

THE ARROYO



FOR LEASE – BUILDING 1 & 2

Prime Southwest location

Exposure on Sunset Road

±110,734 square feet

High image office/warehouse

Fire sprinklers - .33gpm/3,000 SF

Minimum 200 amp, 277/480 volt,
3-phase power per unit

±260 parking spaces

Zoned M-D (Clark County)

±60' deep concrete truck aprons

Skylights in warehouse

Close proximity to Harry Reid
International Airport & Las Vegas
Boulevard "The Strip"

BUILDING 1

±65,934 square feet

12 – 12' x 14' grade loading doors

22 – 8' x 10' dock loading doors

±22' minimum clear height

Divisible to ±4,800 square feet

BUILDING 2

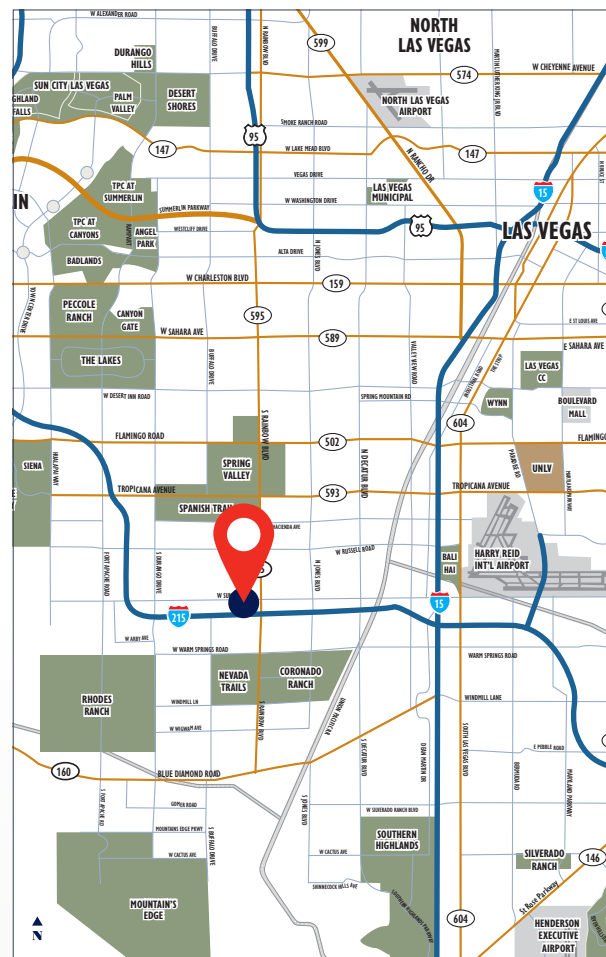
±44,800 square feet

10 – 12' x 14' grade loading doors

16 – 9' x 10' dock loading doors

±20' minimum clear height

Divisible to ±4,000 square feet



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

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.





NOT A PART





FOR LEASE

+/- 4,800 Square Feet – Light Distribution Space

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: November 15, 2025

Property Name: **The Arroyo (Phase I – Bldg. 2)**
Address: **6555 S. Tenaya Way, Suite 700**
Las Vegas, Nevada 89113

County: Clark
Zoning: M-D
Lot Size: +/- 22.27 Acres (total for Buildings 1, 2 & 3)
Project Size: +/- 308,556 SF – Total (Building 1, 2 & 3)
Divisibility: +/- 4,800 SF (Building 2)
Available: Currently

LEASABLE PREMISE DETAIL

Divisibility:	+/- 4,800 SF
Office Area:	+/- 1,220 SF
Sprinklers:	.33 gpm/3,000 SF
Dock High:	2 – 9' x 10'
Grade Level:	1 – 12' x 14'
Truss Height:	+/- 20' min
Power:	277/480 volt 3-Phase

The Arroyo North Business Center (Phase I) is a master planned industrial/office project located very centrally within the Southwest sub market of the Las Vegas Valley and just minutes from McCarran International Airport and "The Las Vegas Strip". Located at the southwest corner of Sunset Road and Tenaya Way, Building 2 offers an approximate 4,800 square foot industrial unit for lease that includes approximately 1,220 square feet of existing office space. The unit is serviced by two dock loading doors and one grade loading door, and is equipped with fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power. Please see the attached floor plan for more details.

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 8 parking spaces for Tenant's use.

