



CHARTWELL
REAL ESTATE DEVELOPMENT

RUSSELL COMMERCE CENTER

FOR LEASE



EASY ACCESS
TO I-15 & I-215



CLOSE TO THE AIRPORT
& LAS VEGAS "STRIP"



REAR
LOADING

5720 & 5740 ARVILLE STREET
LAS VEGAS, NV 89118

MIKE DE LEW,  **SIOR®**

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT,  **SIOR®**

(702) 782-3306

PHoyt@rcadvs.com

NV-RE License: BS.0144760

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

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DEMOGRAPHICS

(2020 Clark County)

*Statistics via Las Vegas
Global Economic Alliance



2.4 MILLION
POPULATION



837,200 TOTAL
HOUSEHOLDS



\$57,100 AVERAGE
HOUSEHOLD INCOME



935,500 TOTAL
BUSINESSES



1 MILLION TOTAL
EMPLOYEES

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Russell Commerce Center is an optimal mix of industrial, office & flex suites, which consists of two, multi-tenant buildings totaling approximately ±98,334 square feet. Located within the southwest submarket, Russell Commerce Center is in close proximity to Harry Reid International Airport, The Las Vegas "Strip", with immediate access to the I-15 & I-215 freeways.

- Monument Signage Available on Russell Road
- Recently Renovated
- High Image Concrete Tilt Construction
- Low-E Reflective Glass Storefronts
- 1.0 Mile for the I-15 Freeway
- 18' Clear Height
- 3-Phase Power
- 12' x 12' Grade Level Loading Doors
- Fire Sprinklers
- Ample Parking, 3.3 : 1,000 Parking Ratio
- Monthly Base Rent (NNN): Negotiable
- Monthly CAM: \$0.325/SF



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**100%
HVAC**

5720 ARVILLE STREET

SUITE 104

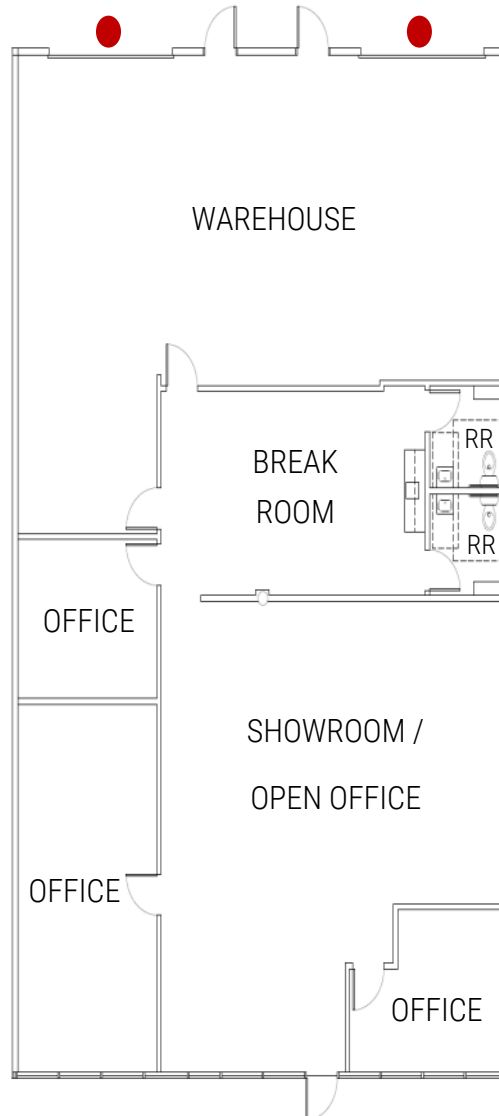
±3,832 SF TOTAL

⇒ ±1,334 SF WAREHOUSE

⇒ ±2,498 SF OFFICE

Showroom / Open Office,
Three (3) Private Offices,
Break Room & Two (2) Restrooms

