

# FOR LEASE



**±17,455 SF FREE-STANDING BUILDING W/ YARD & DOCK LOADING**

## ARVILLE INDUSTRIAL FACILITY

# 5880 ARVILLE STREET

LAS VEGAS, NV 89118

**GREG PANCIROV**

(702) 339-3734

GPancirov@rcadvs.com

NV-RE License: BS.0040685

**MIKE DE LEW, SIO<sup>®</sup>**

(702) 469-6496

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**PAUL HOYT, SIO<sup>®</sup>**

(702) 782-3306

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## ARVILLE INDUSTRIAL FACILITY

is in the heart of the Southwest Submarket, near the intersection of Russell Road & Arville Street, and is within 1-Mile from Allegiant Stadium & the I-15 Freeway and 1.5-Miles to the I-215 Freeway, while being centrally located between Summerlin & Henderson.



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REALCOMM ADVISORS

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www.rcadvs.com



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- ±4,481 SF Two-Story HVAC Office
- ±12,974 SF Warehouse w/ Skylights
- Secured Fenced & Gated Yard Area
- Two (2) - 9' x 10' Dock High Loading Doors
- One (1) - 14' x 14' Grade Level Loading Door
- One (1) - 12' x 14' Grade Level Loading Door
- 1,200 Amps, 277/480 Volt, 3-Phase Main Power
- Fire Sprinkler System
- R-30 Roof Insulation & TPO Roof Membrane
- Thirty-Eight (38) - Parking Spaces
- Zoned: I-L (Industrial Light - Clark County)
- APN: 162-31-510-004

**Monthly Base Rent:** \$1.50/SF

**Monthly NNN Fee:** \$0.22/SF

**Total Monthly:** \$30,023

±17,455 SF FREE-STANDING BUILDING

SITUATED ON ±1.05 ACRES



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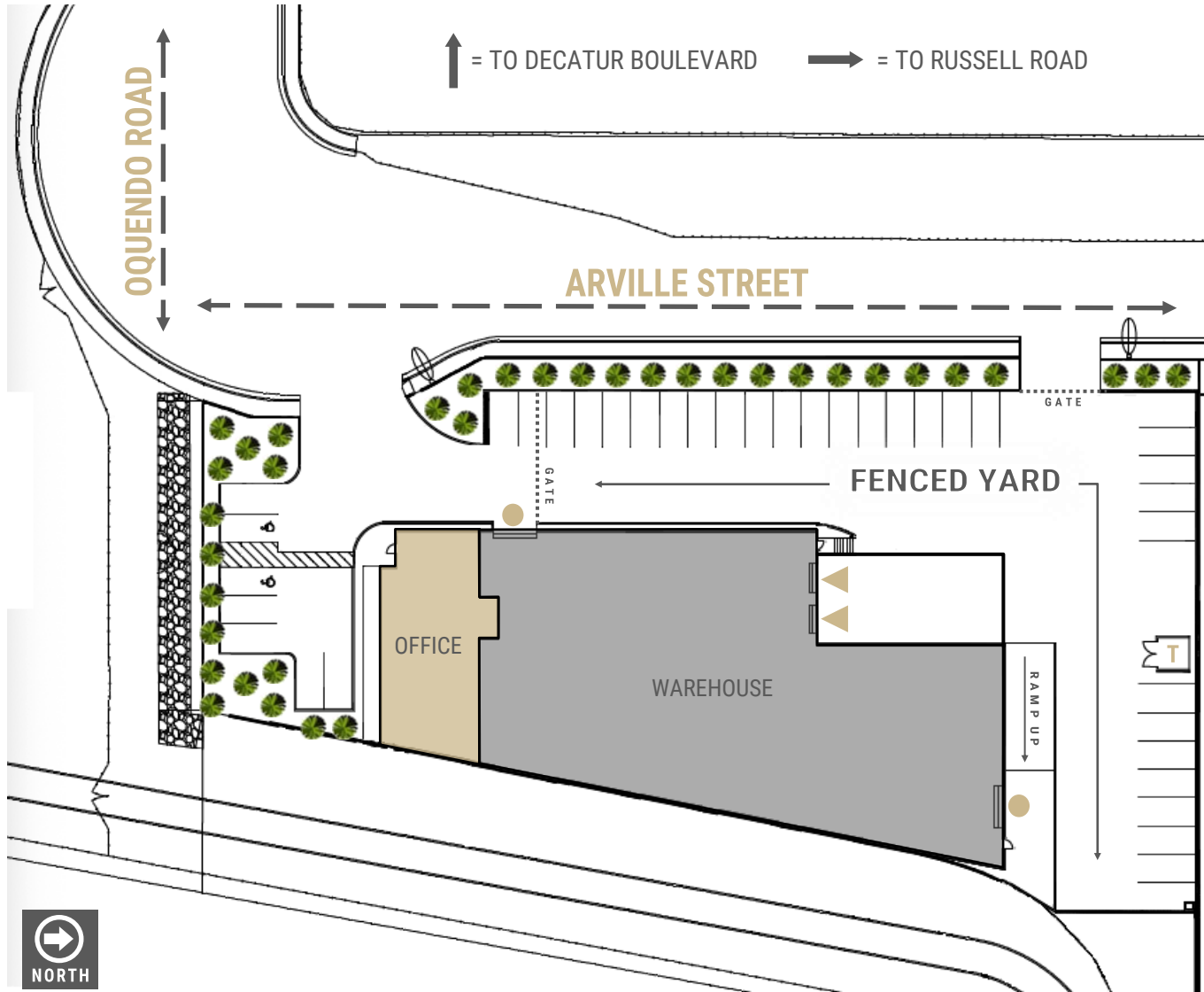
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±17,455 SF  
FREE-STANDING  
INDUSTRIAL  
BUILDING

SITUATED ON  
±1.05 ACRES

- ▲ = DOCK HIGH LOADING DOOR
- = GRADE LEVEL LOADING DOOR
- T = TRASH ENCLOSURE

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