TERMS AND TAX DATA

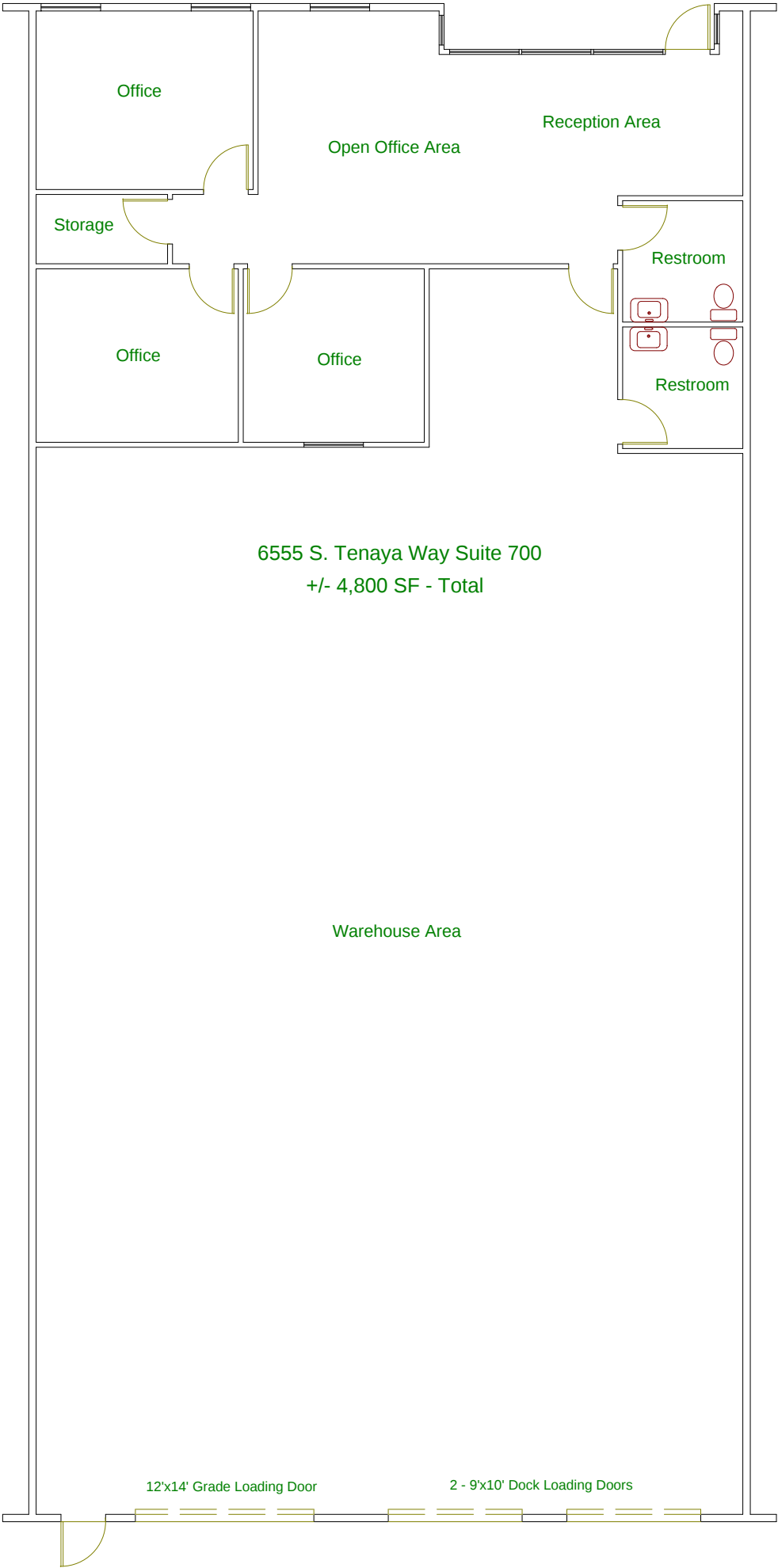
Base Rent / Mo.:	\$7,200 (NNN) or approximately \$1.50/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.241 or \$1,157/mo. for the year 2025
Total Rent / Mo.:	\$8,357 (this figure includes the estimated NNN Expenses)
Lease Term:	5 years

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.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Office

