

ARROYO BELTWAY COMMERCENTER

AVAILABLE FOR LEASE: Q1 2026

BUILDING #1: 238,000 SF | BUILDING #2: 43,000 SF | BUILDING #3: 80,600 | BUILDING 4: 74,885 SF



BUFFALO DRIVE
INTERCHANGE

RAINBOW BLVD
INTERCHANGE

LAS VEGAS STRIP

INTERSTATE
215

INTERSTATE
215

INTERSTATE
15

BADURA AVE

TENAYA WAY

BUFFALO DRIVE

WARM SPRINGS ROAD

PHASE I

PHASE V

ARROYO BELTWAY COMMERCENTER
PHASE V

- Office/Warehouse in Las Vegas Southwest Submarket
- Central Location in Close Proximity to Resort Corridor
- IP Zoning
- 32' Clear
- ESRF Fire Sprinkler System

For Additional Information:

Bill Hayden
Tel: (702) 896-5564
whayden@majesticrealty.com

Rod Martin
Tel: (702) 896-5564
rmartin@majesticrealty.com

Joint Development By:



R.E. License #0036596 (NV)





ARROYO BELTWAY COMMERCENTER

BUILDING 1: 238,000 SF

7555 W. Arby Avenue, Las Vegas, NV

BUILDING 1 SPECS

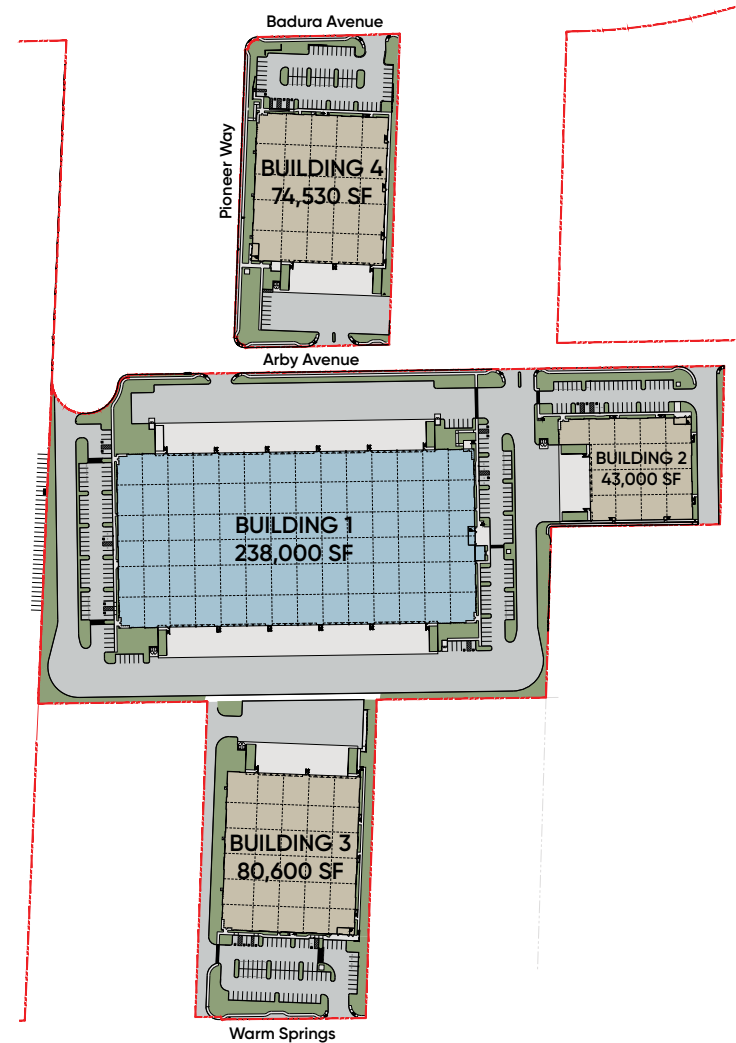
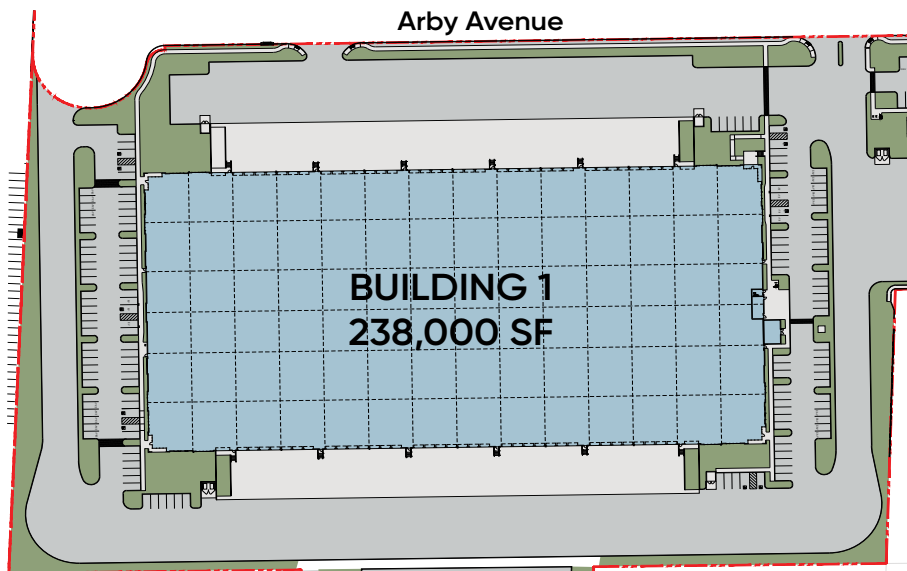
Total Size	238,000 SF
Divisible to	±20,000 SF
Loading	72 - 9' x 10' Dock High 4 - Grade Level Ramps
Column Spacing	±50' x 60' Typical
Power	4,000 amp, 277/480v, 3 ph (expandable)
Building Depth	340'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'
Clear
Height

