

2450 W. ARBY AVENUE

LAS VEGAS, NV 89119

±2.5 - ±5.0
ACRES
AVAILABLE
FOR LEASE



IMPROVEMENTS FULLY COMPLETED!

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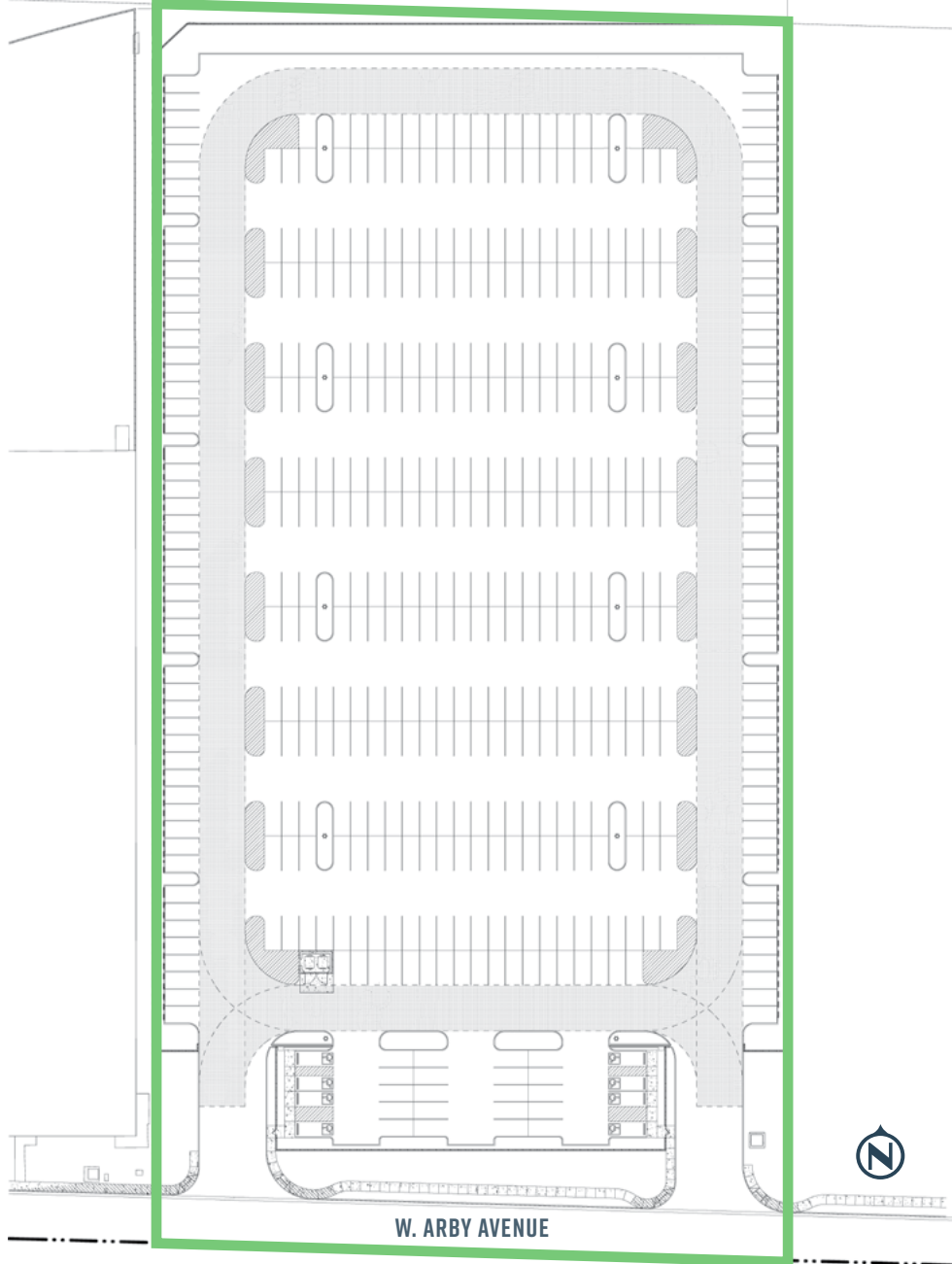
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RAMP S. I-15 LAS VEGAS BLVD



PROPERTY OVERVIEW

2450 W. Arby Avenue is a ± 5.00 Acre improved lot located in the heart of the Airport Submarket just off of Las Vegas Boulevard. The property is located off Badura Avenue and Arby Avenue with easy access to the I-15 and I-215 freeways and just minutes away from Allegiant Stadium, the Las Vegas Strip, and Harry Reid International Airport.

