FOR SUBLEASEArville Distribution Center

5530 S. ARVILLE STREET, SUITE G LAS VEGAS, NV 89118





PROPERTY FEATURES

Located in the heart of the Southwest submarket, 5530 S. Arville St. is a premier industrial property offering an ideal blend of functionality and accessibility. This property offers a wide range of industrial uses.





Building Size: <u>+</u> 119,582 SF

Space Available: \pm 10,277 SF

Office Area: <u>+</u> 1,000 SF

Clear Height: 24'

Dock: Two (2) 9' x 10'

Grade: One (1) 12' x 14'

Year Built: 1998

Zoning: IL Zoning

Power: 277/480V, 3-Phase

Amps: <u>+</u> 200 Amps

Sprinkler: Yes

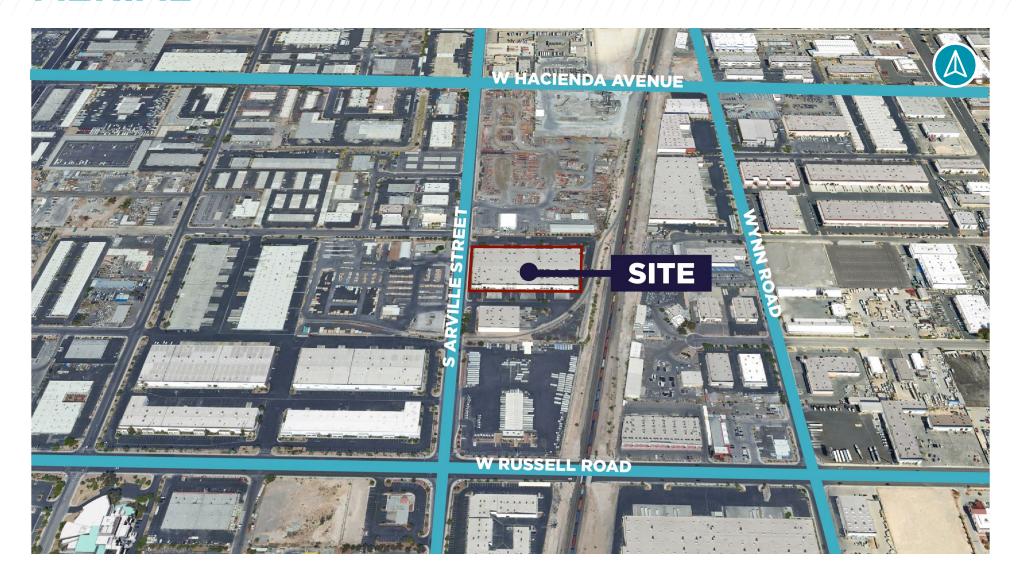
NNN: \$0.17

Lease Rate: \$1.05

Sublease Expires: Q1 2025

Direct Lease with Landlord Available

AERIAL



PRIME SOUTHWEST LAS VEGAS LOCATION, STRATEGICALLY LOCATED NEAR MAJOR I-15 AND I-215 FREEWAYS,

providing easy access to the Greater Las Vegas metropolitan area, Harry Reid International Airport, and other key logistical routes. The area around the site boasts a range of amenities such as restaurants, banks, and retail stores, making it convenient for employees and attractive to customers and vendors. Proximity to a strong labor market with a variety of skilled workers. Close to key suppliers and customers in the region, enhancing logistical efficiency.



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