



**FOR LEASE**  
**MULTI-TENANT**  
**INDUSTRIAL PARK**

4420 Arville Street  
Las Vegas, NV 89103

**LAYNE MCDONALD**

Advisor

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**ART FARMANALI, SIO**

Senior Vice President

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NV Lic# S.37529



6018 S. Durango Drive, Suite 110, Las Vegas, NV 89113

All SVN® offices are independently owned and operated.

**Lease Rate: \$1.40-\$1.45/SF**

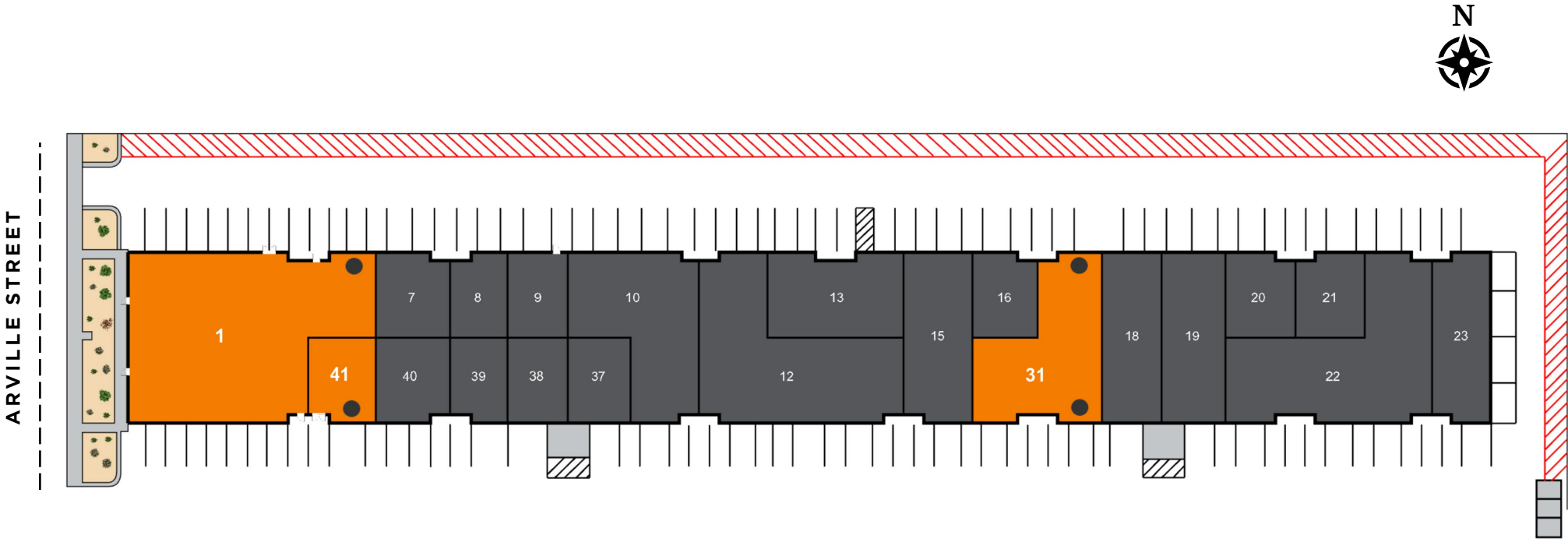
**Modified Gross**

Located in the West Las Vegas submarket, this property offers easy access to I-15 via W Flamingo Rd. as well as the 215-Beltway via S Decatur Blvd.

- ±1,042 - ±8,052 SF Available
- Full HVAC Spaces Available
- Grade Level Loading
- Fire Sprinklered
- Zoned IL (Industrial Light)
- APN: 162-19-601-010