72
Dock High
Doors

185
Parking
Stalls

135'
Truck
Maneuvering





ARROYO BELTWAY COMMERCENTER

BUILDING 2: 43,000 SF

7455 W. Arby Avenue, Las Vegas, NV

BUILDING 2 SPECS

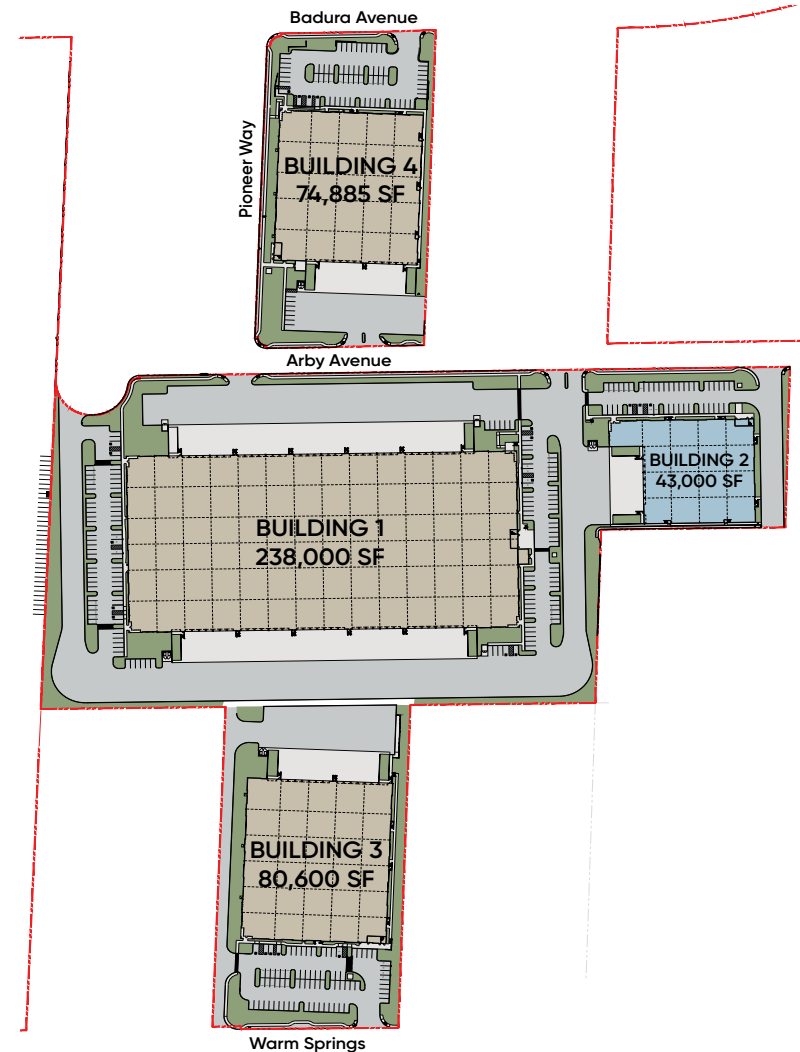
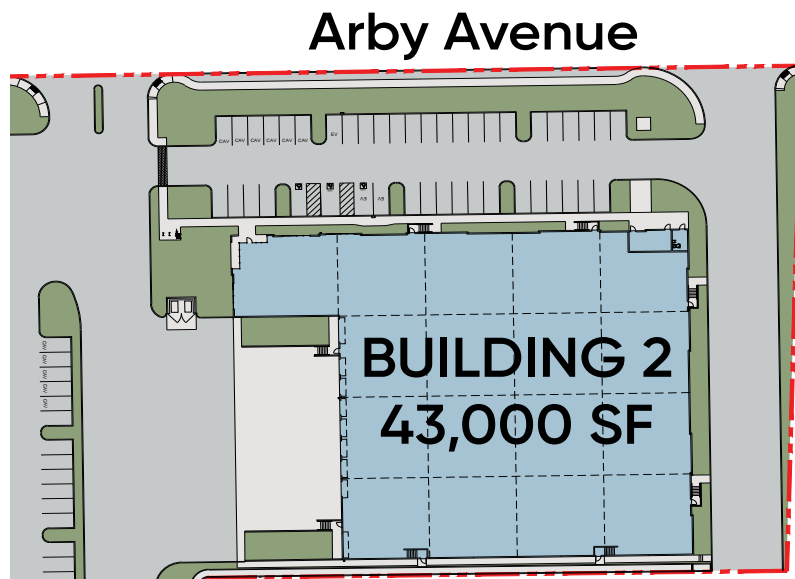
Total Size	43,000 SF
Loading	7 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	2,000 amp, 277/480v, 3 ph (expandable)
Building Depth	200'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

