

365

East Arby Avenue

FOR LEASE

±11,918 SF Dock-Hi Office/Warehouse
Building with Secured, Paved Yard Space



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CBRE

PROPERTY HIGHLIGHTS

FOR LEASE! 11,918 SF Office/Warehouse building with grade level and dock-hi loading, minutes from Harry Reid International Airport!

Located in the Airport Submarket, 365 East Arby Avenue is an approximately 11,918 SF single-tenant industrial building on 0.73 Acres. Located between S Las Vegas Boulevard and Bermuda Road, the property offers excellent access to Harry Reid International Airport, the I-15/215 Freeway Interchange at Las Vegas Boulevard, and the Las Vegas Strip, along with ample retail and service amenities.

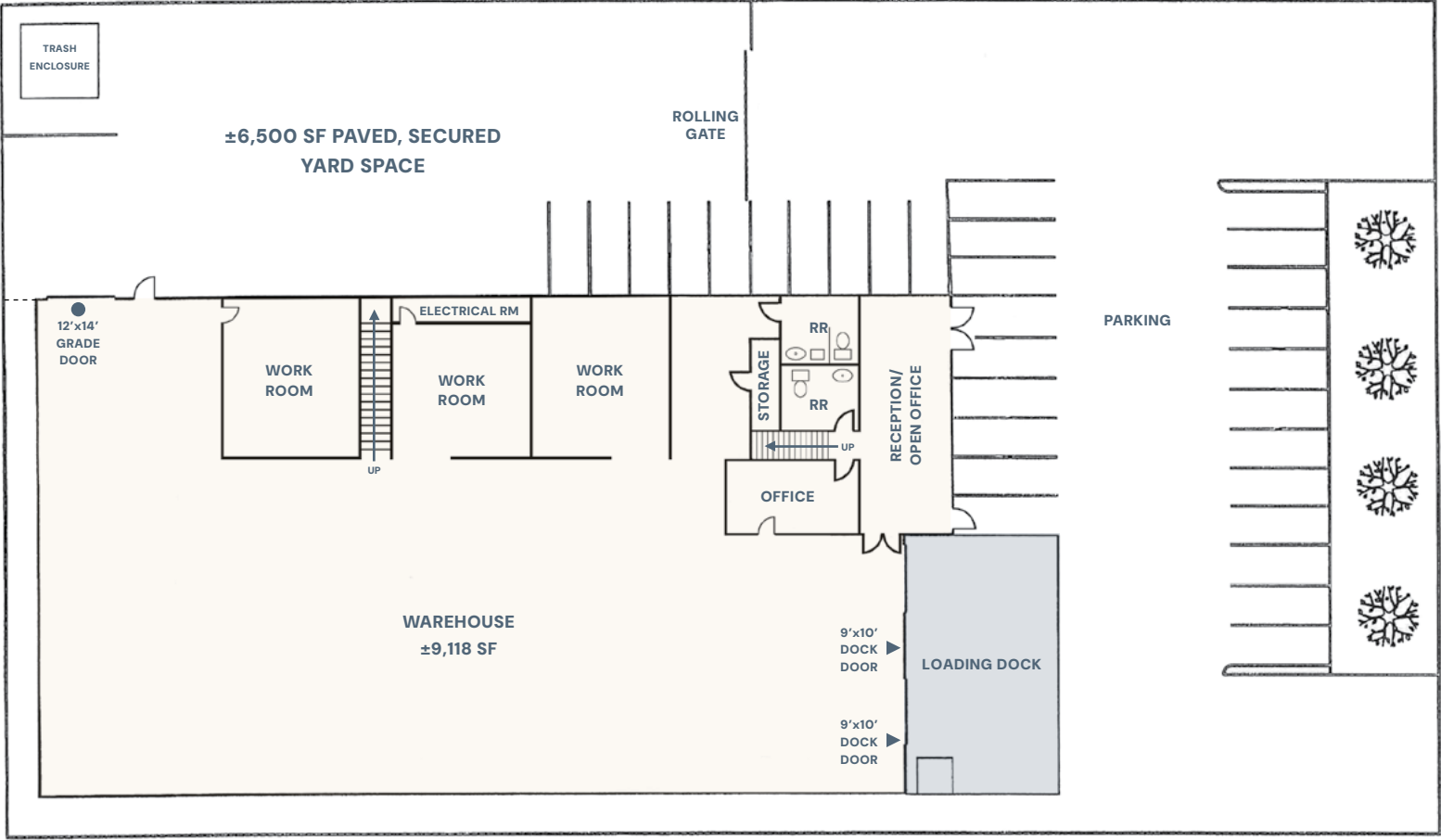
- ±11,918 SF Industrial Building on ±0.73 Acres
- ±2,000 SF of Two-Story HVAC office
- ±9,118 SF of Evap-Cooled Warehouse
- ±1,800 SF of Mini-Split Serviced AC work space
- ±1,800 SF of Mezzanine Storage
- ±6,500 SF of paved and fenced yard space
- 1,000 amps, 277/480 Volt, 3-Phase power (Tenant to verify)
- 22' minimum clear height
- Two (2) restrooms
- One (1) 12' x 14' Grade Level Roll-Up Door
- Two (2) 9' x 10' Dock-Hi Truck Doors
- Fully Fire Sprinklered
- Insulated warehouse ceiling with 4' x 8' skylights
- Concrete Tilt-Up Construction
- LED Warehouse Lighting
- APN: 177-04-811-001
- Zoning: IP (Clark County, Enterprise)
- **Lease Rate: NEGOTIABLE**
- **Estimated CAMs: \$0.16/SF**
- **Availability: SEPTEMBER 2026**



