



SPACE FOR LEASE 6,598 SF

ARVILLE GATEWAY CENTER
4460 ARVILLE STREET, SUITE 4
LAS VEGAS, NV 89103



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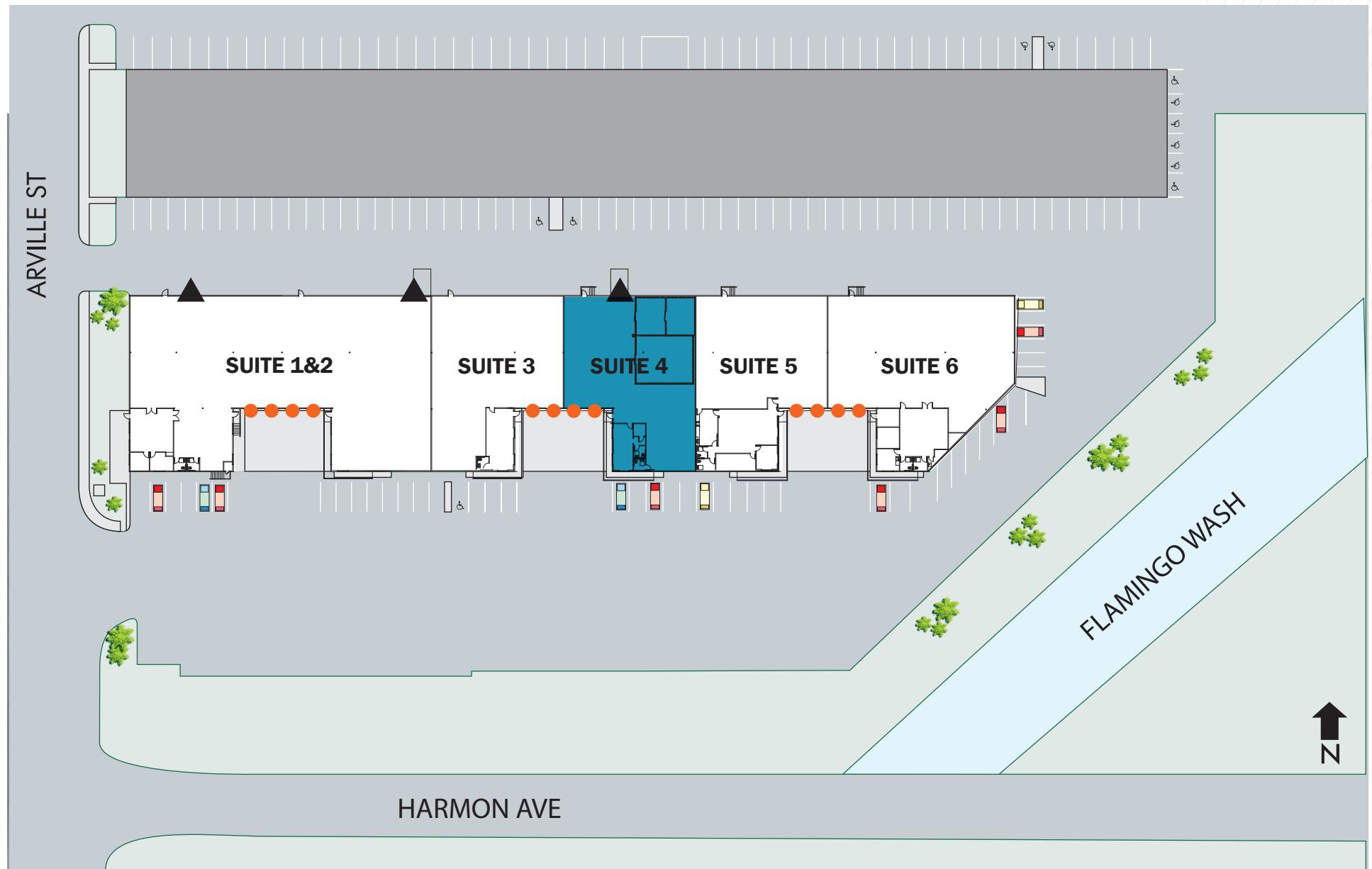
Arville Gateway Center is conveniently located in the premier Southwest Submarket just minutes from the Las Vegas Strip/Resort Corridor with frontage on Harmon Avenue and Arville Street. The property has immediate access to I-15 via Flamingo Road or Tropicana Avenue, and situated within close proximity to Harry Reid International Airport, Allegiant Stadium, and I-215. The property was renovated in 2020, which included a full roof replacement, new evaporative cooler and HVAC units, a freshly paint exterior facade, and new monument signage on Arville Street.