## Site Plan



AVAILABLE

OCCUPIED

\*Not to scale, for reference only\*

● = Grade Level Door

## Suite 1

**Total SF**  
±7,010 SF

**Warehouse SF**  
±4,400 SF

**Office SF**  
±2,610 SF

**Grade Level Doors**  
One (1) ±10' x ±10'

**Power**  
Single Phase & 3-Phase Power  
±1,350 Amps (125-225A/Panel)  
120/240V  
**\*Tenant to Verify\***

- HVAC Throughout Office and Warehouse
- Sprinklered
- 10' Clear Height



\*Not to scale, for reference only\*

● = Grade Level Door



**Lease Rate: \$1.40/SF MG**

**Monthly Total: \$9,814.00**

Suite 1 - Office



# Suite 1 - Warehouse



## Suite 31

**Total SF**  
±3,444 SF

**Warehouse SF**  
±2,424 SF

**Office SF**  
±1,020 SF

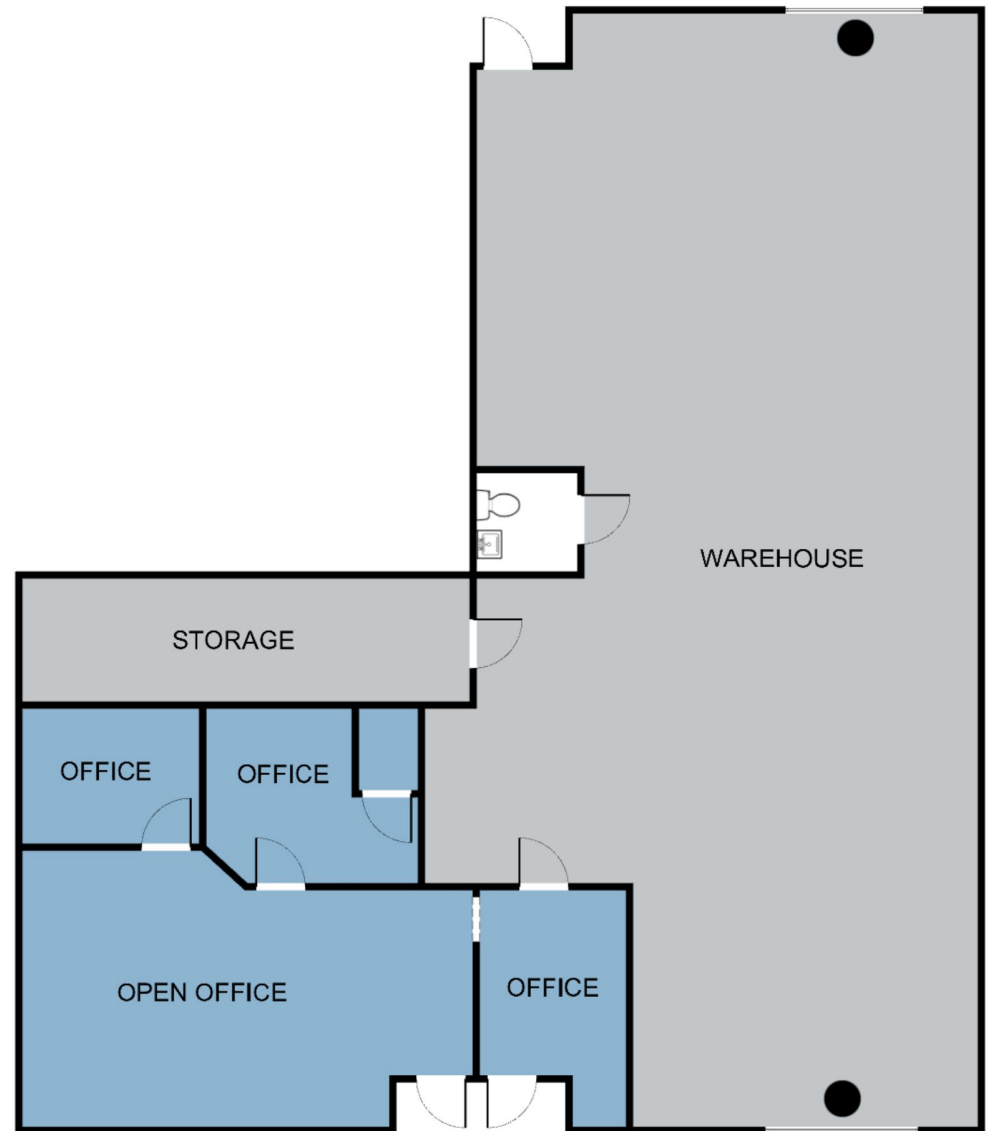
**Grade Level Doors**  
One (1) ±10' x ±12'  
One (1) ±9' x ±10'

**Power**  
1-Phase Power  
±375 Amps, 120/240V  
**\*Tenant to Verify\***

- Sprinklered
- 13' Clear Height
- One Restroom

**Lease Rate: \$1.45/SF MG**

**Monthly Total: \$4,994.00**



\*Not to scale, for reference only\*

● = Grade Level Door



Suite 31



## Suite 41

### Total SF

±1,042 SF

### Warehouse SF

±1,042 SF

### Grade Level Doors

One (1) ±10' x ±12'

