

Diamond Arville FOR LEASE



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TWO (2) $\pm 3,760$ SF SUITES | CAN BE COMBINED = $\pm 7,520$ SF TOTAL

9545 ARVILLE STREET

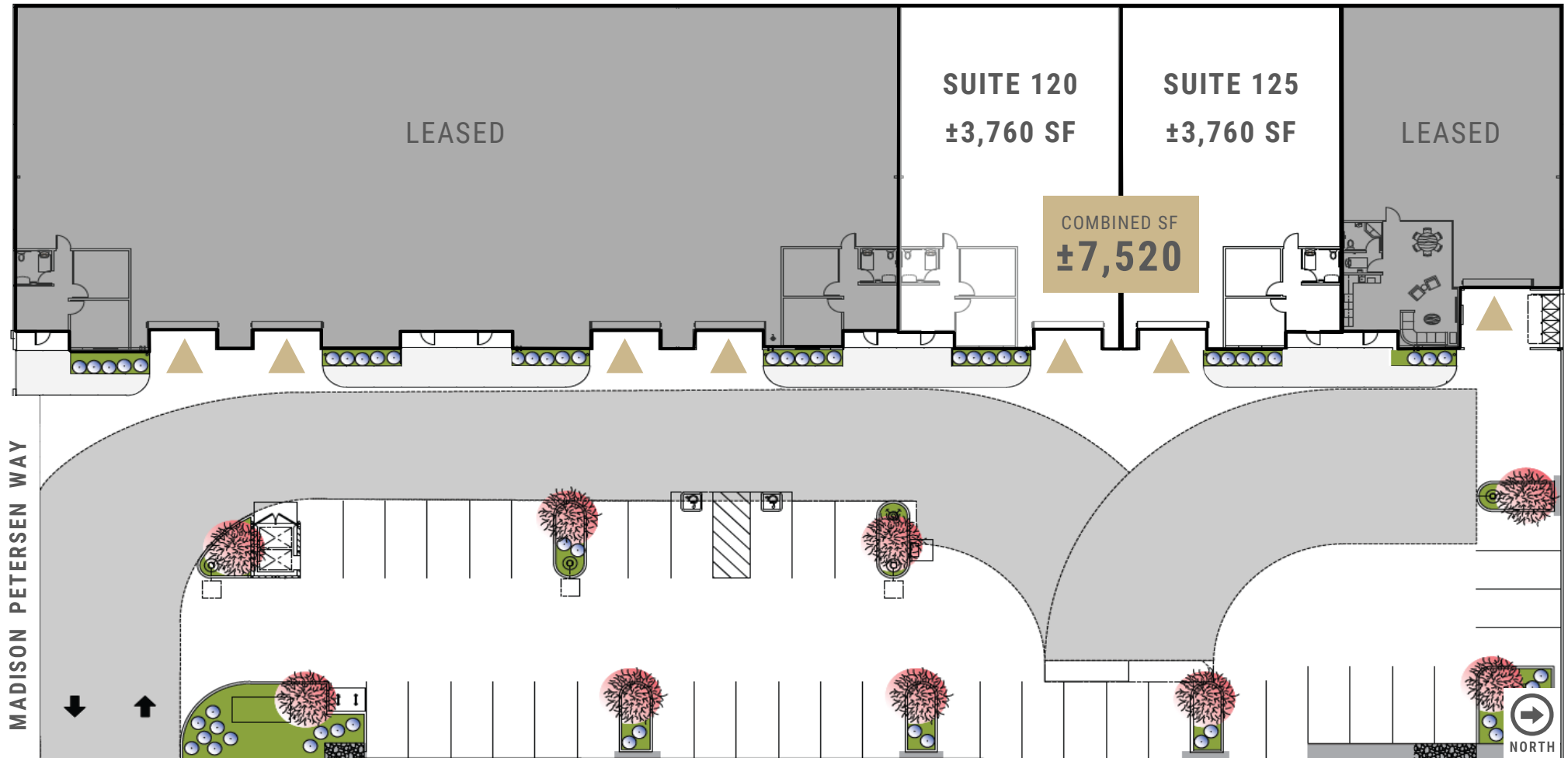
LAS VEGAS, NV 89139

REALCOMM ADVISORS | 770 E. Warm Springs Road, Suite 120, Las Vegas, NV 89119 | (702) 515-1010 | www.rcadv.com

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 = 14' X 16' GRADE LEVEL LOADING DOOR (UPGRADED & MOTORIZED)

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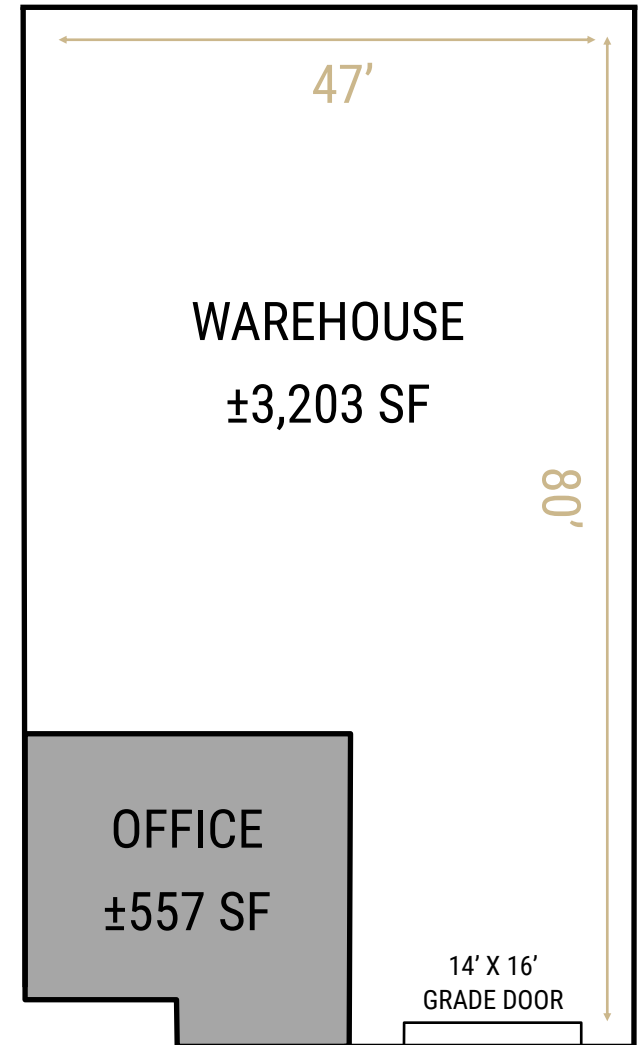
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SUITE DETAILS:

- Each Suite Contains $\pm 3,760$ SF
(Suites Can Be Combined = $\pm 7,520$ SF Total)
- $\pm 18'$ - $\pm 20'$ Clear Height
- One (1) - $14' \times 16'$ Grade Level Loading Door *(Per Suite)*
(Upgraded & Motorized)
- 200 Amps, 120/208 Volt, 3-Phase Power *(Per Suite)*
- ESFR Fire Sprinklers
- Evaporative Cooled Warehouse
- R-38 Insulation
- Zoning: IP (Industrial Park)
- Monthly Base Rent (NNN): \$1.60/SF
- Monthly NNN Fees: \$0.30/SF



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