Space Available:	±6,598 SF
Office:	±592 SF
Optional Freezer/Cooler:	±1,625 SF
Clear Height:	20'
Dock High Loading:	2 Doors
Grade Level Loading:	1 Door
Zoning:	IL (Industrial Light)
Est. NNN Expenses:	\$0.22 PSF



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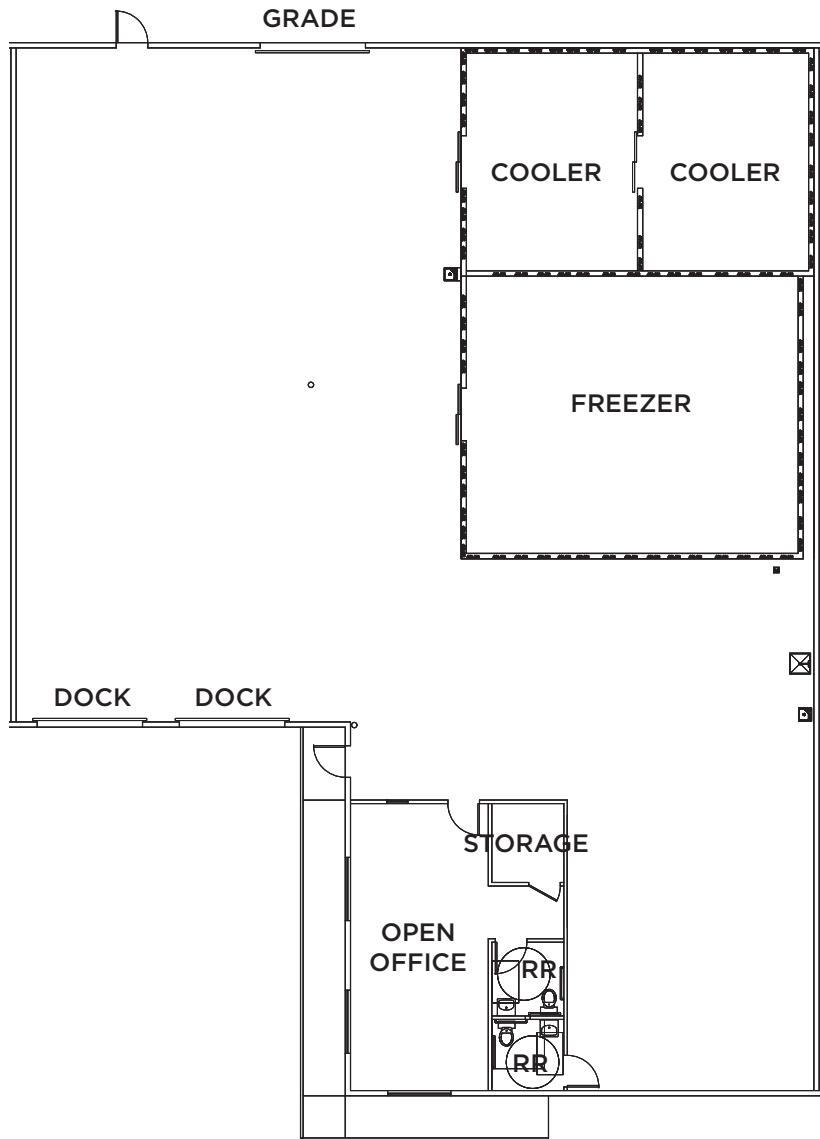
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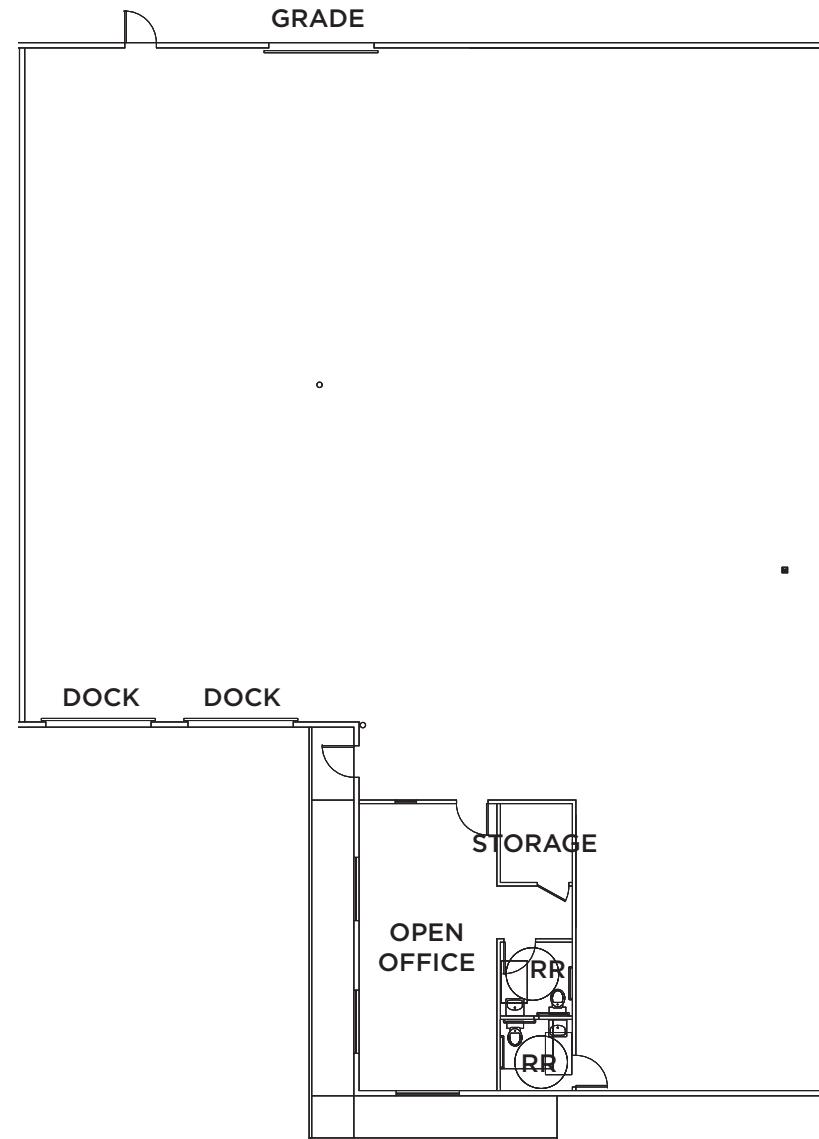
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CURRENT SPACE PLAN