### Power

1-Phase Power

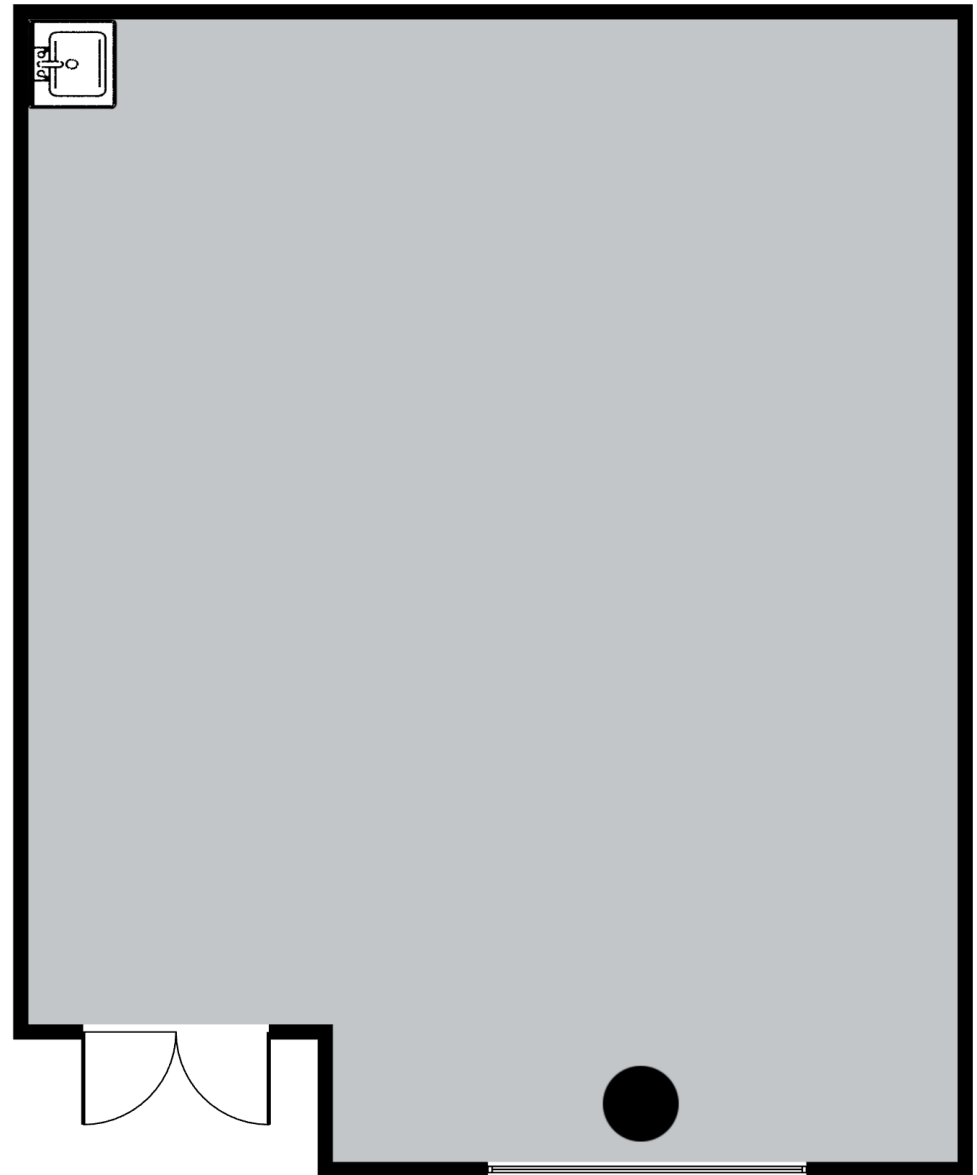
±125 Amps, 120/240V

**\*Tenant to Verify\***

- Dead Storage Space
- Utility Sink
- HVAC Throughout
- Sprinklered
- 13' Clear Height

