

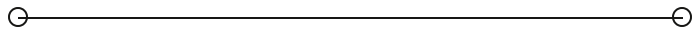


**FOR LEASE +/- 8,027 SF**

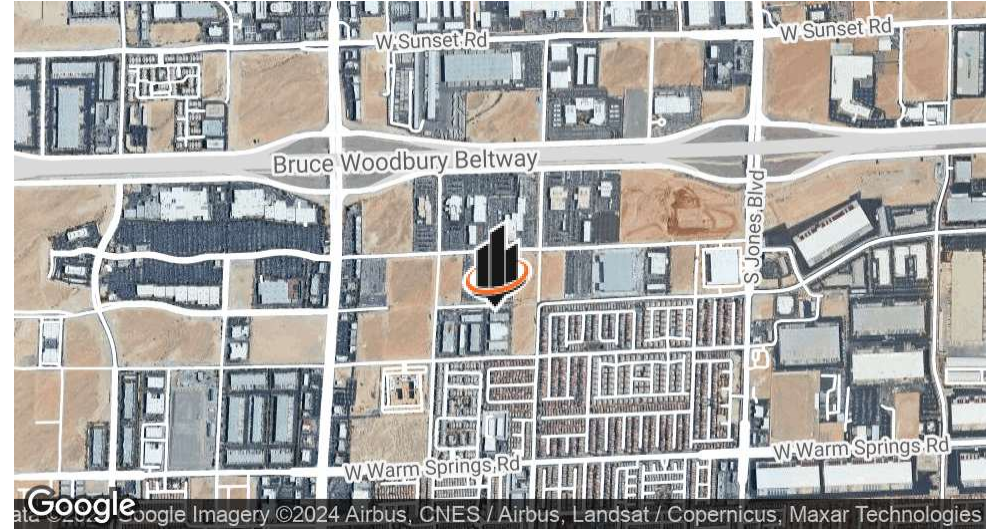
**6630 W Arby Ave**

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Las Vegas, NV 89118



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.35 SF/month (NNN)
<b>AVAILABLE SF:</b>	8,027 SF
<b>LOT SIZE:</b>	1.48 Acres
<b>BUILDING SIZE:</b>	21,536 SF
<b># OF OFFICES</b>	5
<b># OF BATHROOMS</b>	4
<b>ZONING</b>	IP - Industrial Park

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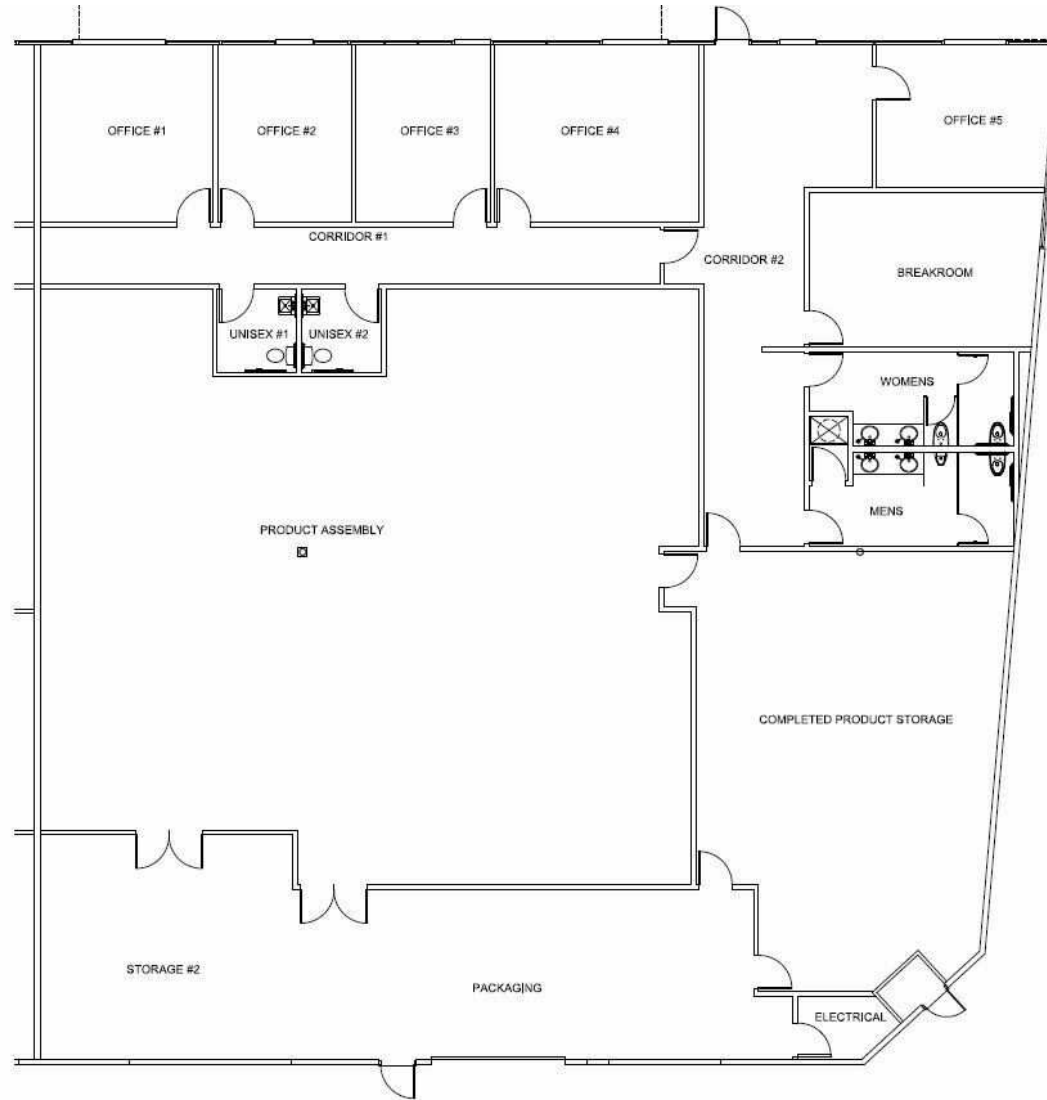
## LOCATION DESCRIPTION

