

**READY FOR OCCUPANCY | ONLY TWO ±3,760 SF SUITES AVAILABLE**

 **Diamond Arville**



**FOR LEASE**

**9545 ARVILLE STREET | LAS VEGAS, NV 89139**

**MIKE DE LEW, SIO<sup>®</sup>**

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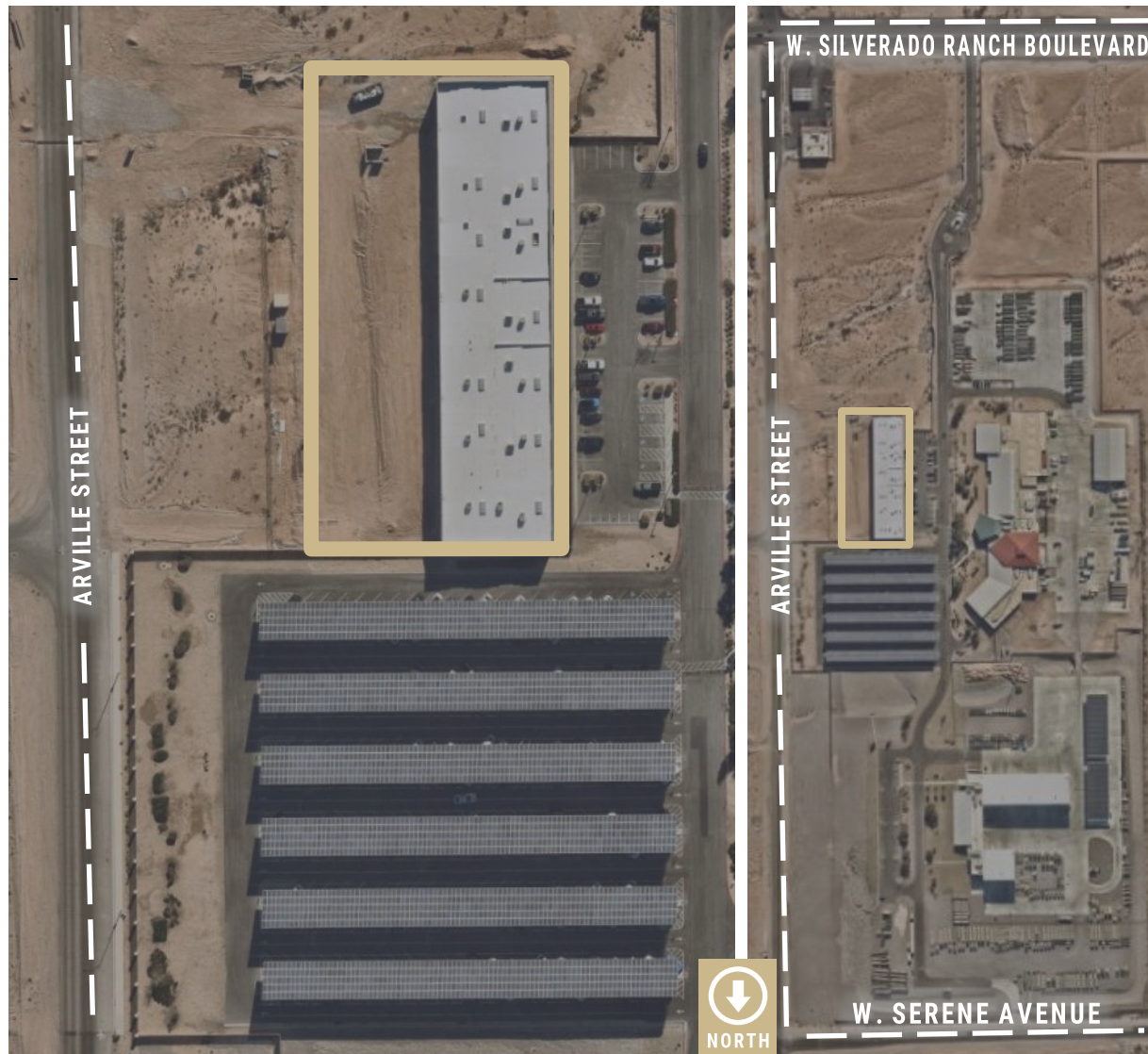
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## **BUILDING DETAILS**

- Two (2) - ±3,760 SF Suites Available
- 18' - 20' Clear Height
- 14' x 16' Grade Level Loading Doors (Upgraded & Motorized)
- 200 Amps, 120/208 Volt, 3-Phase Power
- ESFR Fire Sprinklers
- Evaporative Cooled Warehouse
- R-38 Insulation
- Zoned: IP (Industrial Park)
- Monthly Base Rent (NNN): \$1.65/SF
- Monthly NNN Fees: \$0.28/SF