26'
Clear
Height

7
Dock High
Doors

43
Parking
Stalls

135'
Truck
Maneuvering





ARROYO BELTWAY COMMERCCENTER

BUILDING 3: 80,600 SF
7560 W. Warm Springs, Las Vegas, NV

BUILDING 3 SPECS

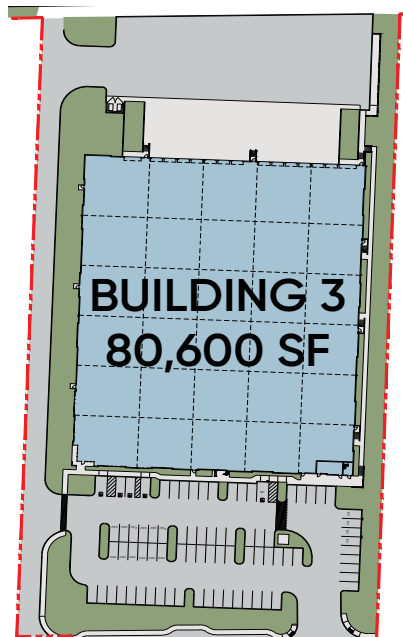
Total Size	80,600 SF
Loading	13 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	2,000 amp, 277/480v, 3 ph (expandable)
Building Depth	310'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'
Clear
Height