● = GRADE LEVEL LOADING DOOR



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**100%
HVAC**

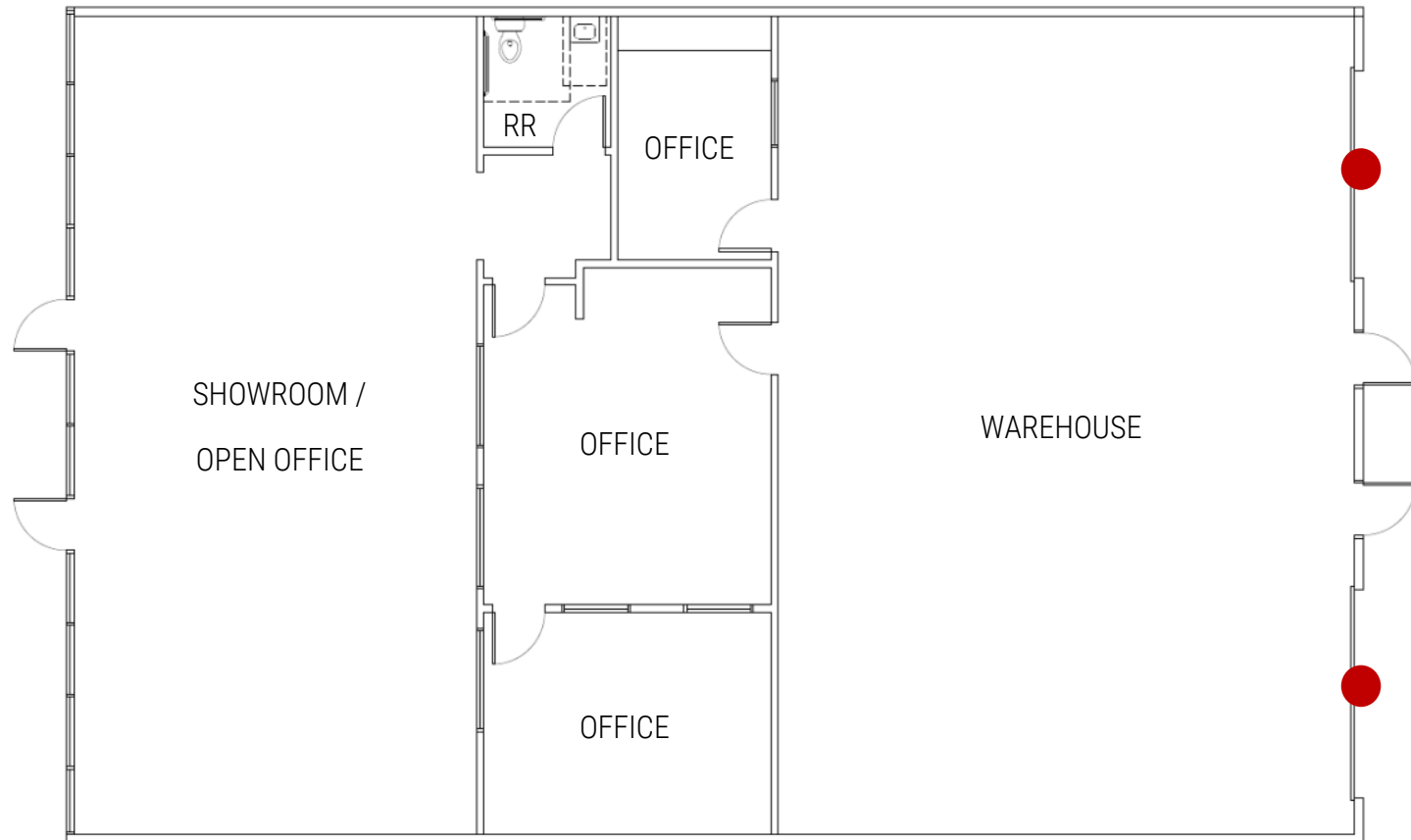
**5720 ARVILLE STREET
SUITE 106**

±3,832 SF TOTAL

⇒ **±1,632 SF WAREHOUSE**

⇒ **±2,200 SF OFFICE**

Showroom / Open Office, Three (3)
Private Offices & One (1) Restroom



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**5720 ARVILLE STREET
SUITE 104 & 106**