AERIAL MAP



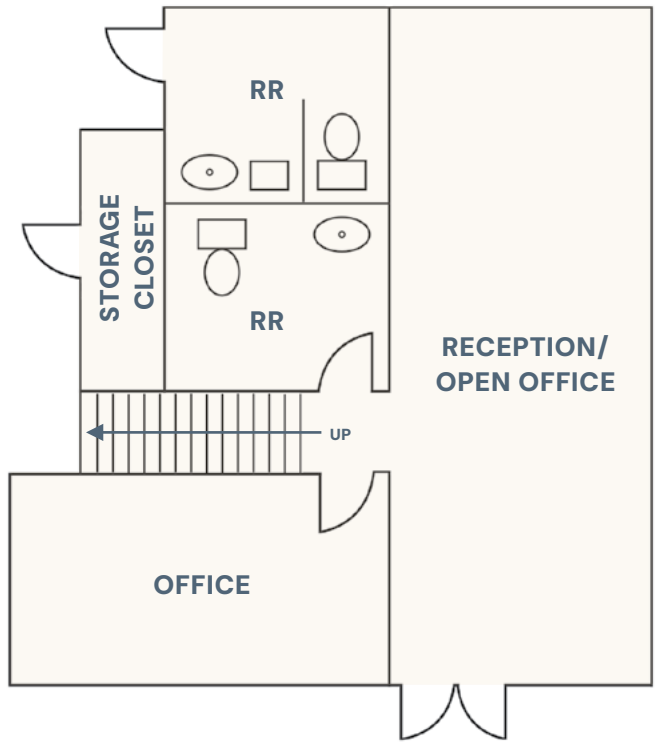
SITE PLAN



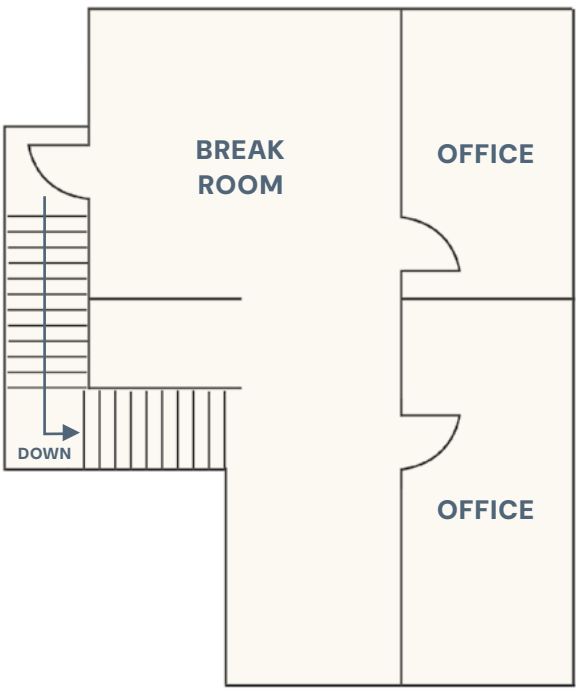
ARBY AVENUE



OFFICE FLOOR PLAN

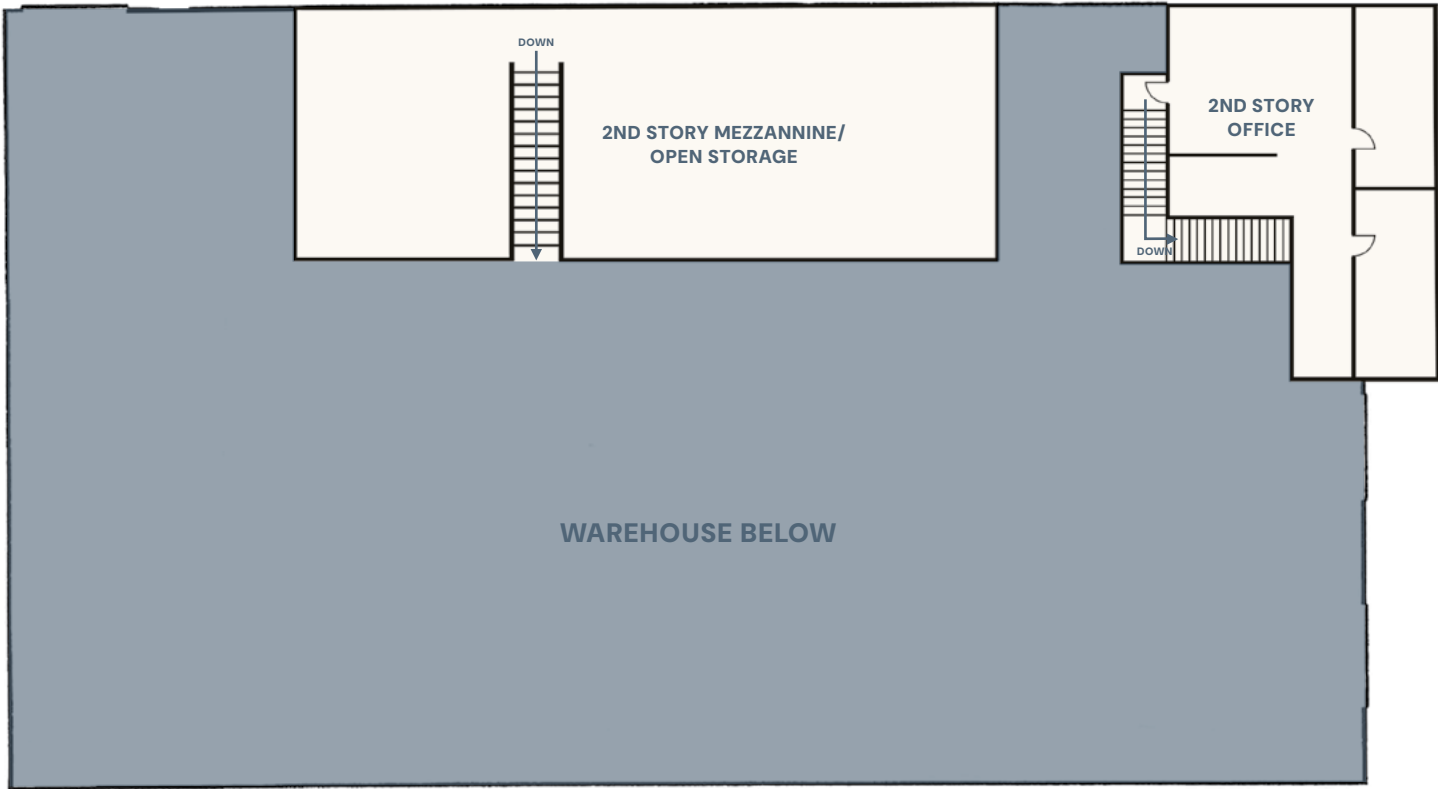


FIRST FLOOR OFFICE



SECOND FLOOR OFFICE

SECOND FLOOR OFFICE / MEZZANINE



SECOND FLOOR

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