Open Office Area

Reception Area

Storage

Restroom

Office

Office

Restroom

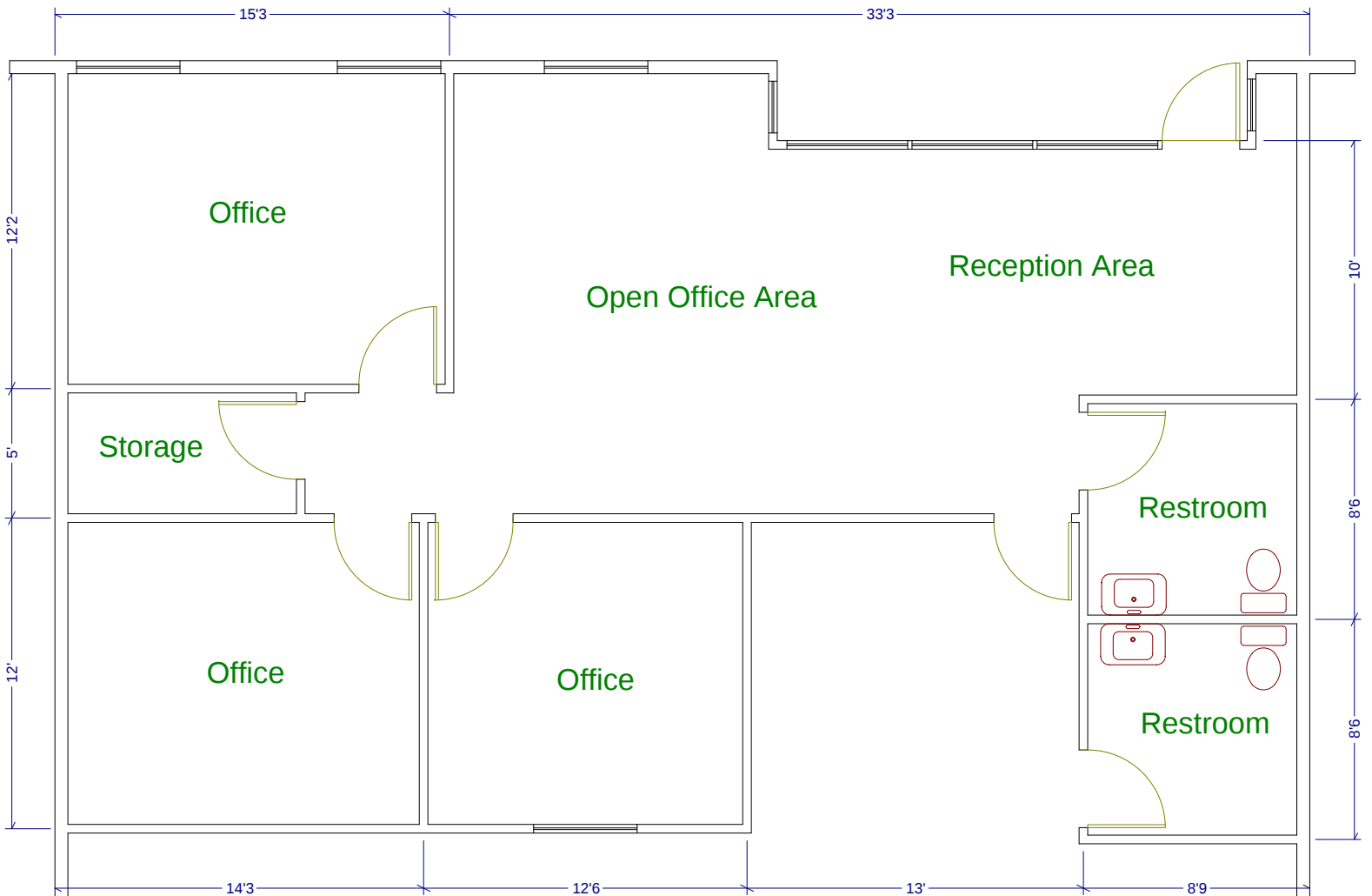
6555 S. Tenaya Way Suite 700
+/- 4,800 SF - Total

Warehouse Area

12'x14' Grade Loading Door

2 - 9'x10' Dock Loading Doors

+/- 1,220 SF - Office



Note: The dimensions illustrated herein are not exact and will vary from the actual dimensions.