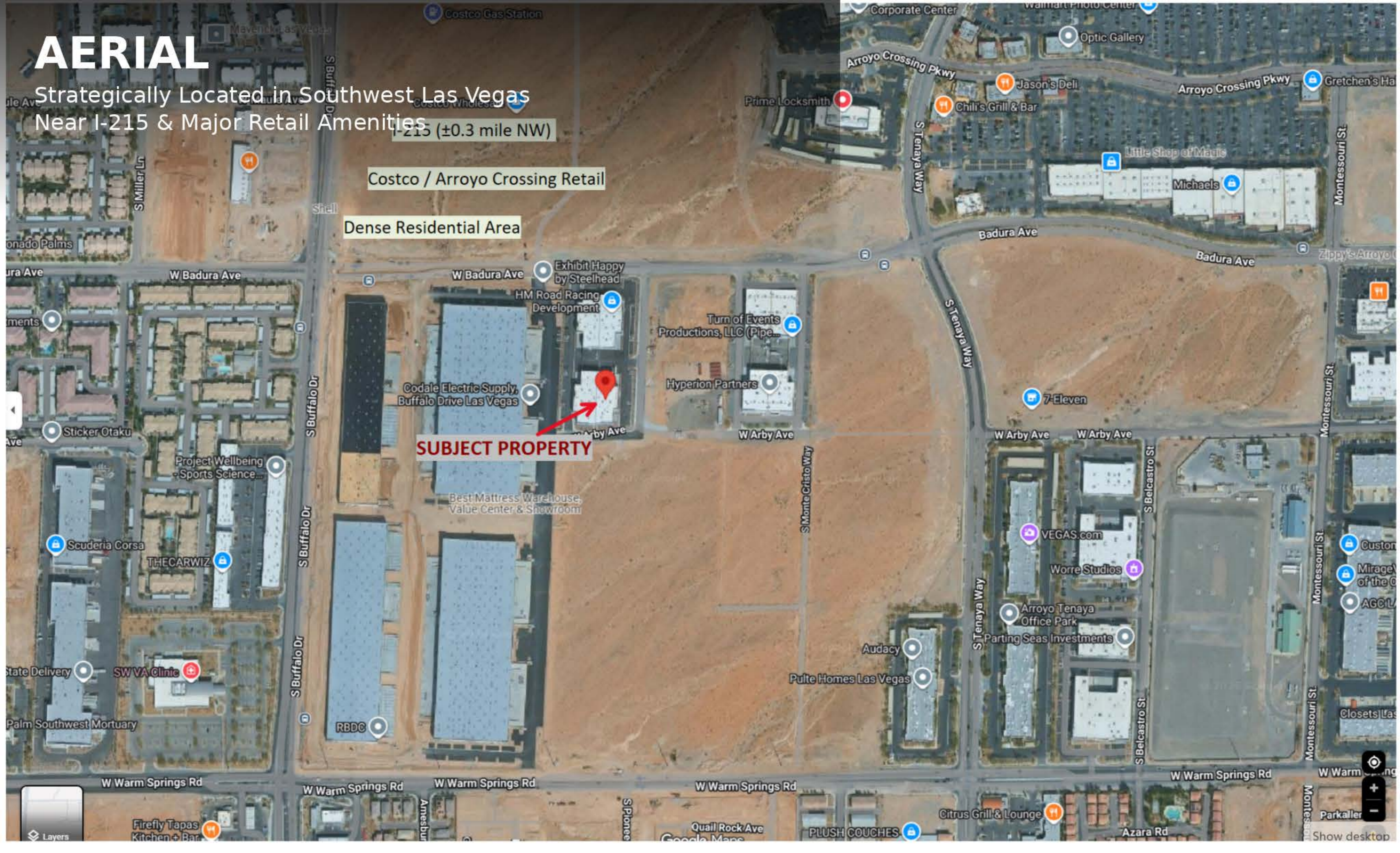
# AERIAL

Strategically Located in Southwest Las Vegas  
Near I-215 & Major Retail Amenities

Costco / Arroyo Crossing Retail

Dense Residential Area

**SUBJECT PROPERTY**



# WAREHOUSE & LOADING

- 2 Dock High Doors
- 2 Grade-Level Doors (14' x 14')
- ±26' Clear Height
- ESFR Fire Sprinkler System
- 800 Amp, 277/480V, 3-Phase Power
- Secured Yard Area



