

# HACIENDA CROSSING

5275 S. Arville Street  
Las Vegas, NV 89118

FOR LEASE

±6,829 SF Office/  
Warehouse Unit Available!

PRICE REDUCED!

100% HVAC  
Showroom &  
Warehouse Space

**CBRE**

**MIKE WILLMORE,**  
Member Associate, Society of  
Industrial and Office Realtors®  
Senior Associate  
+1 702 369 4823  
mike.willmore@cbre.com  
Lic # S.0183520

**KYLE KIRCHMEIER**  
Senior Associate  
+1 702 369 4862  
kyle.kirchmeier@cbre.com  
Lic # S.0197013

**LAUREN WILLMORE,**  
Member Associate, Society of  
Industrial and Office Realtors®  
Senior Associate  
+1 702 369 4825  
lauren.willmore@cbre.com  
Lic # S.0188698

**ALEX STANISIC, SIOR**  
First Vice President  
+1 702 369 4874  
alex.stanisic@cbre.com  
Lic # S.0179950

CALL FOR SPECIAL INCENTIVES!



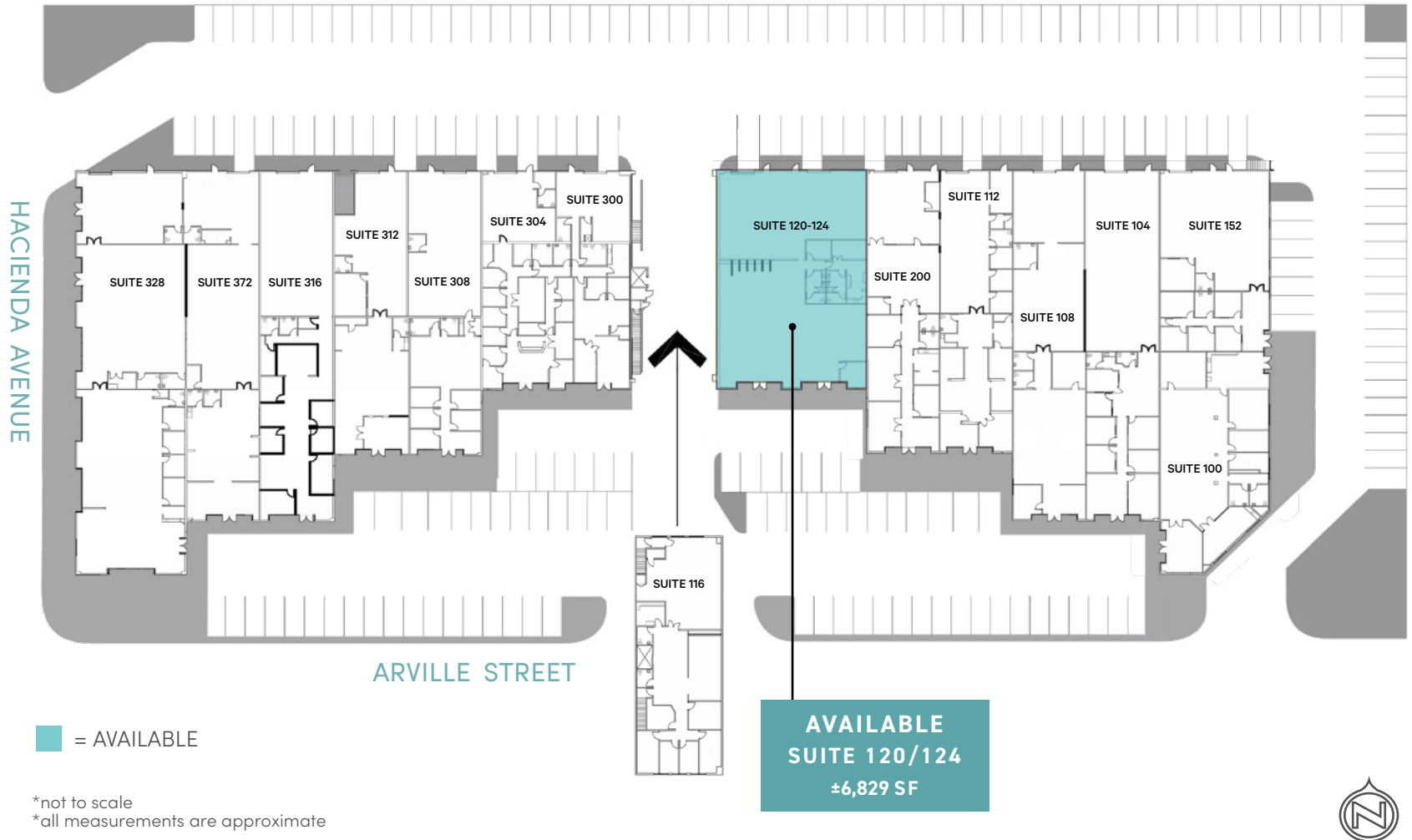


Located on the NWC of Arville Street and Hacienda Avenue. Prime Southwest location. West of Interstate I-15 and 4 miles from Harry Reid International Airport and North of the 215 Freeway. Hacienda Crossing is a high-end office/showroom and warehouse project, with high traffic visibility.

