

FOR LEASE



±17,455 SF FREE-STANDING BUILDING W/ YARD & DOCK LOADING

ARVILLE INDUSTRIAL FACILITY

5880 ARVILLE STREET

LAS VEGAS, NV 89118

GREG PANCIROV

(702) 339-3734

GPancirov@rcadvs.com

NV-RE License: BS.0040685

MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadvs.com

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ARVILLE INDUSTRIAL FACILITY

is in the heart of the Southwest Submarket, near the intersection of Russell Road & Arville Street, and is within 1-Mile from Allegiant Stadium & the I-15 Freeway and 1.5-Miles to the I-215 Freeway, while being centrally located between Summerlin & Henderson.



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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

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www.rcadv.com



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- ±4,481 SF Two-Story HVAC Office
- ±12,974 SF Warehouse w/ Skylights
- Secured Fenced & Gated Yard Area
- Two (2) - 9' x 10' Dock High Loading Doors
- One (1) - 14' x 14' Grade Level Loading Door
- One (1) - 12' x 14' Grade Level Loading Door
- 1,200 Amps, 277/480 Volt, 3-Phase Main Power
- Fire Sprinkler System
- R-30 Roof Insulation & TPO Roof Membrane
- Thirty-Eight (38) - Parking Spaces
- Zoned: I-L (Industrial Light - Clark County)
- APN: 162-31-510-004

Monthly Base Rent: \$1.50/SF

Monthly NNN Fee: \$0.22/SF

Total Monthly: \$30,023

±17,455 SF FREE-STANDING BUILDING

SITUATED ON ±1.05 ACRES



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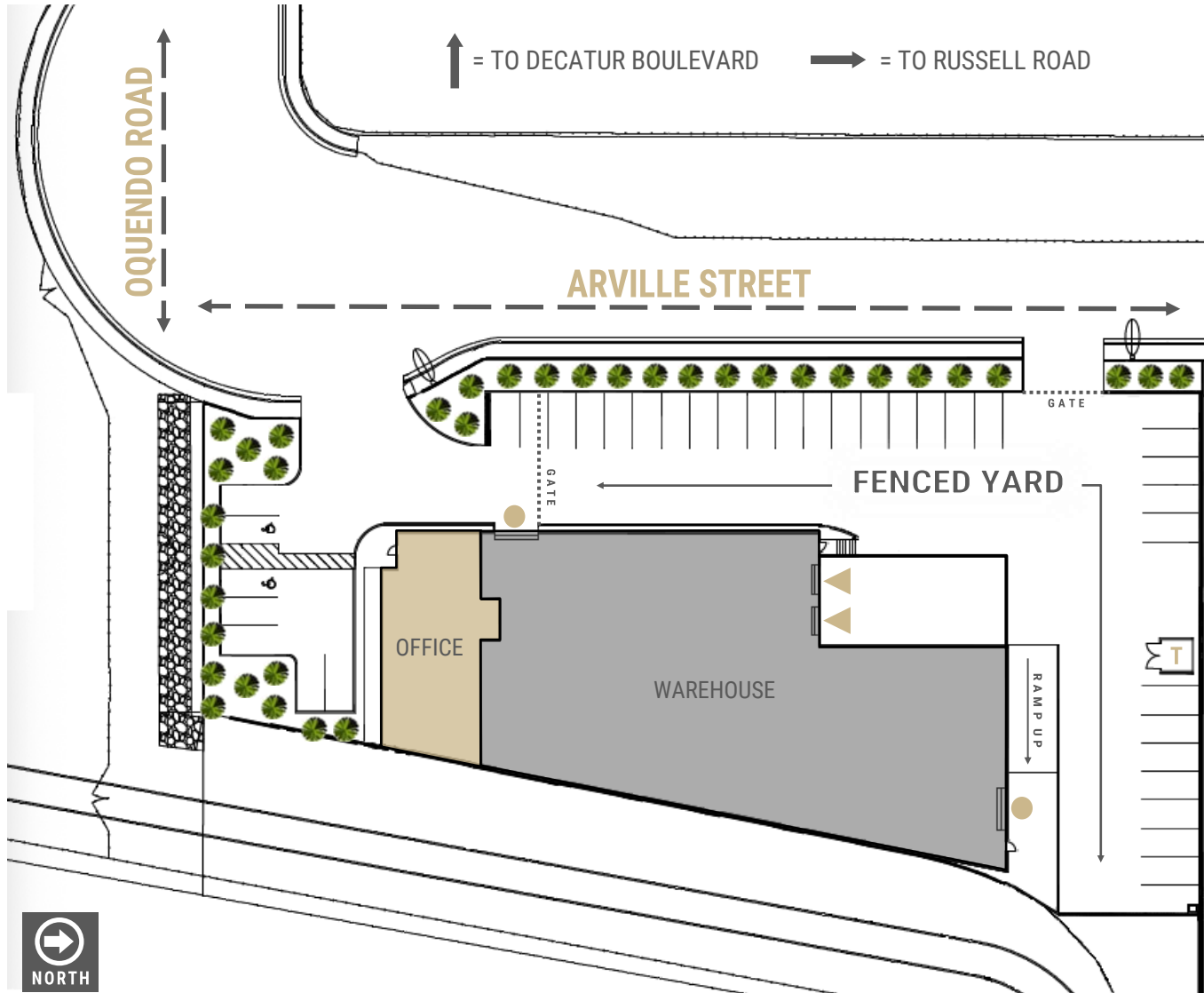
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**±17,455 SF
FREE-STANDING
INDUSTRIAL
BUILDING**

**SITUATED ON
±1.05 ACRES**

- ▲ = DOCK HIGH LOADING DOOR
- = GRADE LEVEL LOADING DOOR
- T = TRASH ENCLOSURE

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