

FOR LEASE

# Arville Gateway Center

4460 Arville Street, Suite 5 / Las Vegas, NV 89103



**6,598 SF**

AVAILABLE (SUITE 5)

NEWLY RENOVATED  
INDUSTRIAL  
CENTER

# PROPERTY FEATURES



**6,598 SF**

TOTAL SPACE AVAILABLE

**\$0.89 PSF**

LEASE RATE

**FRONT**

LOADING

**±1,722 SF**

EXISTING OFFICE SPACE

**\$0.18 PSF**

CAMS

**YES**

FIRE SPRINKLER SYSTEM

**2**

DOCK HIGH LOADING DOORS

**20'**

CLEAR HEIGHT

**M-1**

ZONING



THE PROPERTY IS **CONVENIENTLY LOCATED** IN THE PREMIERE SOUTHWEST SUBMARKET WITH EASY ACCESS TO I-15 INTERSTATE, LAS VEGAS STRIP/RESORT CORRIDOR, THE NEW RAIDERS ALLEGIANT STADIUM, THE CONVENTION CENTERS AND MCCARRAN INTERNATIONAL AIRPORT.

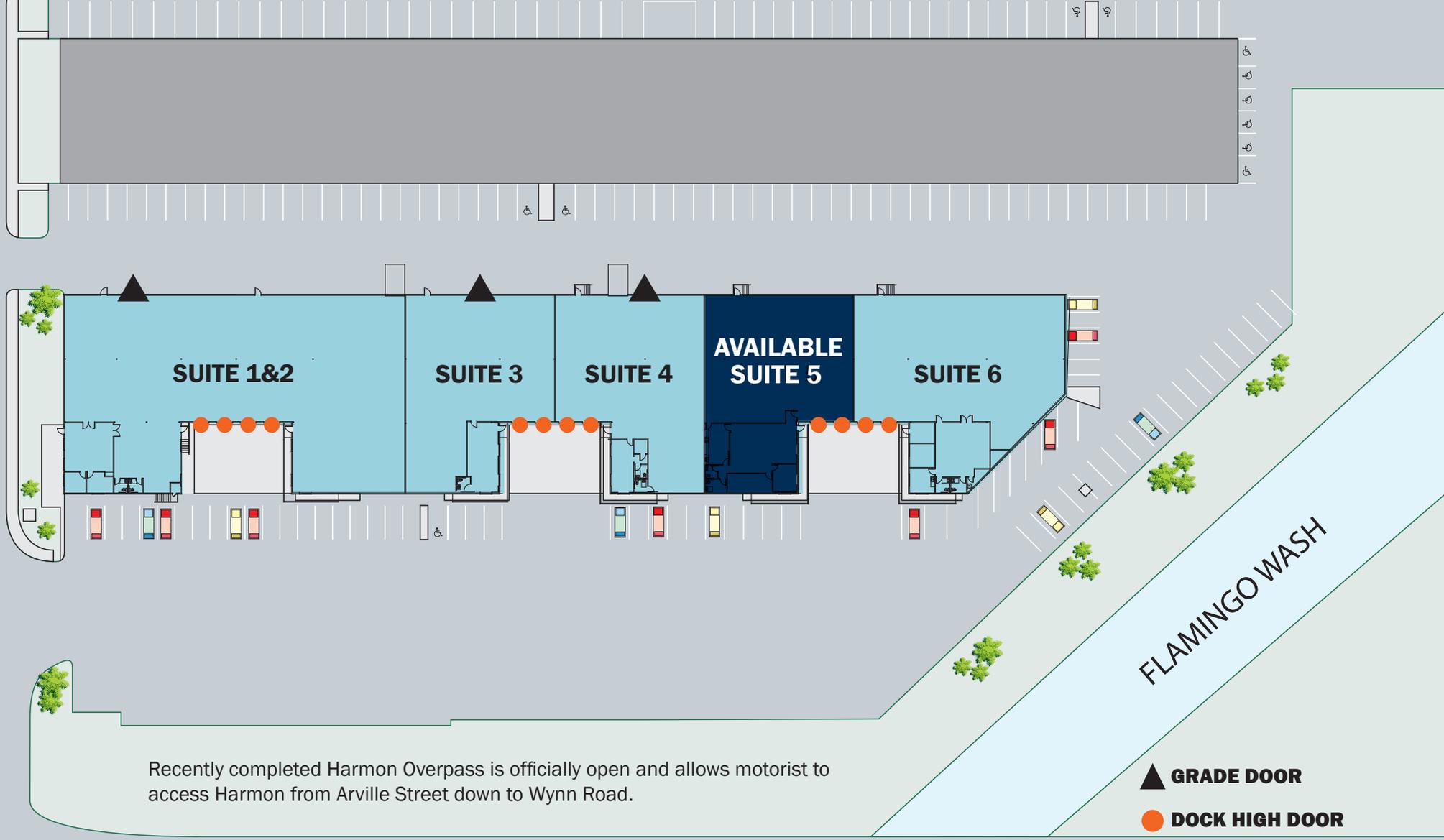


## RECENTLY COMPLETED RENOVATIONS:

- FULL ROOF REPLACEMENT
- PAINT EXTERIOR FACADE OF BUILDING
- NEW HVAC AND EVAP ROOF UNITS
- MONUMENT SIGNAGE

# PROPERTY SITE PLAN

ARVILLE ST



Recently completed Harmon Overpass is officially open and allows motorist to access Harmon from Arville Street down to Wynn Road.