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


# OFFICE & INTERIOR

- Professional Front Office Entry
- Reception / Waiting Area
- Two-Story Office Buildout
- Open & Functional Layout
- Ideal for Staff & Client Interaction



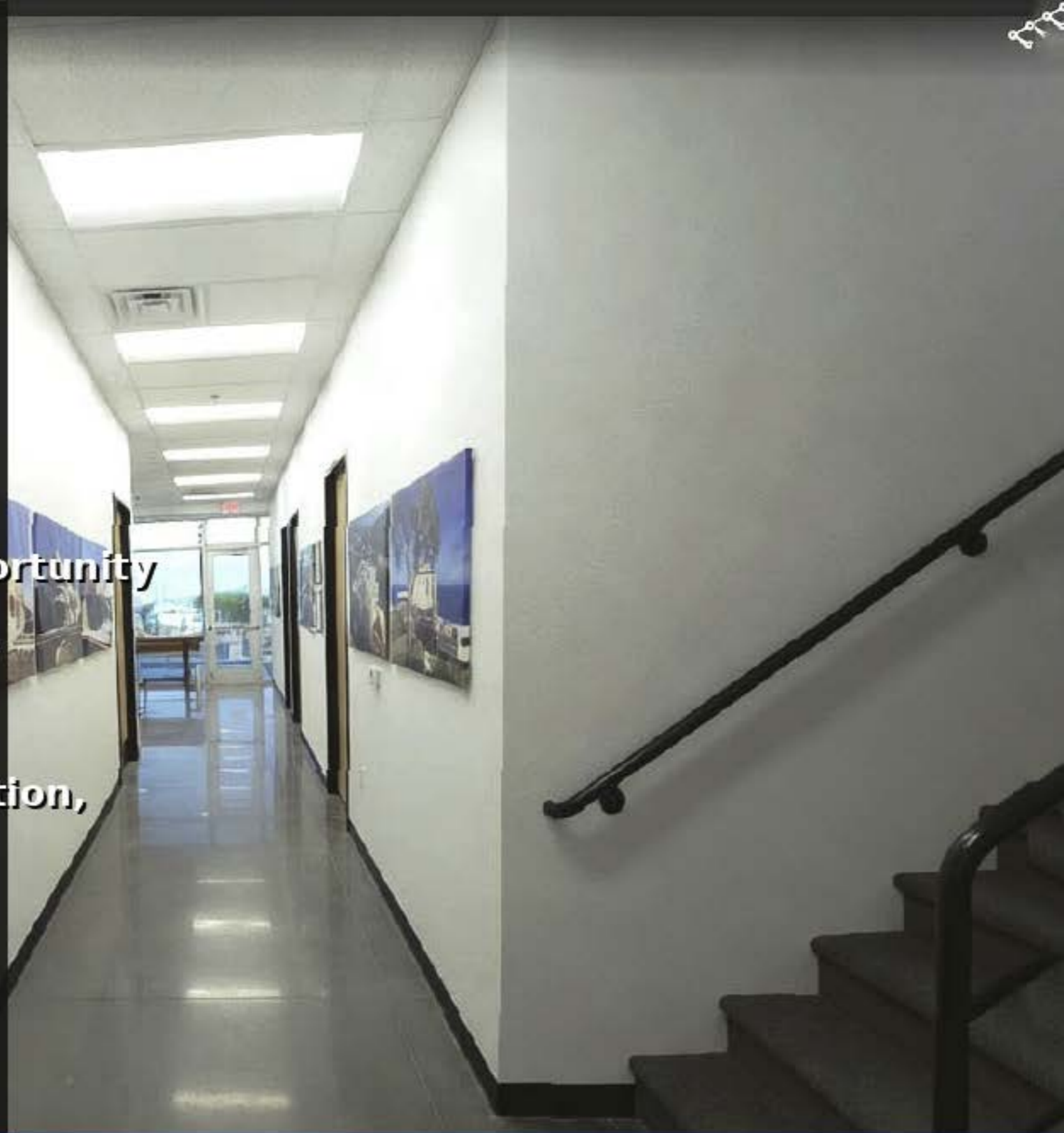
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# MOVE-IN READY FACILITY

- Fully Built-Out Office Space
- Functional Layout for Daily Operations
- Immediate Owner-User Opportunity
- Seamless Transition for New Ownership
- Ideal for Industrial, Distribution, or Manufacturing Use



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