

THE ARROYO



FOR LEASE – BUILDING 4

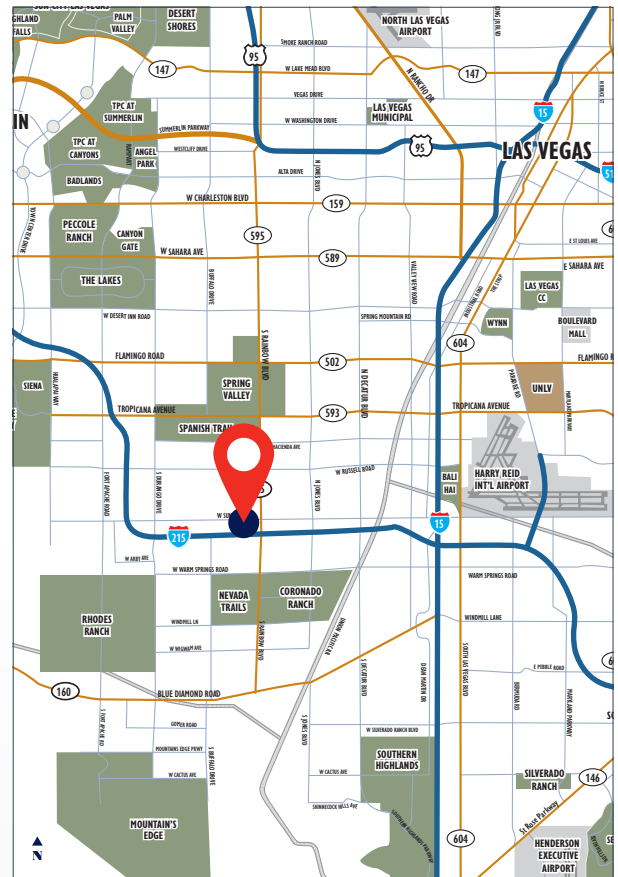
Prime Southwest location	Skylights in warehouse
Direct exposure on CC-215	±60' deep concrete truck aprons
±188,706 square feet	±233 automobile parking spaces
High image office/warehouse	±25 truck trailer parking spaces
Divisible to ±21,400 square feet	Excellent access and truck circulation
±30' minimum clear height	Offices built to suit
ESFR fire suppression system	Zoned M-D (Clark County)
Minimum 200 amp, 277/480 volt, 3-phase power per unit	Close proximity to Harry Reid International Airport & Las Vegas Boulevard "The Strip"
8 – 12' x 14' grade loading doors	Currently Available
56 – 9' x 10' dock loading doors	

For more information or an appointment to show call:

Spencer Pinter

Executive Vice President
spencer.pinter@colliers.com
 License # NV-S.0039013

702-836-3776

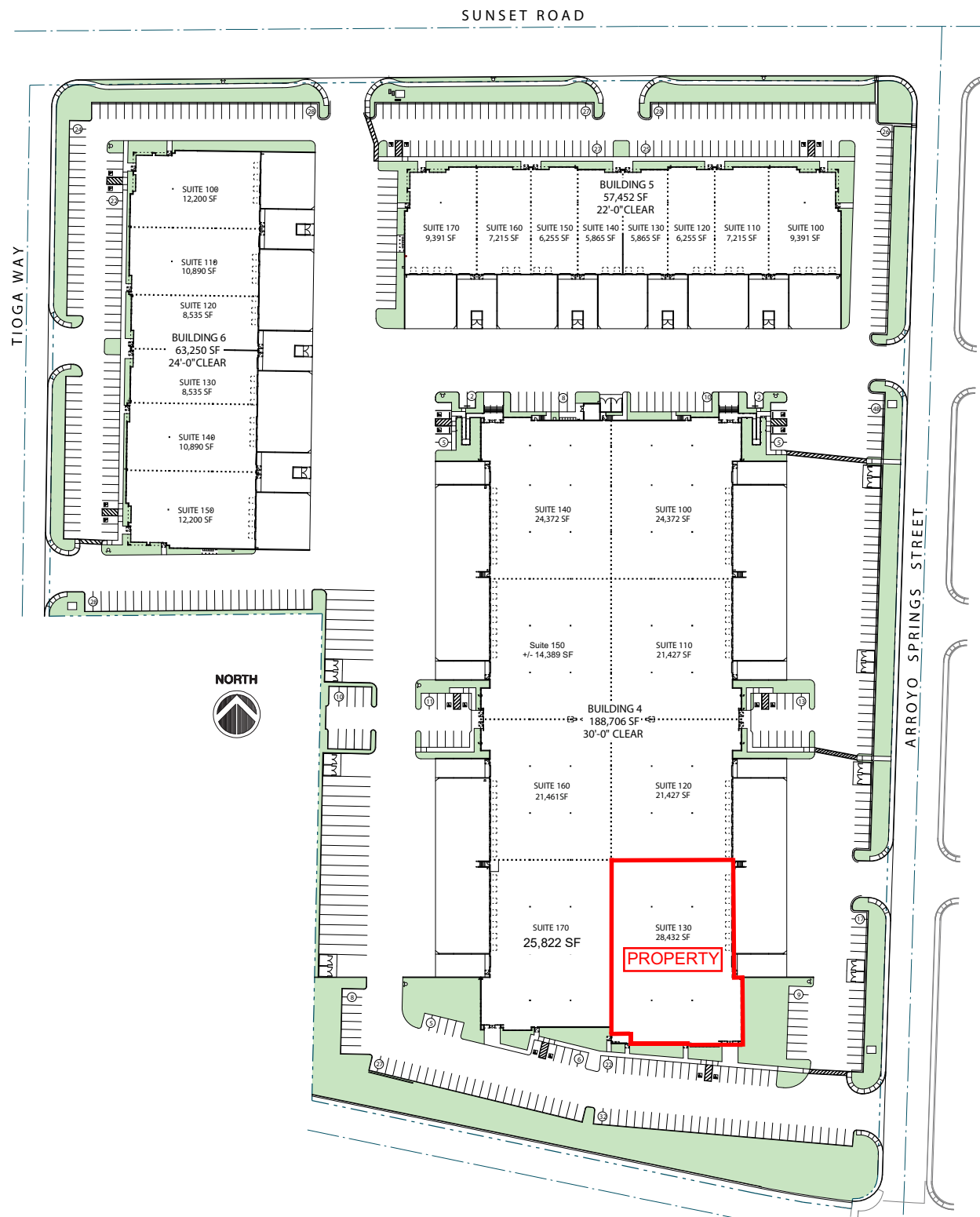


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THE ARROYO

WEST SUNSET ROAD · LAS VEGAS, NEVADA 89113





FOR LEASE

+/- 28,432 Square Feet – Distribution Space

Corner Unit w/ Direct Freeway Exposure on I-125

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
Fax: 702.731.5709
Address: 6795 Agilysys Way
Suite 210
Las Vegas, Nevada 89113

Last Updated: January 1, 2025

Property Name: **The Arroyo (Building 4)**
Address: **6625 Arroyo Springs Street, Suite 130**
Las Vegas, Nevada 89113

County: Clark
Zoning: M-D
Lot Size: +/- 21 Acres (total for Buildings 4, 5 & 6)
Project Size: +/- 188,706 SF – Total (Building 4)
Divisibility: +/- 21,427 SF (Building 4)
Available: May 2025

LEASABLE PREMISE DETAIL

Divisibility:	+/- 28,432 SF
Office Area:	+/- 9,686 SF
Sprinklers:	Yes - ESFR
Dock High:	7 – 9' x 10'
Grade Level:	1 – 12' x 14'
Truss Height:	+/- 30' min
Power:	277/480 volt 3-Phase

The Arroyo is a master planned industrial/office project located very centrally within the Southwest submarket of the Las Vegas Valley and just minutes from McCarran International Airport and "The Las Vegas Strip". Located near the corner of I-215 and Buffalo Drive, Building 4 offers an approximate 28,432 square foot big box industrial unit for lease that includes approximately 9,686 square feet of existing office/showroom area. The unit is serviced by seven dock loading doors and one grade loading door, and is equipped with ESFR fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and approximately 200 amps of 277/480 volt, 3-phase power. Please see the attached floor plan for more details. **This is a corner unit that enjoys direct freeway exposure to the I-215 Freeway.**

PARKING AND UTILITIES

The Arroyo is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. This unit includes 45 parking spaces allocated for Tenant's use.

TERMS AND TAX DATA

Base Rent / Mo.:	\$39,237 (NNN) or approximately \$1.38/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.222 or \$6,312/mo for the year 2025
Total Rent / Mo.:	\$45,549 (this figure includes the estimated NNN Expenses)
Lease Term:	5 years

PROMOTIONAL FEATURES / DISCLOSURES

The Arroyo offers a variety of buildings to fit the growing demand of users within the Las Vegas Valley. The master-planned park also offers build-to-suite opportunities. Please call for more information.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 square feet of industrial product within the Las Vegas Valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

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This architectural floor plan depicts a building layout with two primary functional areas: an **OFFICE** and a **WAREHOUSE**.

Dimensions and Layout:

- The overall width of the building is 145'-0".
- The overall depth is 207'-6", composed of three segments: 21'-6" (left), 30'-0" (middle), and 52'-0" (right).
- The **OFFICE** is located on the left side, measuring 45'-0" in width and 30'-0" in depth. It contains a reception area, several workstations, and a staircase.
- The **WAREHOUSE** occupies the central and right portions of the plan, measuring 100'-0" in width (145'-0" minus 45'-0") and 177'-0" in depth (207'-6" minus 30'-0").

Annotations and Details:

- Numbered callouts (1-18) are distributed throughout the plan, likely indicating specific construction details or material specifications.
- Room numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 are placed within various rooms and corridors.
- The plan shows structural elements such as walls, doors, windows, and a staircase.