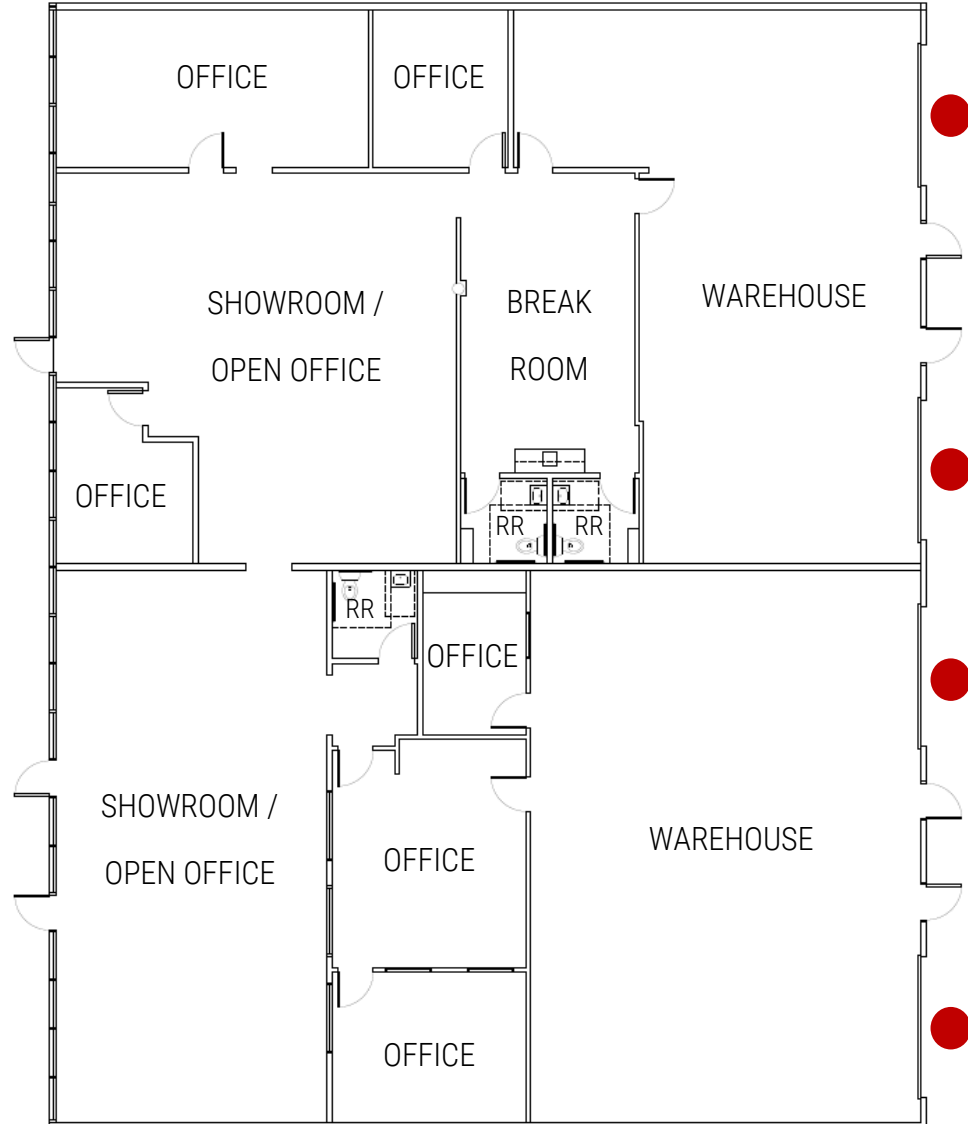
±7,664 SF TOTAL

⇒ ±2,966 SF WAREHOUSE

⇒ ±4,698 SF OFFICE

Showroom / Open Office Areas, Six (6) Private
Offices, Break Room & Three (3) Restrooms