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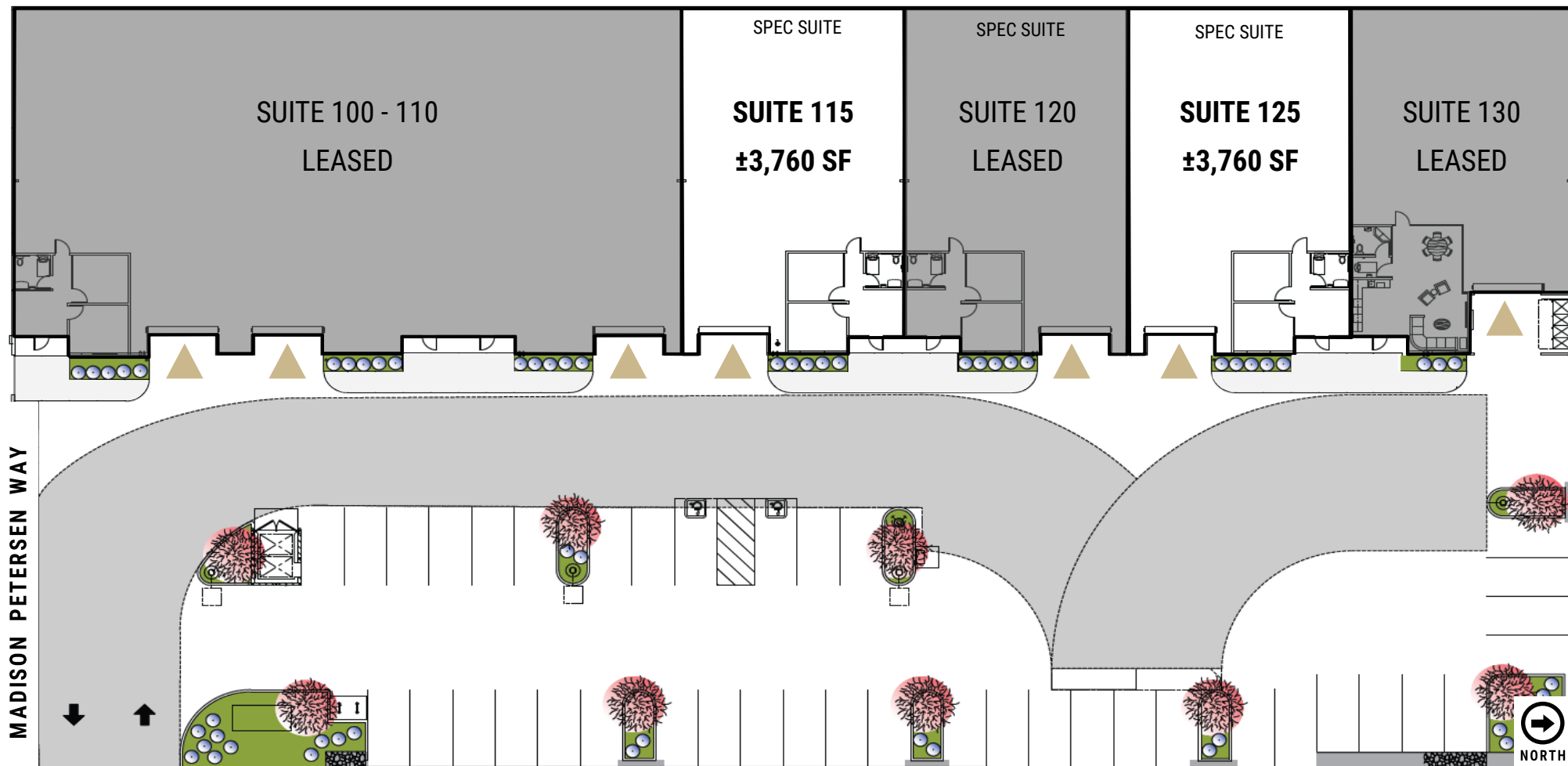
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▲ = 14' X 16' GRADE LEVEL LOADING DOOR (UPGRADED & MOTORIZED)

