

HACIENDA CROSSING

5275 S. Arville Street
Las Vegas, NV 89118

FOR LEASE

±5,496 SF - ±8,959 SF
Office/Warehouse Units
Available!

PRICE REDUCED!

100% HVAC Units!

CBRE

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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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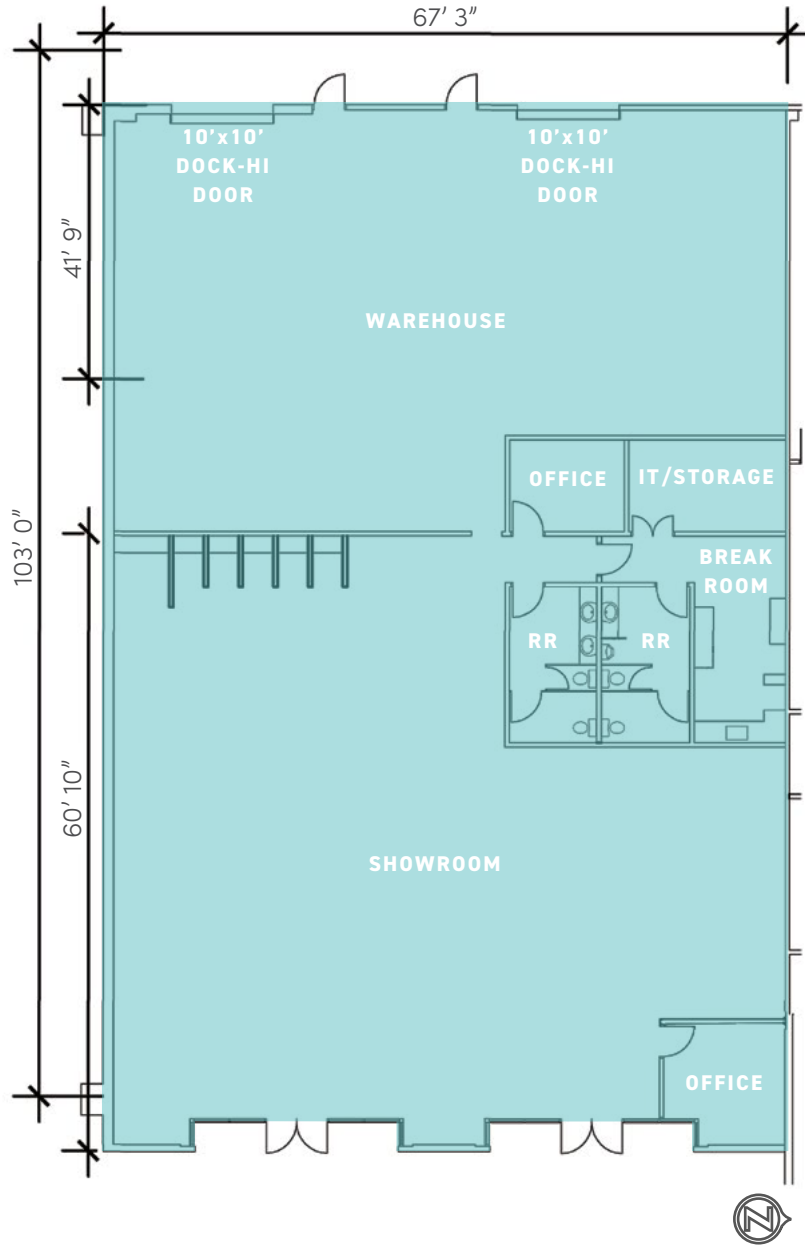
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SUITE 120/124 - ±6,829 SF