- ▲ GRADE DOOR
- DOCK HIGH DOOR

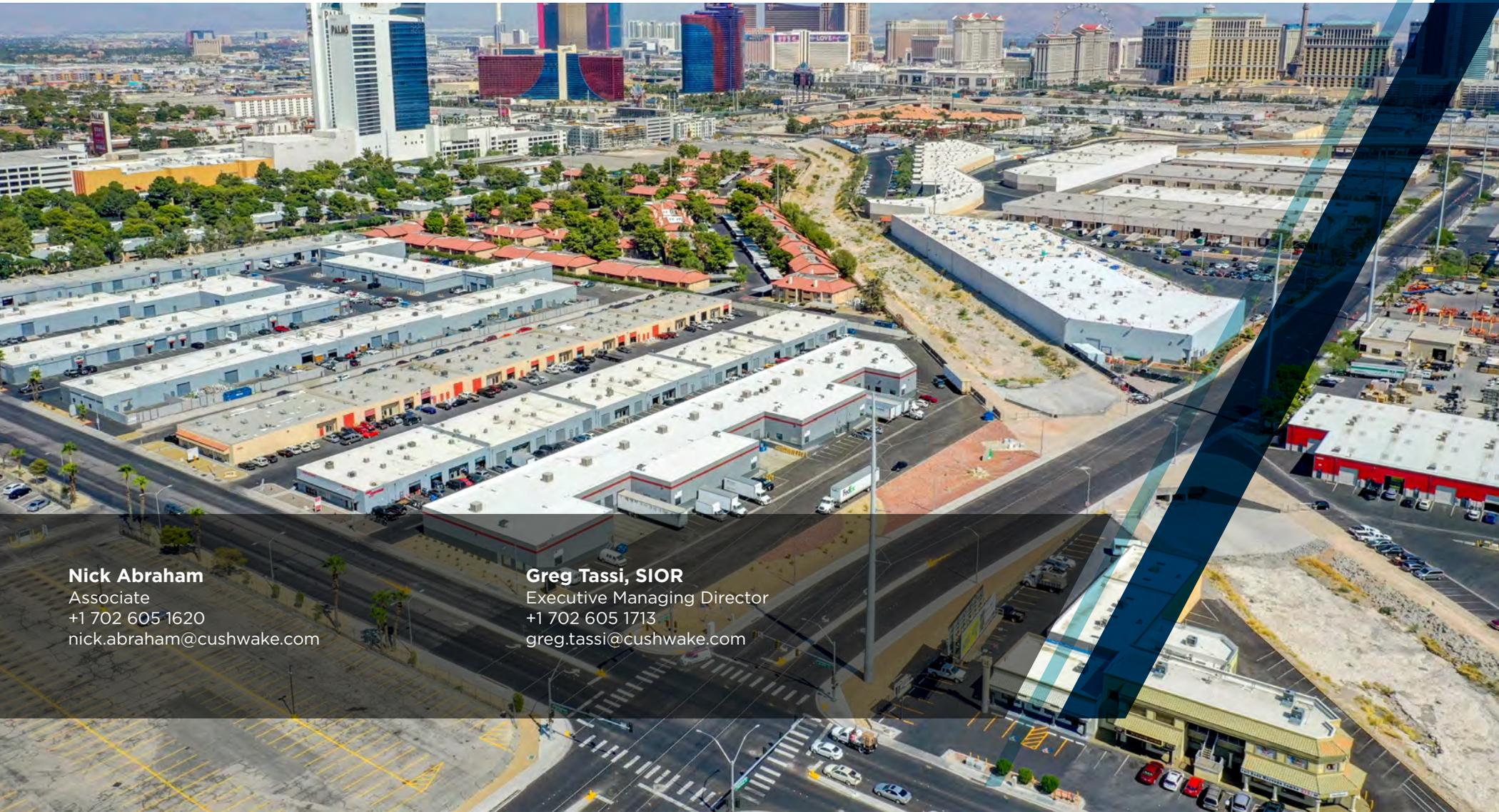
HARMON AVE

NOT TO SCALE

# PROPERTY SITE MAP



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