

FOR LEASE

# Small Warehouse Units With Yard



Office/Warehouse Space Available

## Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

**Brian Riffel, SIOR**

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Accelerating success.

# Arville Business Center



4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

Arville Business Center is situated in the heart of the Southwest Submarket in a high-traffic area less than two miles from the Las Vegas Strip, the I-15 & 215 Beltway, Allegiant Stadium and T-Mobile Arena.

## HIGHLIGHTS

- Office/Warehouse Space
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklers
- Grade Level Loading
- 3 Phase Power
- Excellent Southwest/Strip Corridor Location

## Contact Agents for Details

**Brian Riffel, SIOR**

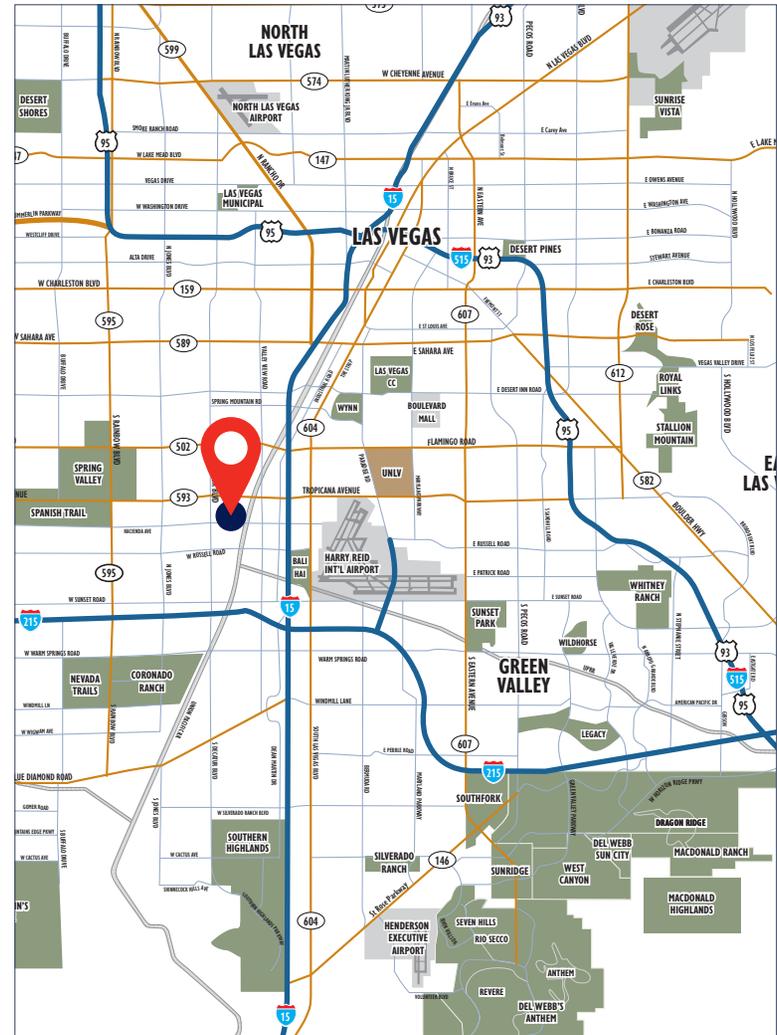
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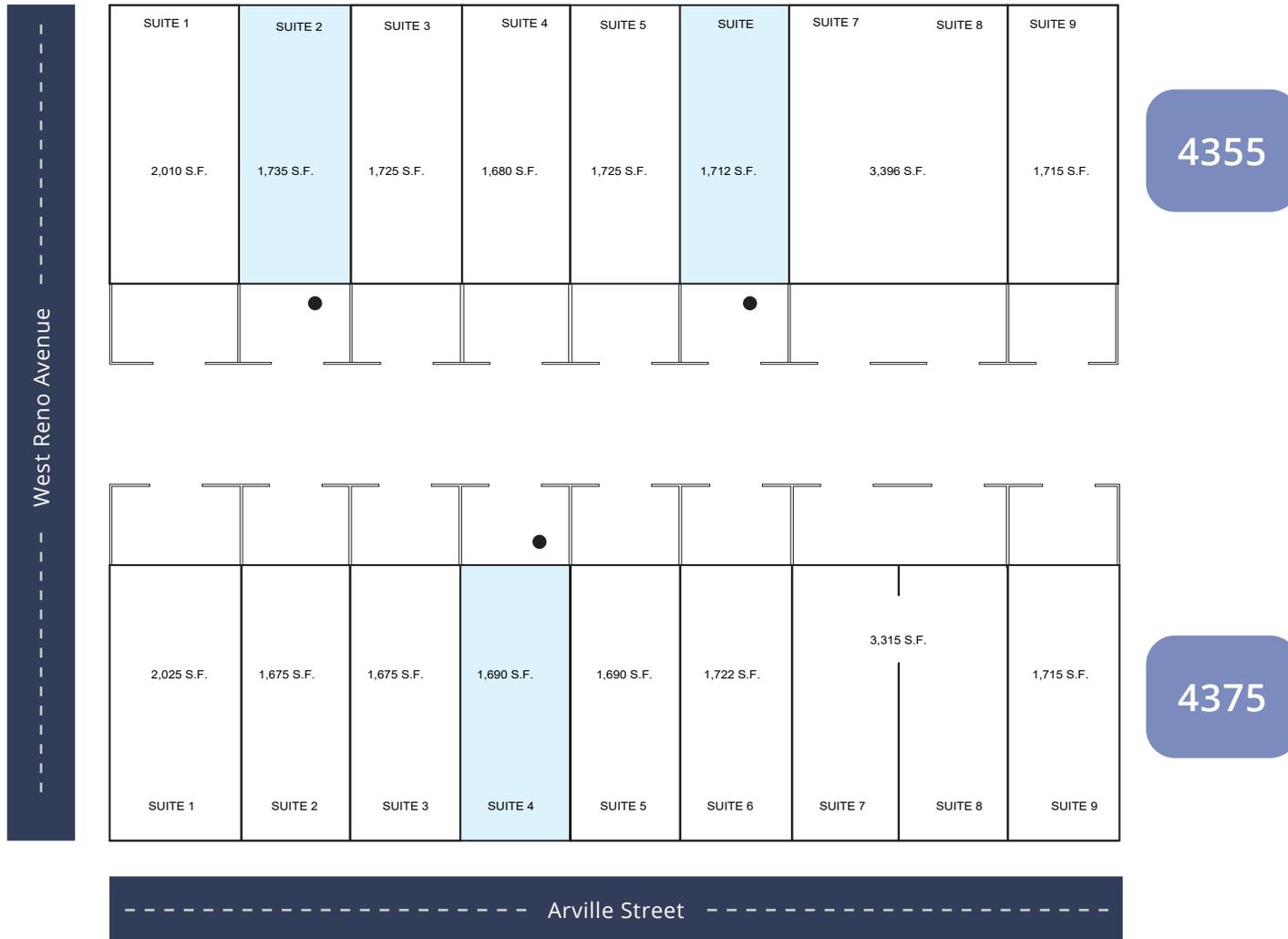


