

FOR SUBLEASE

Arville Distribution Center

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



Total Size: 10,277 SF

1,000 SF Office

9,277 SF Warehouse



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:	± 119,582 SF
Space Available:	± 10,277 SF
Office Area:	± 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:	± 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.



CONTACT

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