

FOR LEASE

# Small Warehouse Units With Yard

Year 1 - \$1.00 | Year 2 - \$1.42



Office/Warehouse Space Available

# Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

**Brian Riffel, SIOR**

*Executive Vice President*

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License # NV-S.0043752

**Tyler Jones**

*Vice President*

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**Chase Pavlov**

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Accelerating success.

# Arville Business Center



4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

Arville Business Center is situated in the heart of the Southwest Submarket in a high-traffic area less than two miles from the Las Vegas Strip, the I-15 & 215 Beltway, Allegiant Stadium and T-Mobile Arena.

## HIGHLIGHTS

- Office/Warehouse Space
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklers
- Grade Level Loading
- 3 Phase Power
- Excellent Southwest/Strip Corridor Location

## Contact Agents for Details

### Brian Riffel, SIOR

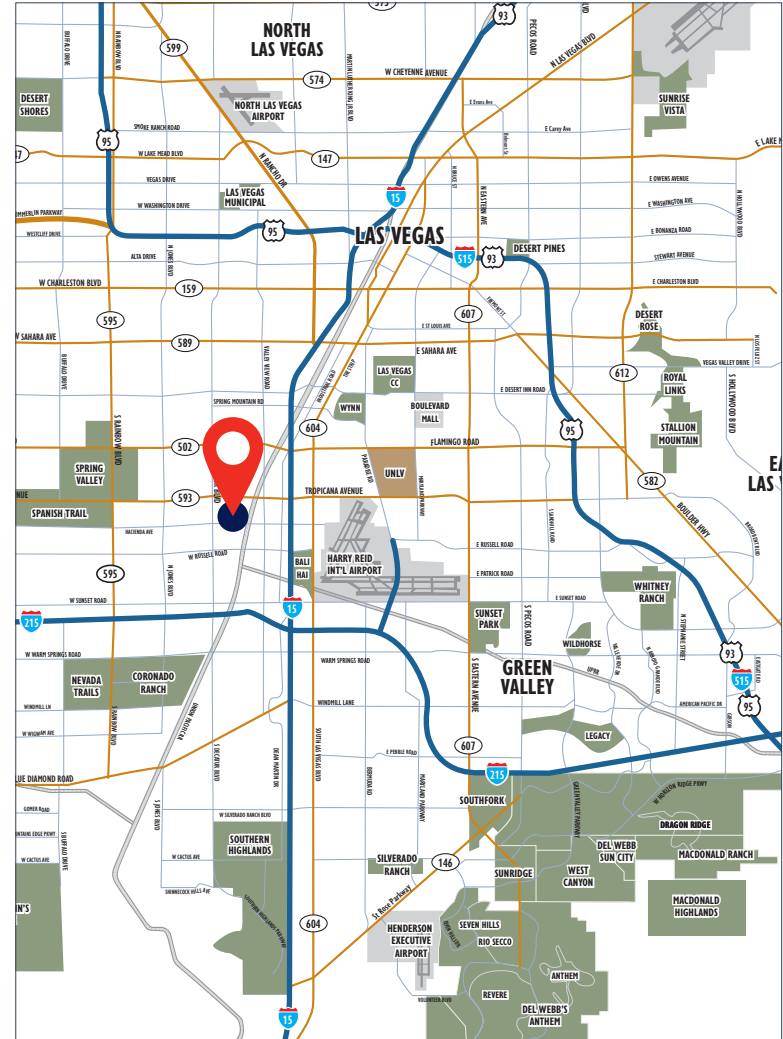
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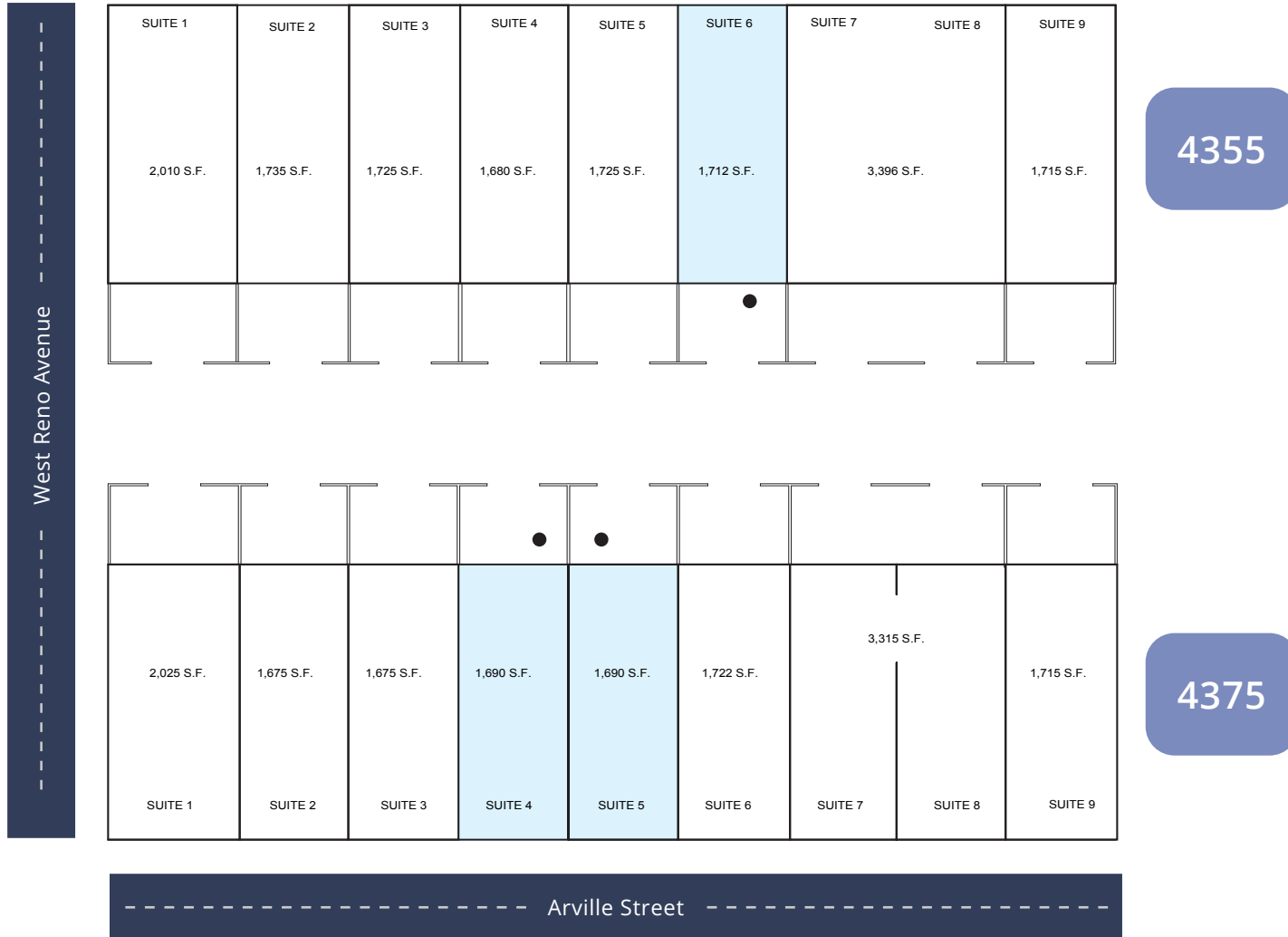