**Lease Rate: \$1.40/SF MG**

**Monthly Total: \$1,458.80**



\*Not to scale, for reference only\*

● = Grade Level Door



Suite 41



## Suite 1 & 41

**Total SF**  
±8,052 SF

**Warehouse SF**  
±5,442 SF

**Office SF**  
±2,610 SF

**Grade Level Doors**  
One (1) ±10' x ±12'  
One (1) ±10' x ±10'

**Power**  
Single Phase & 3-Phase Power  
±1,475 Amps (125-225A/Panel)  
120/240V  
**\*Tenant to Verify\***

- HVAC Throughout Office and Warehouse
- Sprinklered
- 10' Minimum Clear Height



\*Not to scale, for reference only\*

● = Grade Level Door

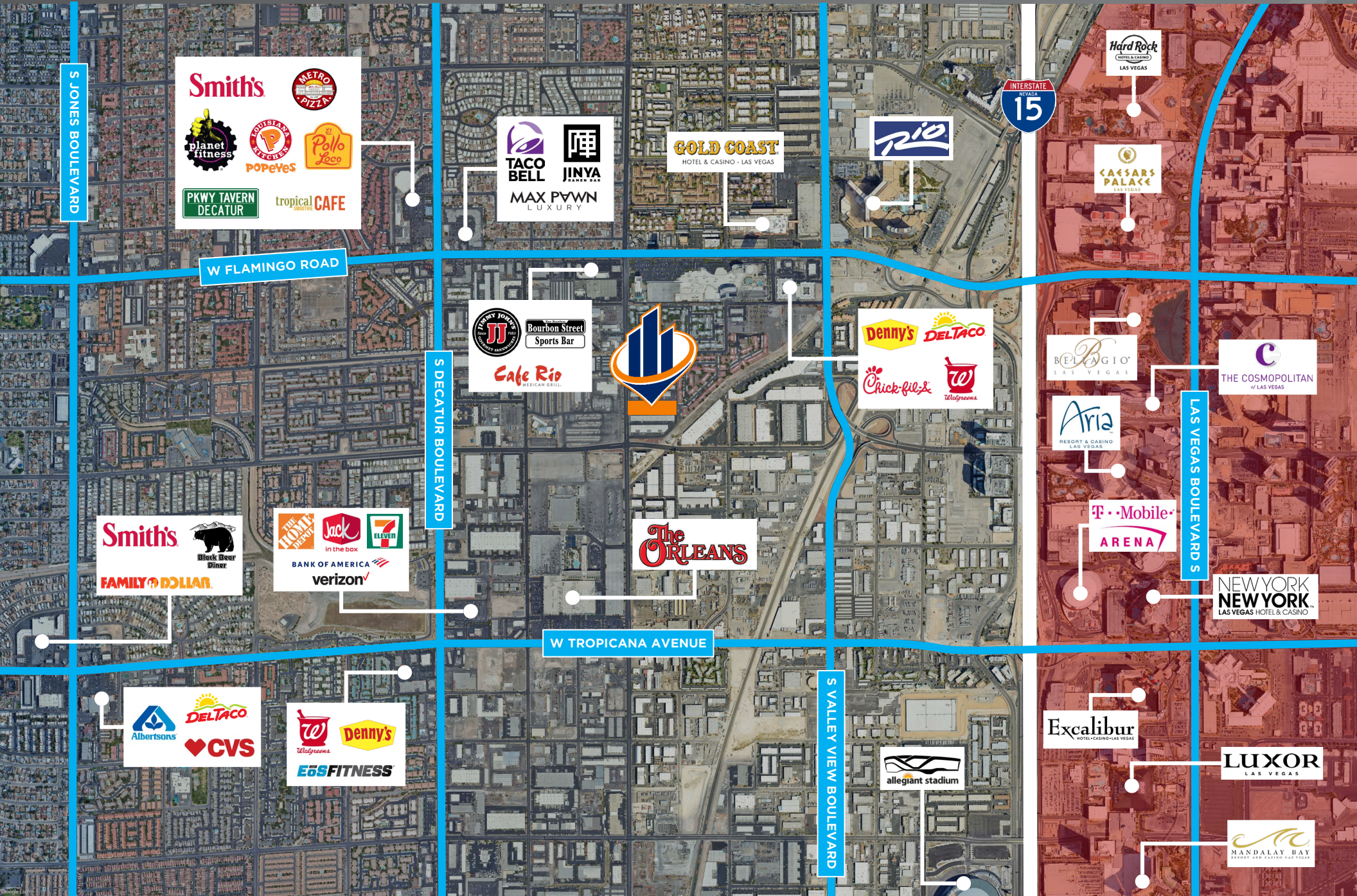


**Lease Rate: \$1.40/SF MG**

**Monthly Total: \$11,272.80**

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