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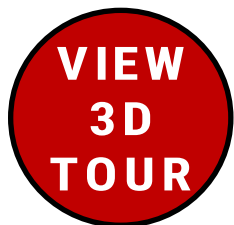
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5720 ARVILLE STREET

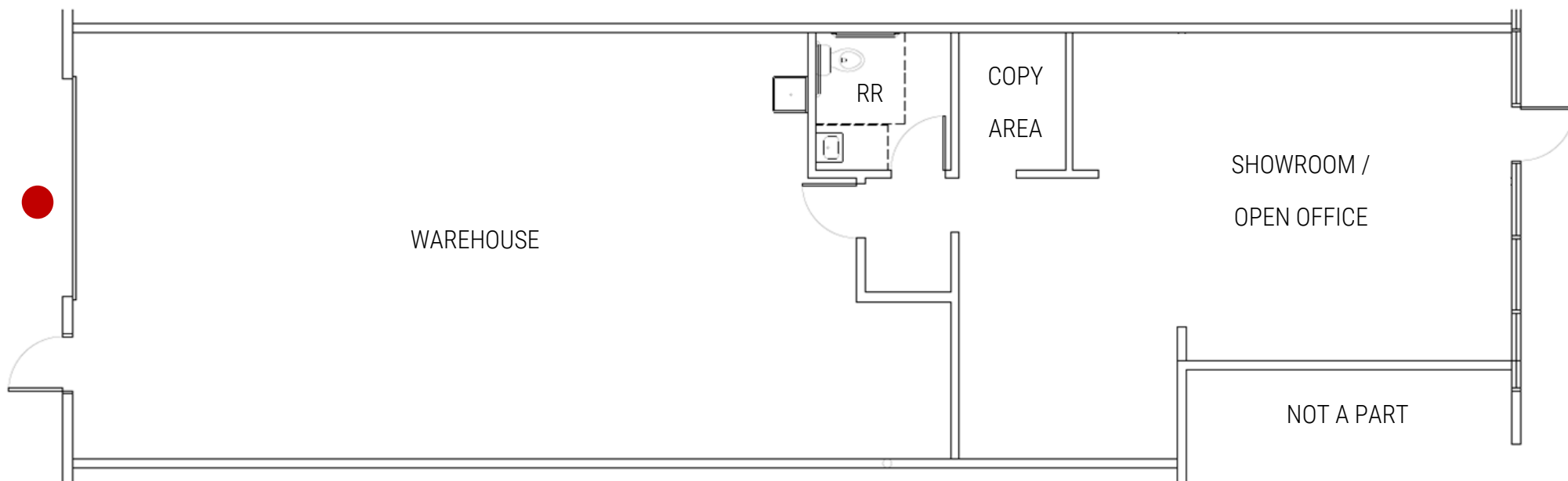
SUITE 112

±1,923 SF TOTAL

⇒ ±1,088 SF WAREHOUSE

⇒ ±835 SF OFFICE

Showroom / Open Office,
Copy Area & One (1) Restroom



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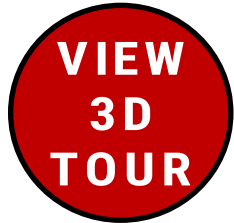