Office/Warehouse Space Available | For Lease

# Arville Business Center



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For illustration purposes only. Not to scale.

- = Available
- = Grade Loading Door

# Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

## Suite 6 – ±1,712 SF

4355 W. Reno Avenue

### Unit Features

- ±1,712 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



Intro Rate Year 1

\$1.00 PSF, Mo

NNN Fees

\$0.31 PSF, Mo

**Total Monthly: \$2,242.72**

#### Brian Riffel, SIOR

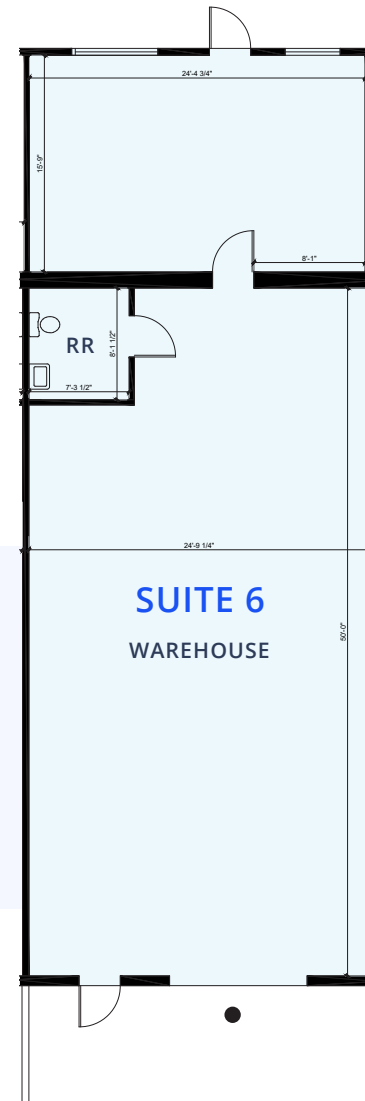
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● = Grade Level Door

# Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

## Suite 4 – ±1,690 SF

4375 W. Reno Avenue

### Unit Features

- ±1,690 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



**Intro Rate Year 1**

**\$1.00 PSF, Mo**

**NNN Fees**

**\$0.31 PSF, Mo**

**Total Monthly: \$2,213.90**

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● = Grade Level Door

▲  
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# Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118

## Suite 5 – ±1,690 SF

4375 W. Reno Avenue

### Unit Features

- ±1,690 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



**Intro Rate Year 1**

**\$1.00 PSF, Mo**

**NNN Fees**

**\$0.31 PSF, Mo**

**Total Monthly: \$2,213.90**

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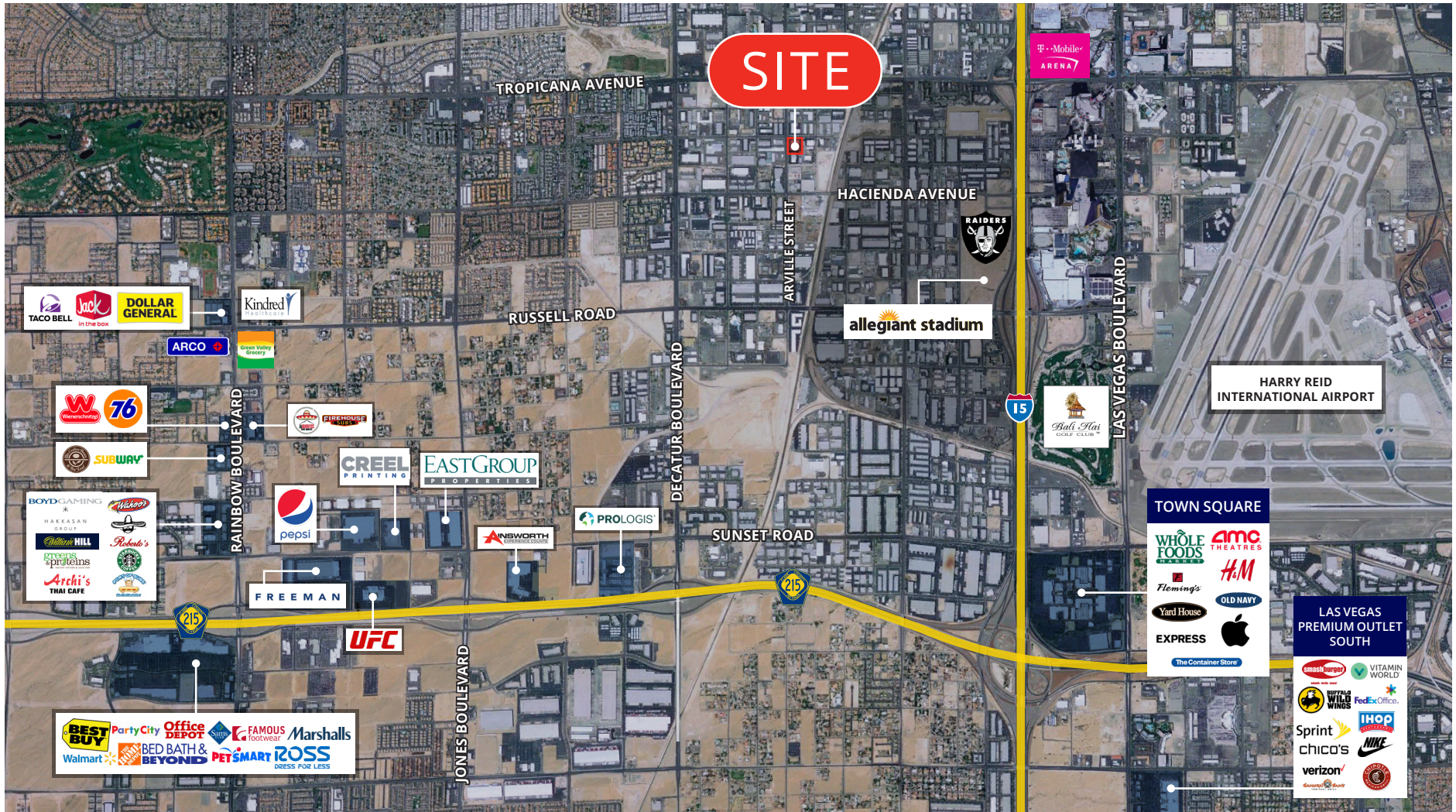
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Aerial Map



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