#### PROPERTY HIGHLIGHTS

- Fully built-out and move-in ready
- Beautiful landscaping and attractive store fronts
- Dock high truck loading
- 120/208, 3-phase power
- LED monument signage
- Fantastic office/showroom/warehouse space
- Fluorescent lighting and skylights
- Built in 1998
- IL Industrial Light (Clark County)
- 2.63/1000 parking ratio (over 200 parking spaces)
- Free covered parking
- Fully Fire Sprinklered
- Evaporative-cooled warehouse
- Some units are 100% HVAC
- APN(s) : 162-30-202-015, 017, 022





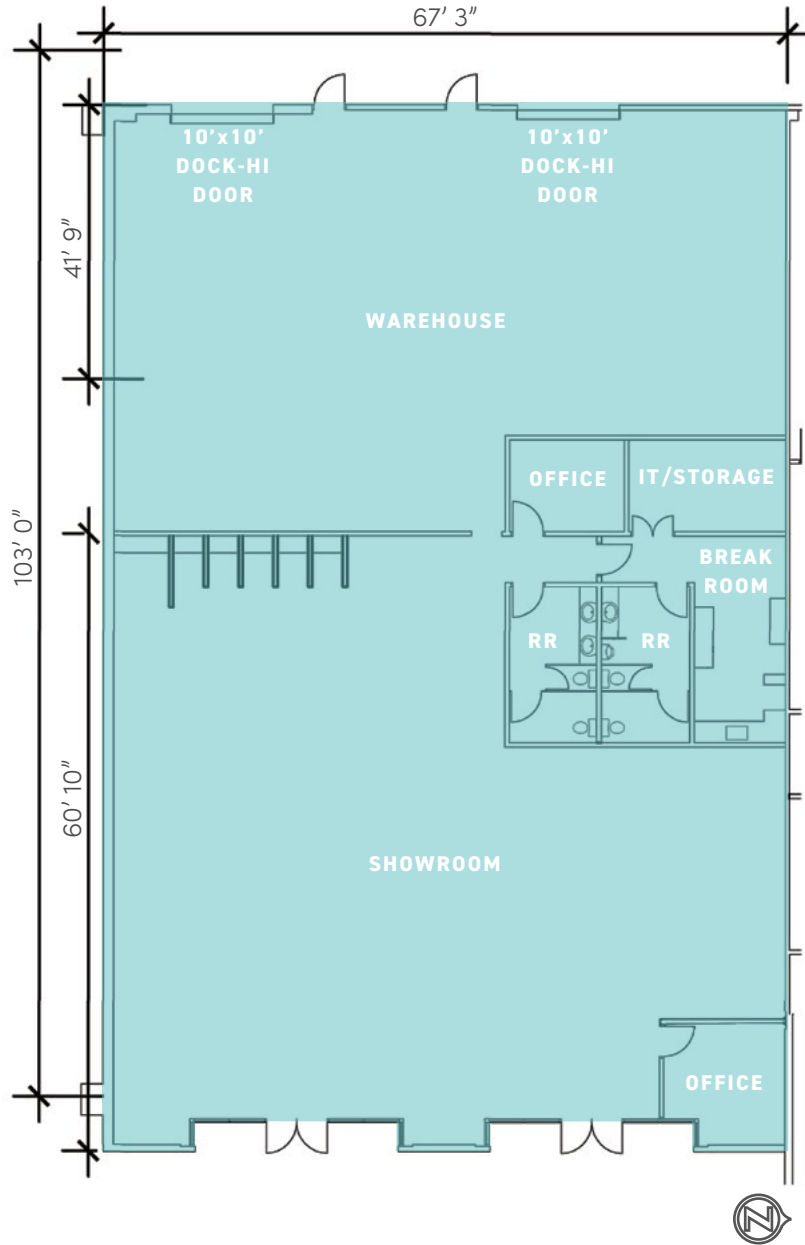
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## SUITE 120/124 - ±6,829 SF