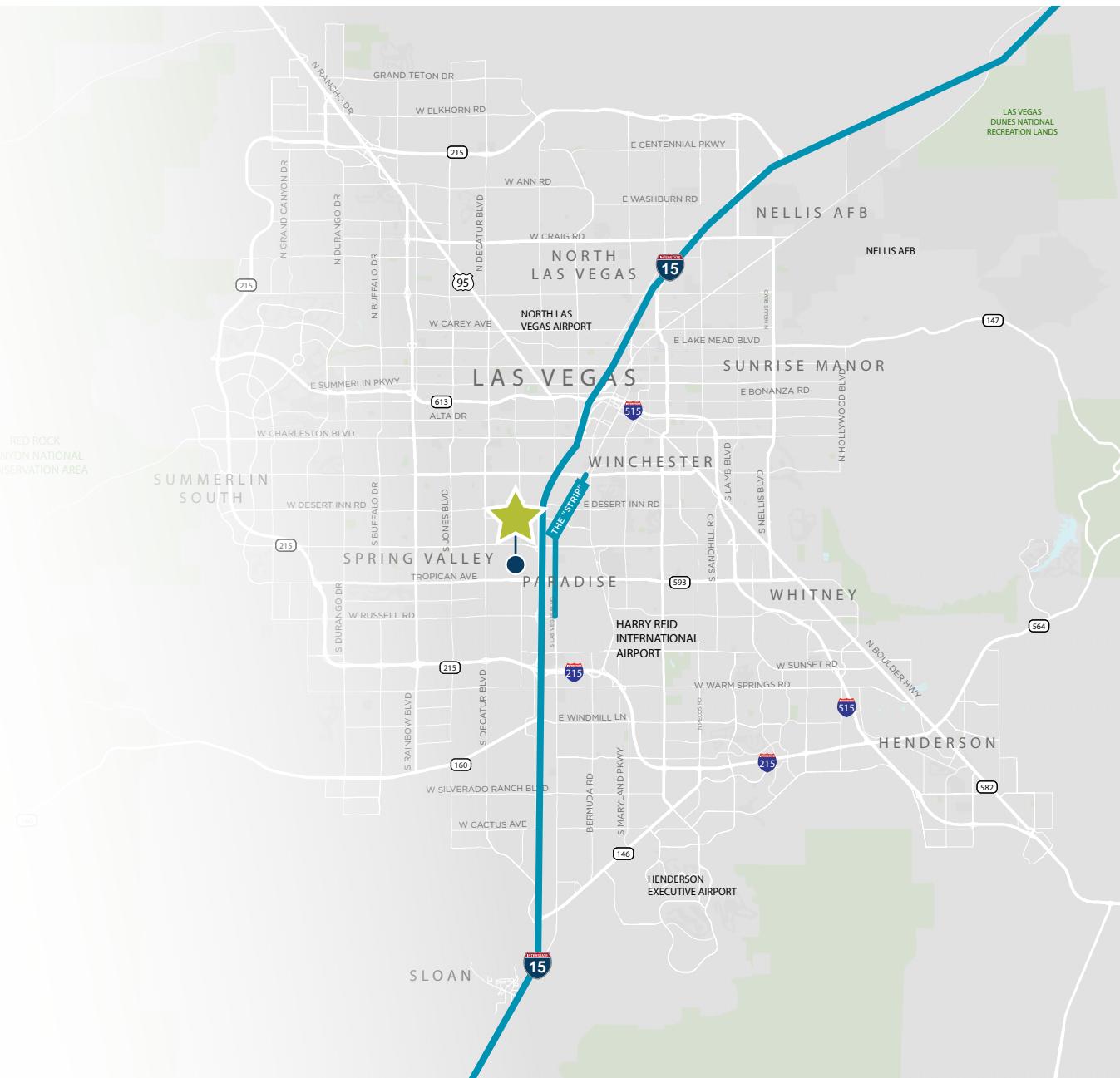
MODIFIED SPACE PLAN

Landlord willing to remove existing freezer and cooler and restore to standard warehouse space



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FOR MORE INFORMATION, CONTACT:

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