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
- 120/208v, 3-Phase Power

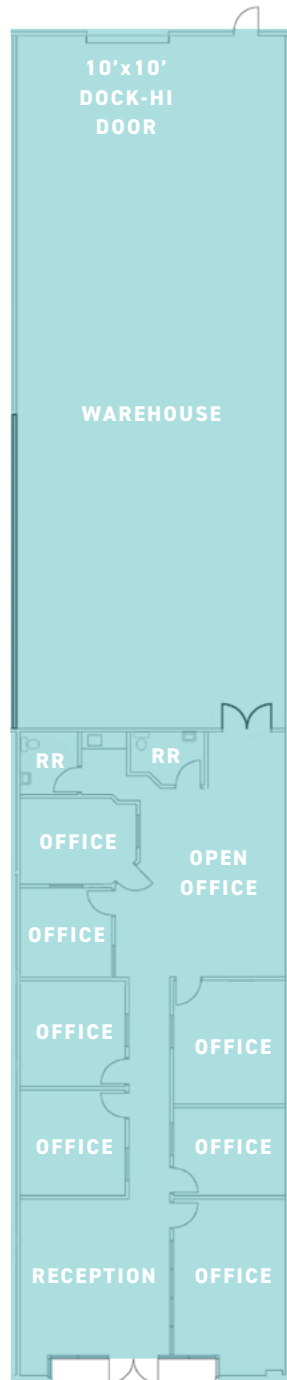


LEASE RATE : \$1.29/SF (NNN)

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

TOTAL MONTHLY : \$11,049.32

AVAILABILITY : NOW AVAILABLE!



SUITE 104 - ±5,496 SF

SUITE HIGHLIGHTS

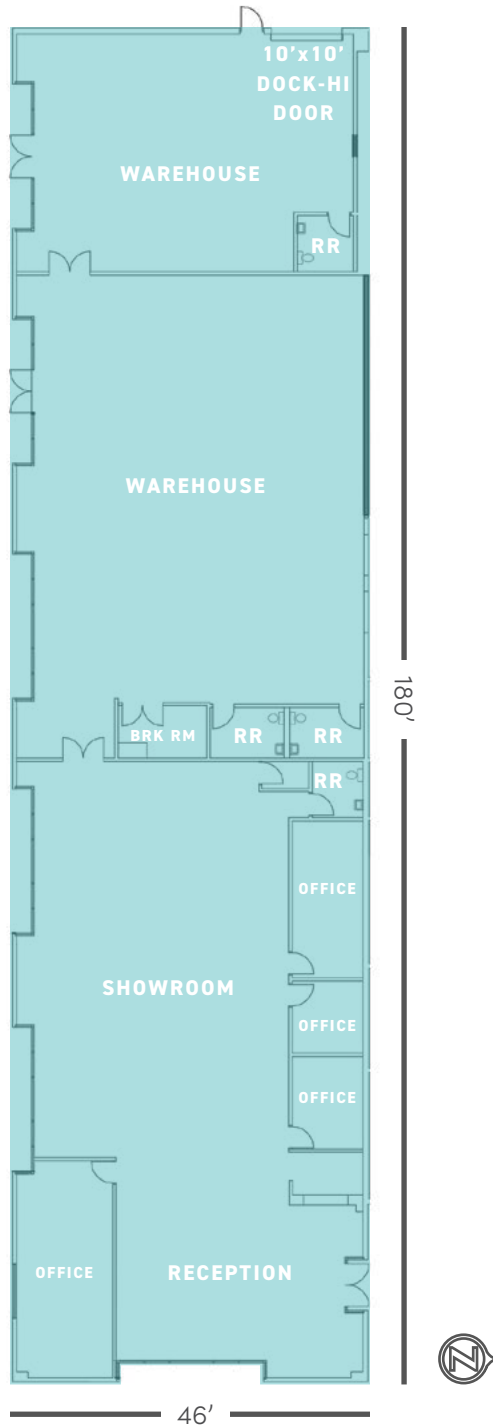
- ±5,496 Total SF
- ±2,637 SF HVAC Office Space
- ±2,859 SF Evap-Cooled Warehouse Space
- Reception Area
- Seven (7) Private Offices
- Two (2) Restrooms
- Open Office Space
- One (1) 10'x10' Dock-Hi Roll-Up Door
- 120/208v, 3-Phase Power

LEASE RATE : \$1.30/SF (NNN)