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FOR LEASE



5720 ARVILLE STREET

SUITE 118

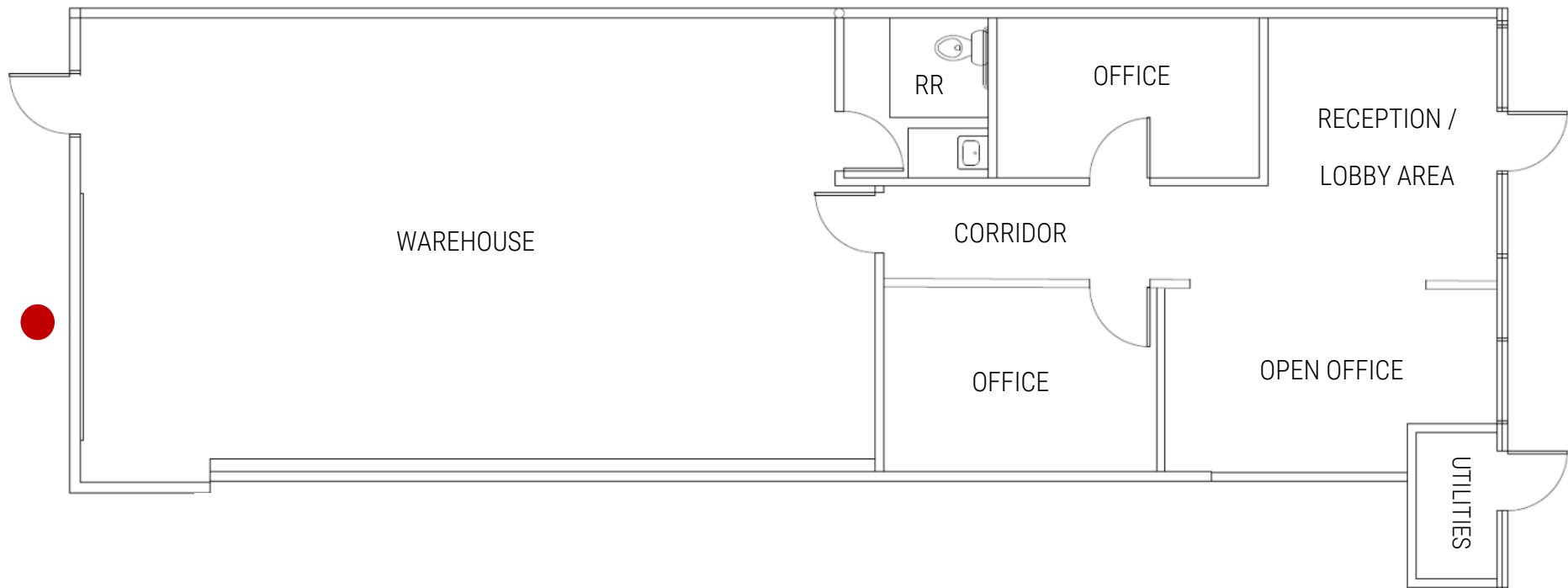
±1,793 SF TOTAL

⇒ ±922 SF WAREHOUSE

⇒ ±871 SF OFFICE

Reception/Lobby, Two (2) Private Offices

Open Office Area & One (1) Restroom



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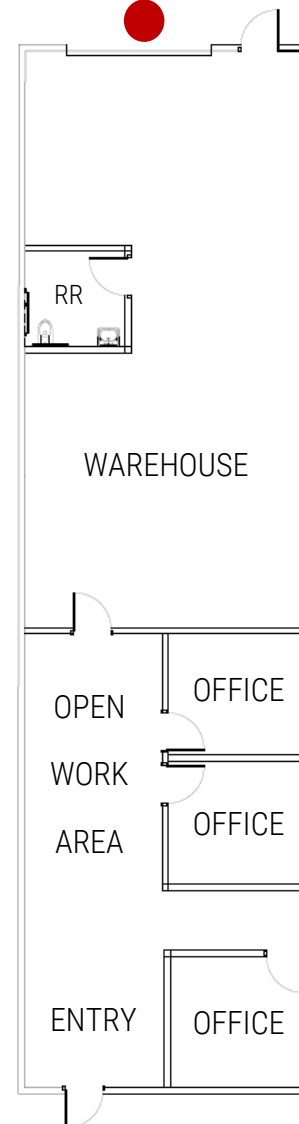


FOR LEASE

5740 ARVILLE STREET
SUITE 218

±2,340 SF TOTAL

 = GRADE LEVEL LOADING DOOR



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INTERIOR & WAREHOUSE PHOTOS

SAMPLE "SPEC" SUITE



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