### SUITE HIGHLIGHTS

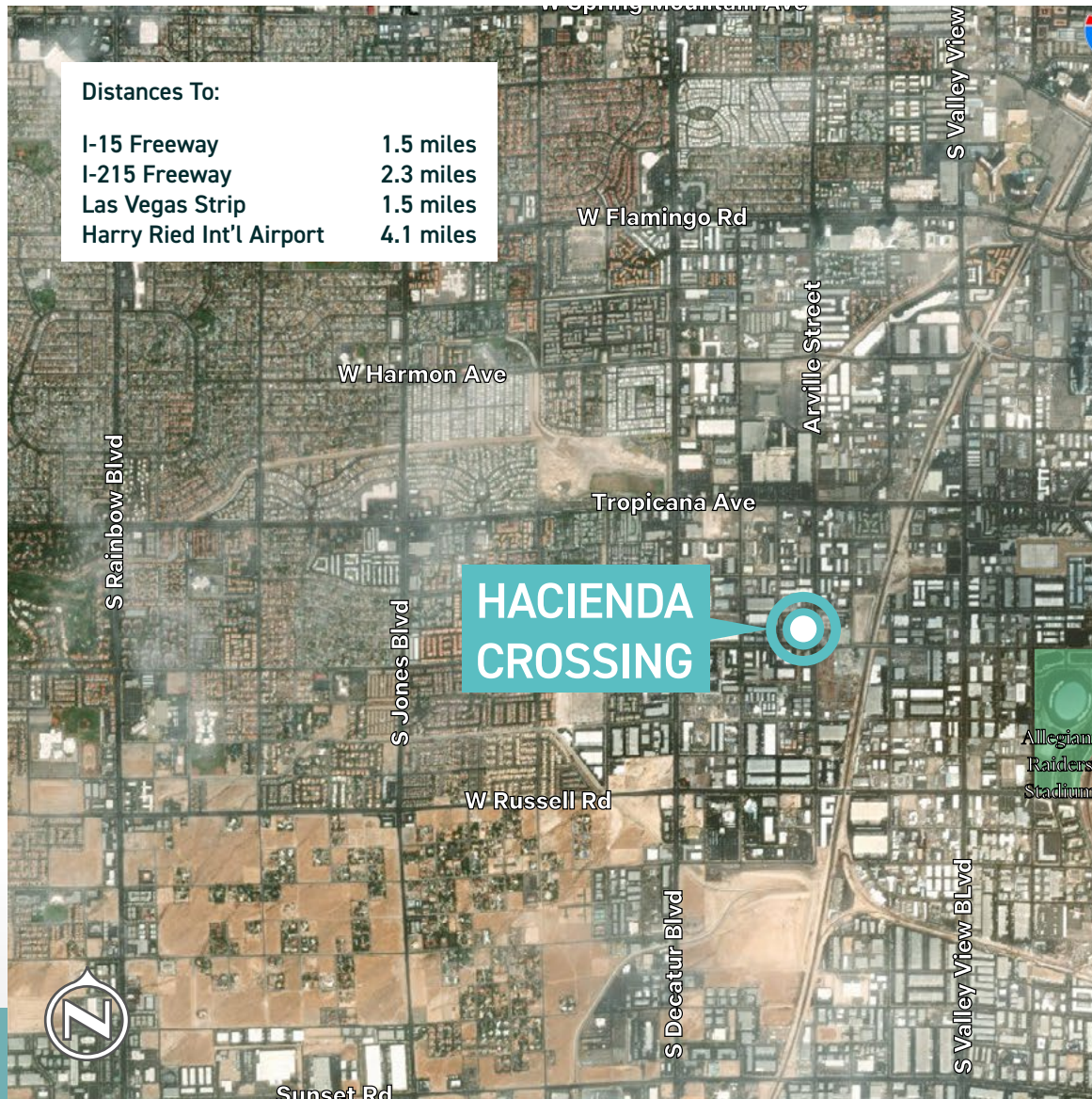
- ±6,829 Total SF
- 100% HVAC!
- ±4,297 SF of Office/Showroom Space
- ±2,532 SF Warehouse Space
- Two (2) Private Offices
- Two (2) Multi-Stall Restrooms
- Break Room
- IT/Storage Room
- 18' Clear Height
- Two (2) 10' x 10' Dock-Hi Roll-Up Doors
- Move-In Ready!
- Contact Broker regarding Special Incentives!

**LEASE RATE : \$1.29/SF (NNN)**

**2026 CAMS : \$0.328/SF (\*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)**

**TOTAL MONTHLY : \$11,049.32**

**AVAILABILITY : NOW AVAILABLE!**



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# CONTACT US

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