Office/Warehouse Space Available | For Lease

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For illustration purposes only. Not to scale.

- = Available
- = Grade Loading Door

# Arville Business Center

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## Suite 2 – ±1,735 SF

4355 W. Reno Avenue

### Unit Features

- ±1,735 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



#### Lease Rate

\$1.20 PSF, Mo

#### NNN Fees

\$0.31 PSF, Mo

**Total Monthly Amount: \$2,619.85**

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● = Grade Level Door

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# Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

## Suite 6 – ±1,712 SF

4355 W. Reno Avenue

### Unit Features

- ±1,712 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



#### Lease Rate

\$1.20 PSF, Mo

#### NNN Fees

\$0.31 PSF, Mo

**Total Monthly Amount: \$2,585.12**

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# Arville Business Center

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## Suite 4 – ±1,690 SF

4375 W. Reno Avenue

### Unit Features

- ±1,690 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



#### Lease Rate

\$1.20 PSF, Mo

#### NNN Fees

\$0.31 PSF, Mo

**Total Monthly Amount: \$2,551.90**

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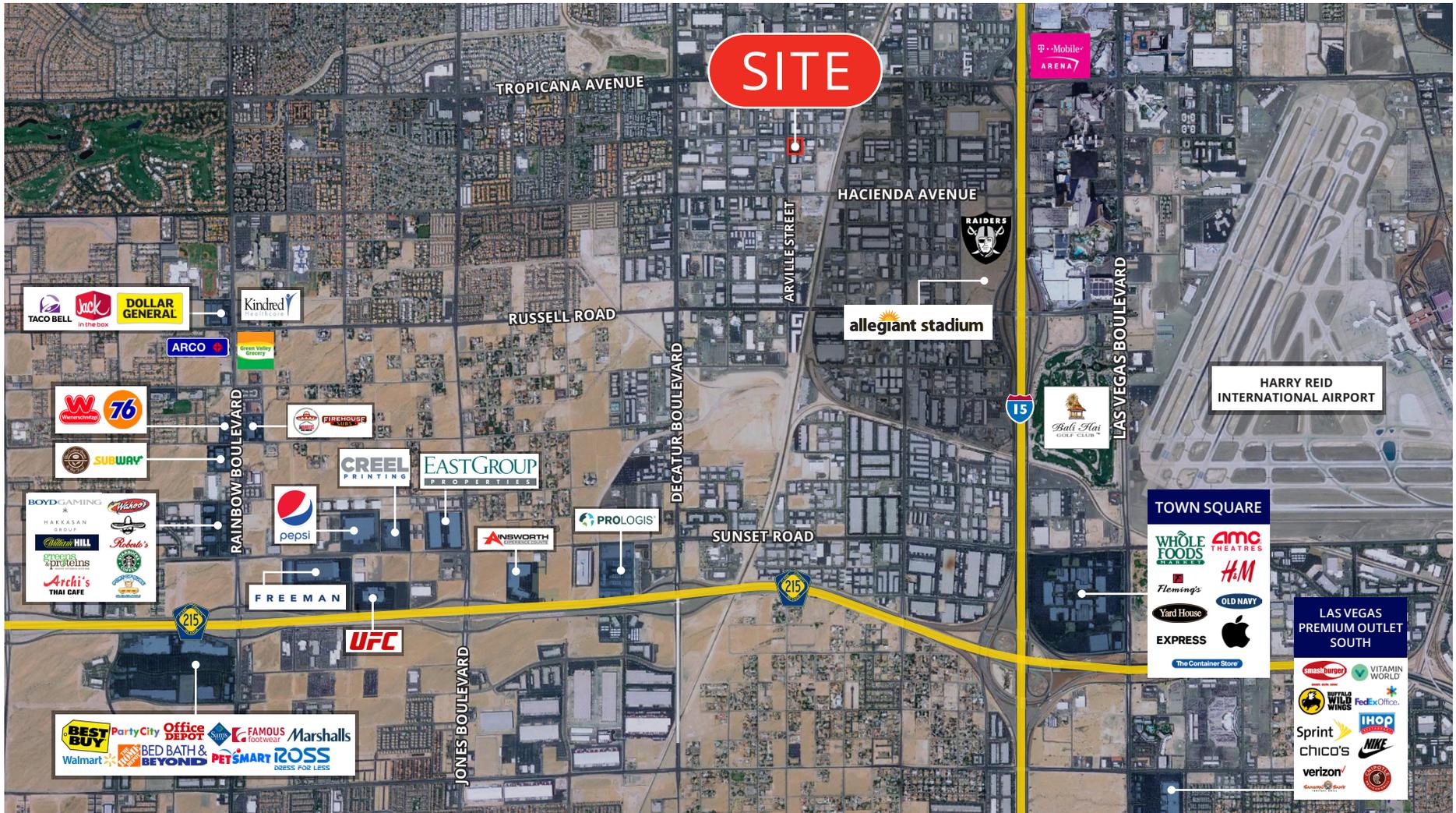
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Aerial Map



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