

4460 ARVILLE STREET, SUITE 1&2 LAS VEGAS, NV 89103





(///////

ARVILLE GATEWAY CENTER

4460 ARVILLE STREET, SUITE 1&2 | LAS VEGAS, NV 89103

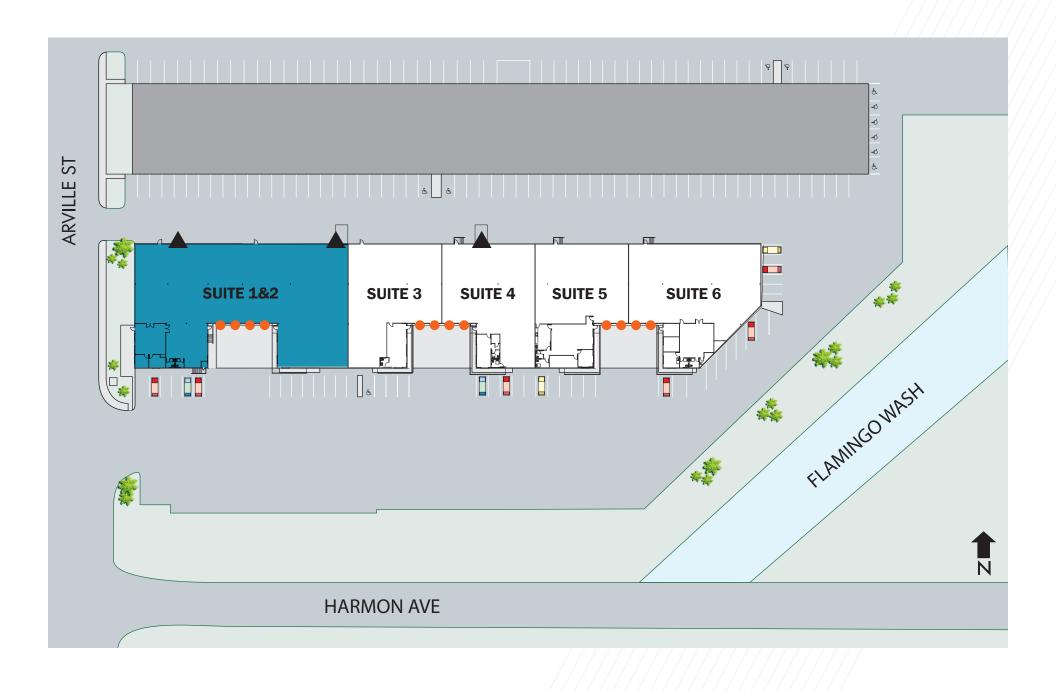
Arville Gateway Center is conveniently located in the premier Southwest Submarket just minutes from the Las Vegas Strip/Resort Corridor with frontage on Harmon Avenue and Arville Street. The property has immediate access to I-15 via Flamingo Road or Tropicana Avenue, and situated within close proximity 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:	±15,362 SF
Office:	±1,033 SF
Clear Height:	20'
Dock High Loading:	4 Doors
Grade Level Loading:	2 Doors
Zoning:	IL (Industrial Light)
Est. NNN Expenses:	\$0.23 PSF

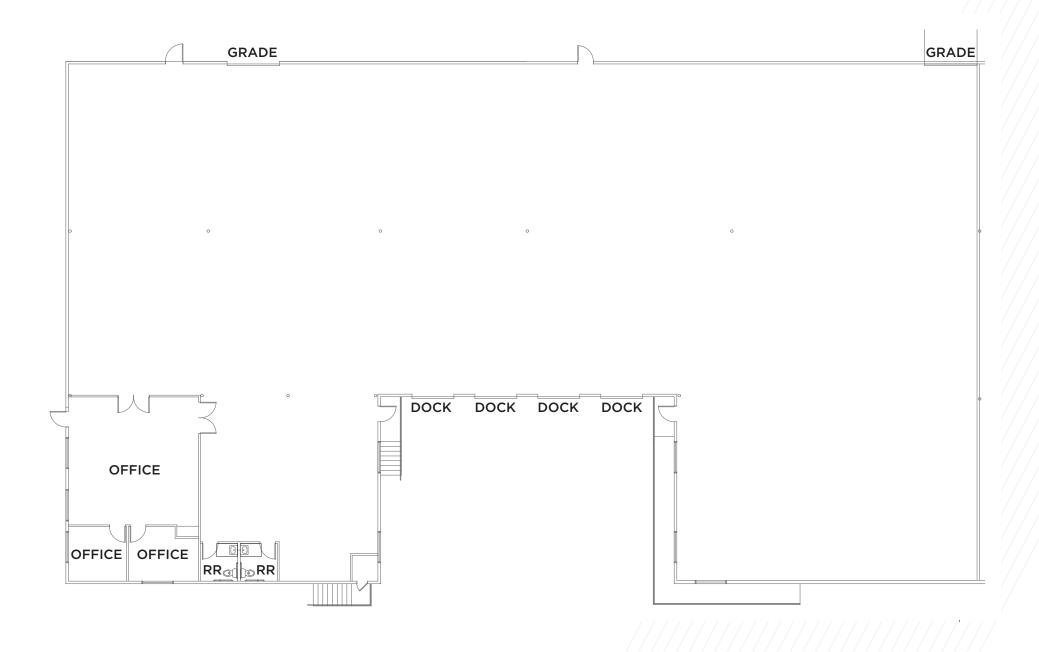




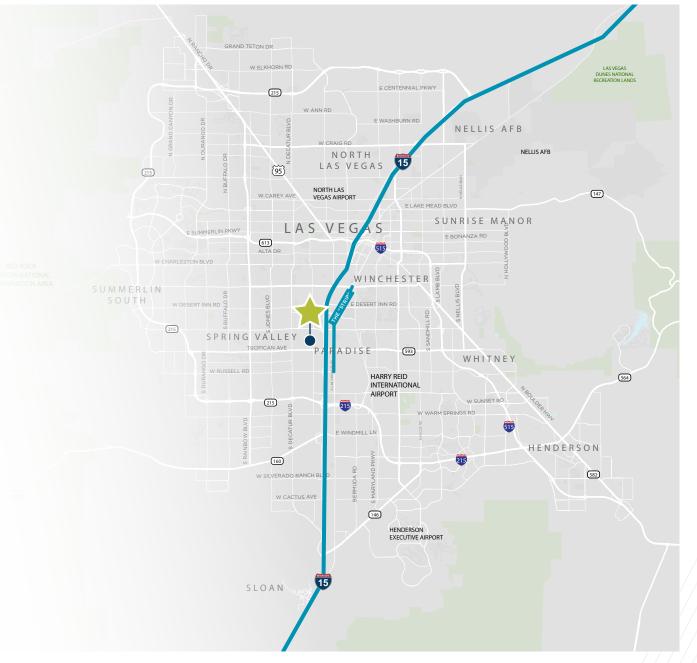
4460 ARVILLE STREET, SUITE 1&2 | LAS VEGAS, NV 89103



4460 ARVILLE STREET, SUITE 1&2 | LAS VEGAS, NV 89103



4460 ARVILLE STREET, SUITE 1&2 | LAS VEGAS, NV 89103











Senior Director

+1 702 605 1620 nick.abraham@cushwake.com Vice Chair +1 702 605 1713 greg.tassi@cushwake.com

Associate +1 702 688 6886 colton.berndes@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