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

TOTAL MONTHLY : \$8,947.49/MO

AVAILABILITY : JULY 2026



SUITE 328 - ±8,959 SF

SUITE HIGHLIGHTS

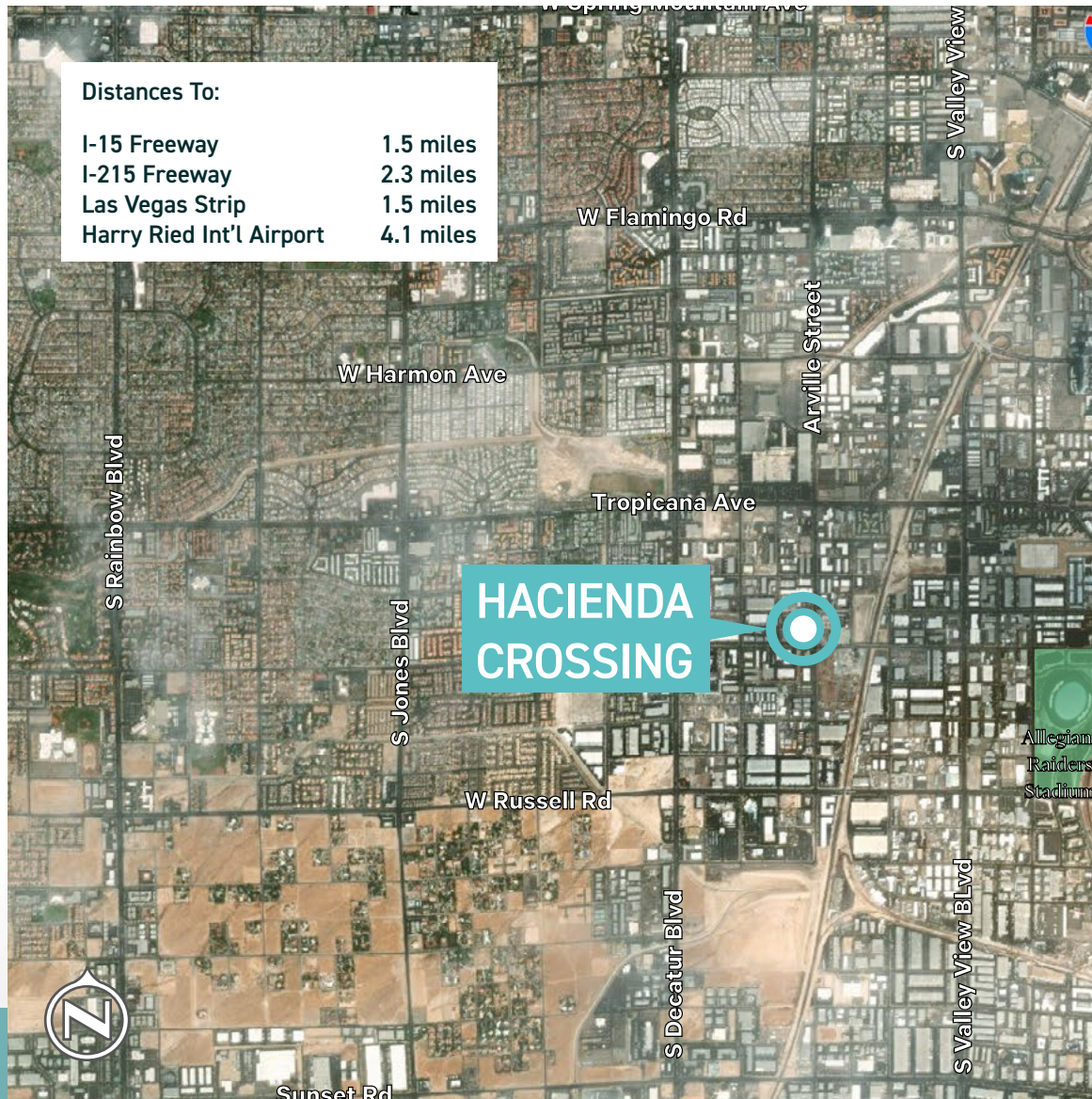
- 8,959 Total SF
- 100% HVAC
- ±4,118 SF Office Space
- ±4,841 SF Warehouse Space
- Reception Area
- Four (4) Private Offices
- Four (4) Restrooms
- Breakroom
- One (1) 10'x10' Dock-Hi Roll-Up Door
- 120/208v, 3-Phase Power

LEASE RATE : \$1.25/SF (NNN)

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

TOTAL MONTHLY : \$14,137.30/MO

AVAILABILITY : JULY 2026



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