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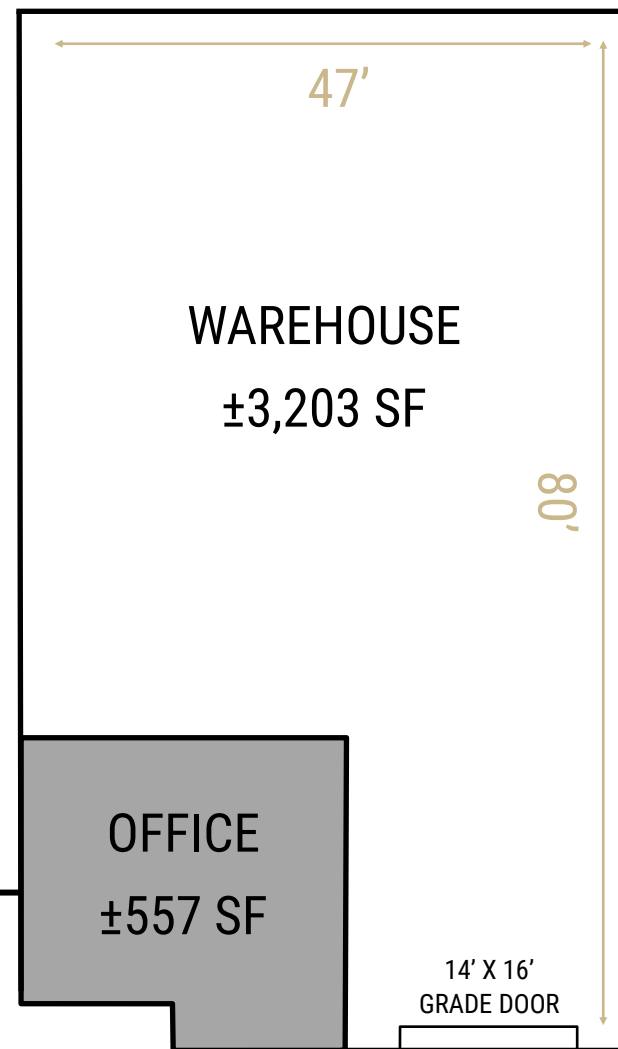
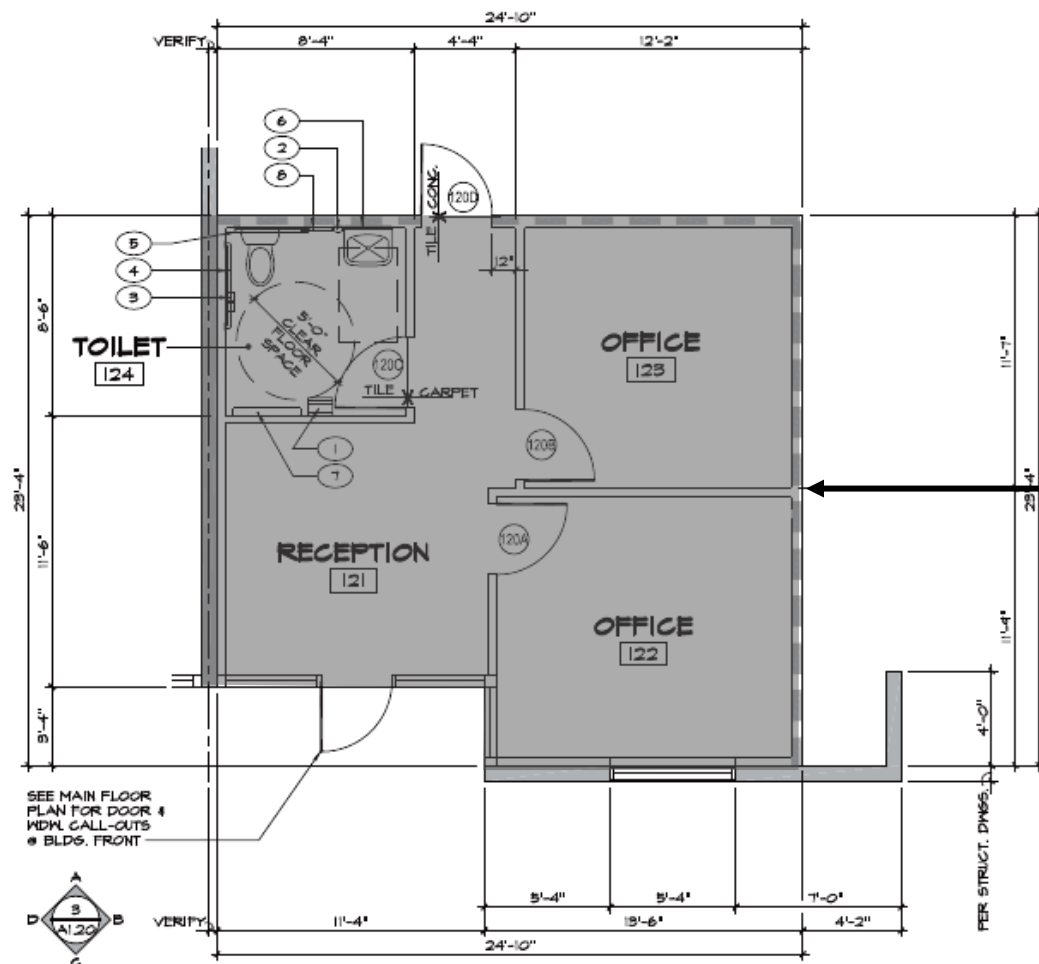
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# SPEC SUITE



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Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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