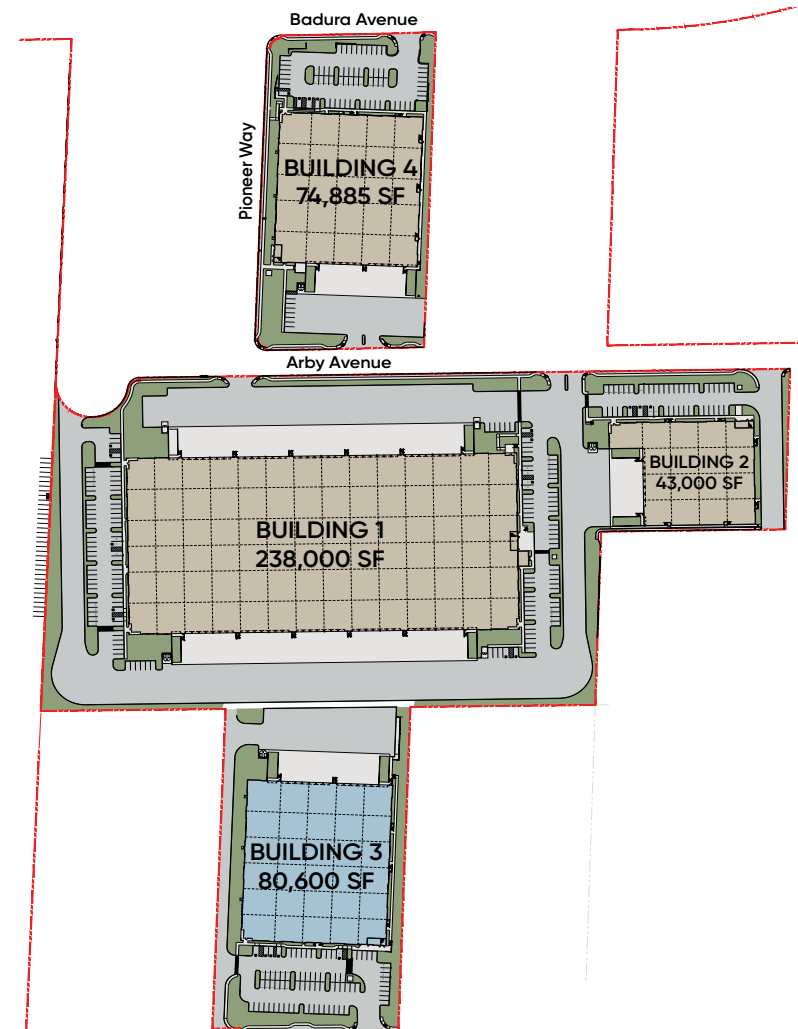
13
Dock High
Doors

62
Parking
Stalls

135'
Truck
Maneuvering



Warm Springs



Warm Springs



ARROYO BELTWAY COMMERCENTER

BUILDING 4: 74,885 SF
7555 W. Badura Avenue, Las Vegas, NV

BUILDING 4 SPECS

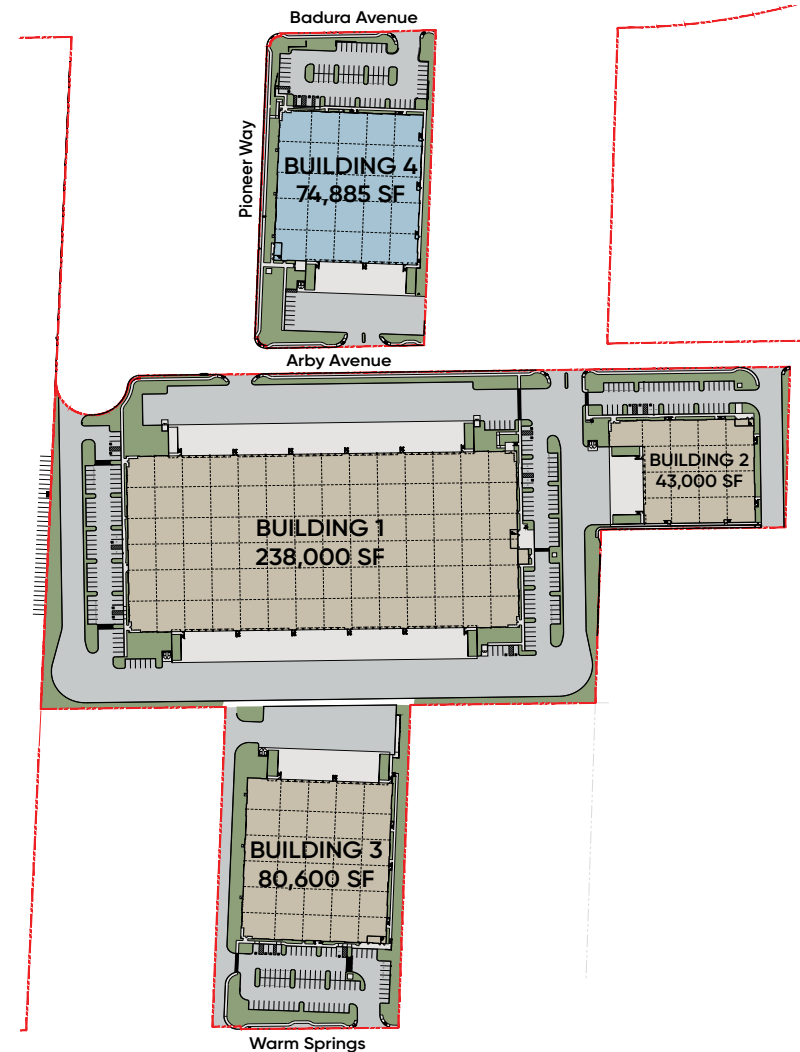
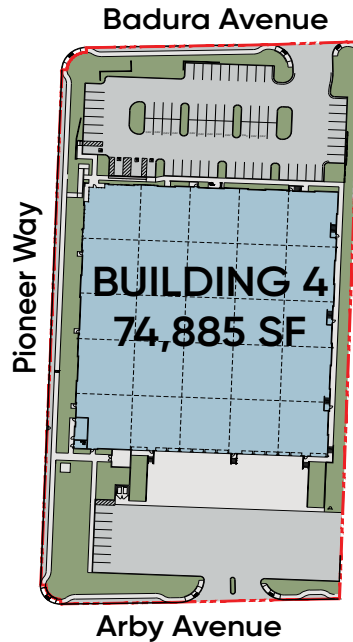
Total Size	74,885 SF
Loading	11 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 60' Typical
Power	2,000 amp, 277/480v, 3 ph (expandable)
Building Depth	290'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'
Clear
Height

11
Dock High
Doors

79
Parking
Stalls

135'
Truck
Maneuvering





ARROYO BELTWAY COMMERCCENTER

LOCATION



The Arroyo Beltway Commercecenter is conveniently located at the NEC of Buffalo Drive and Warm Springs Road. With direct access to the I-215 Beltway and only 4.5 miles from the I-15, the Arroyo Beltway Commercecenter offers close proximity to Las Vegas Boulevard ("The Strip"), Convention Facilities and Harry Reid (McCarran) International Airport.