+/-8,027 SF of Flex/Warehouse space available in the booming Southwest Las Vegas valley. Conveniently located within minutes of the 215 Beltway.

## PROPERTY HIGHLIGHTS

- Versatile industrial/flex building
- Ample power to space
- One grade level door
- Ample parking for employees and visitors
- Convenient access to major highways
- Easy truck access and loading areas
- TIA available for qualified tenants

# FLOOR PLAN



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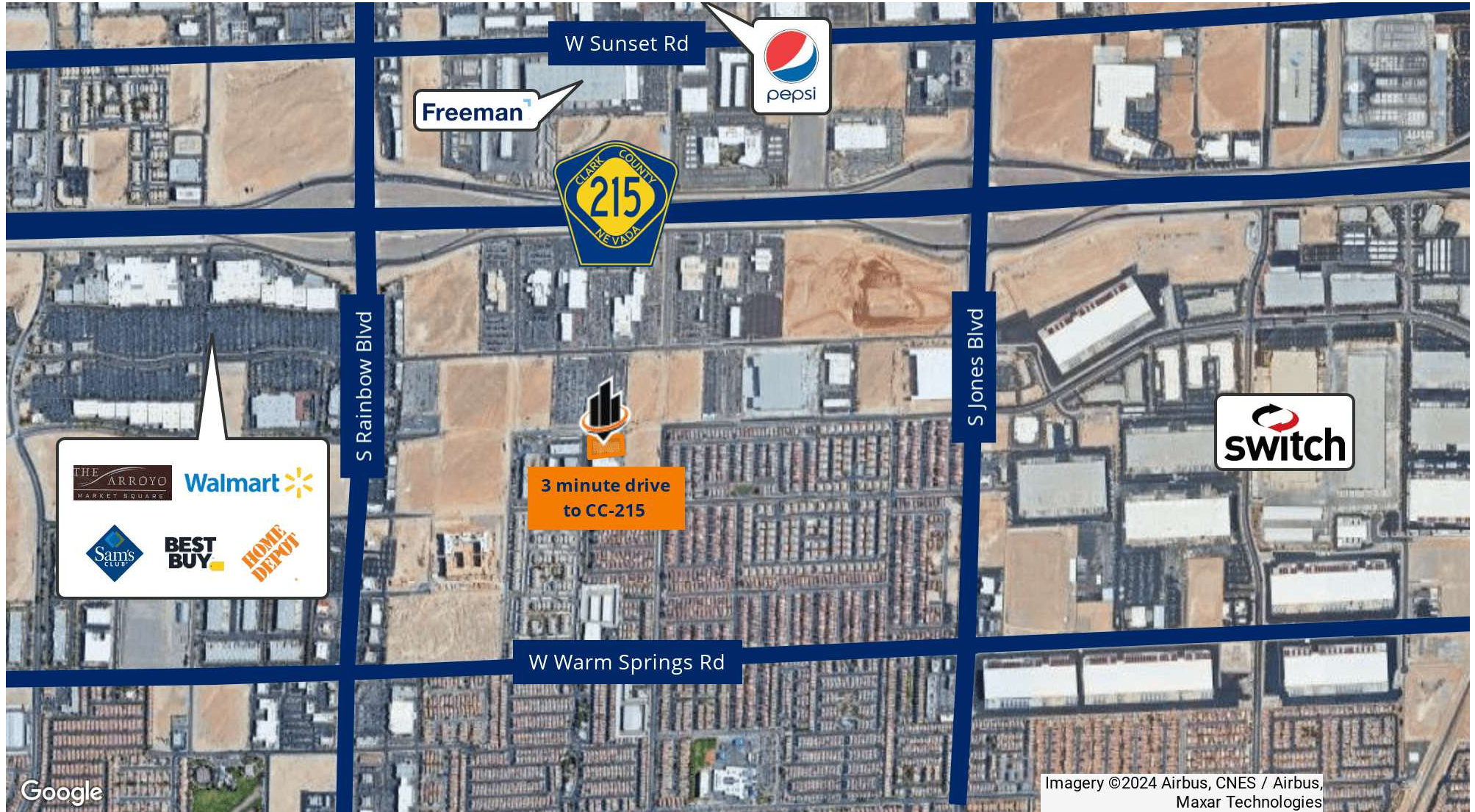
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# AERIAL MAP



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