PROPERTY HIGHLIGHTS

- ◆ ± 5.00 Acres with a Fully Fenced 6' Block wall with 2" spikes
- ◆ Frontage on I-215 Freeway
- ◆ Two (2) Steel Gate Access Points
- ◆ Asphalt Paved
- ◆ Light Poles throughout the Property
- ◆ Water available (1" pipe)
- ◆ Electric Available (120/240V Single Phase, 200 Amps) (Tenant to Verify)
- ◆ Trash Enclosure on Site
- ◆ Ability to add a guard post
- ◆ ZONED : CR - Commercial Resort (Comprehensive Planning has approved Outdoor Storage and Parking)
- ◆ APN(s) : 177-05-701-018, 024

ASKING RATE: \$0.35/SF (NNN)

CAMS: TBD

AVAILABLE SOON!

PROPERTY PHOTOS



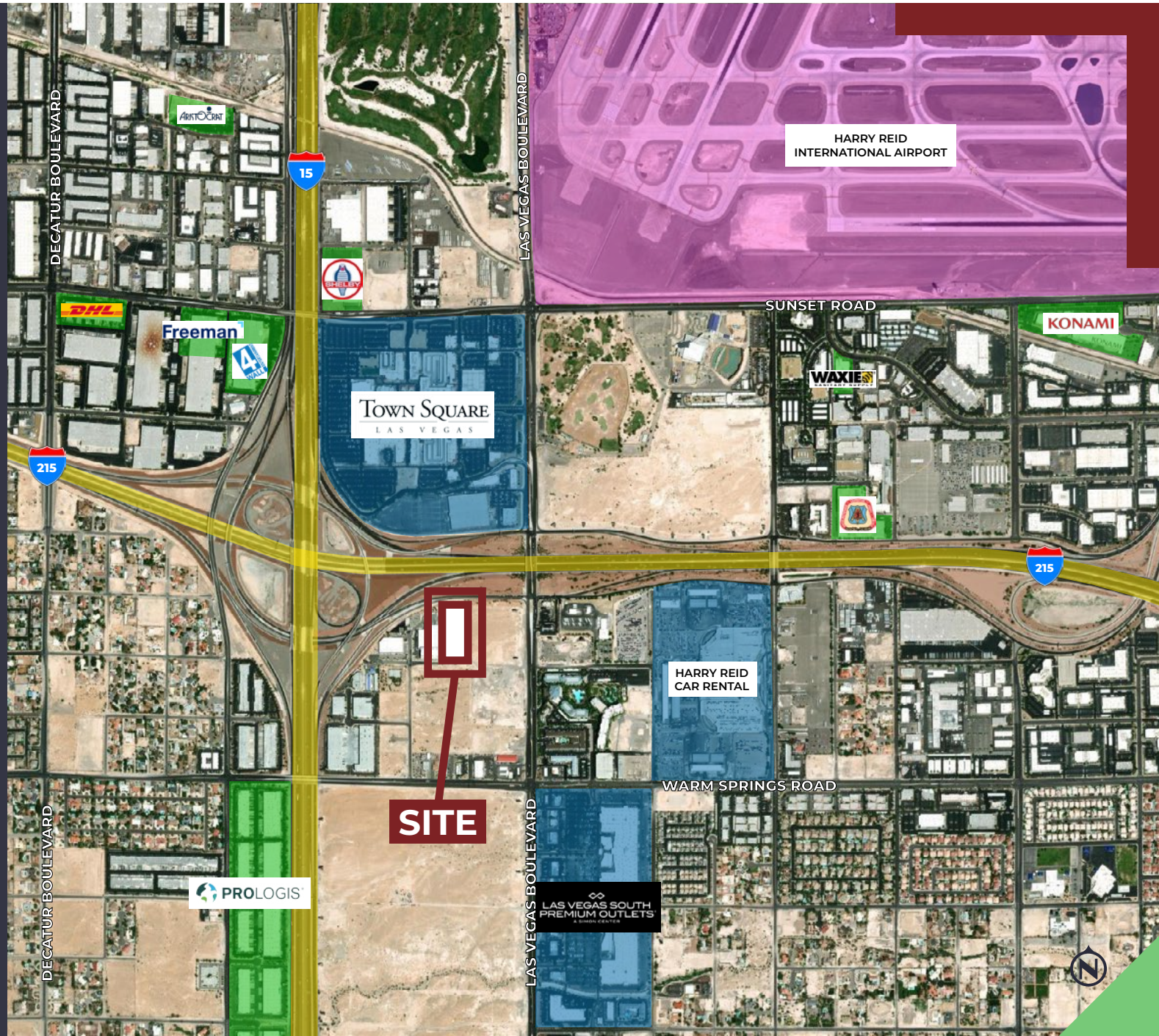
SITE PLAN



AERIAL MAP

DISTANCES TO: MILES

Harry Reid Int'l Airport	4.4
The Las Vegas "Strip"	2.6
I-215 Freeway	1.3
I-15 Freeway	1.3
Allegiant Stadium	2.9



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