



FOR LEASE
MULTI-TENANT
INDUSTRIAL PARK

4420 Arville Street
Las Vegas, NV 89103

LAYNE MCDONALD

Advisor

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ART FARMANALI, SIOR[®]

Senior Vice President

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NV Lic# S.37529



6018 S. Durango Drive, Suite 110, Las Vegas, NV 89113

All SVN[®] offices are independently owned and operated.

Lease Rate: \$1.40-\$1.45/SF

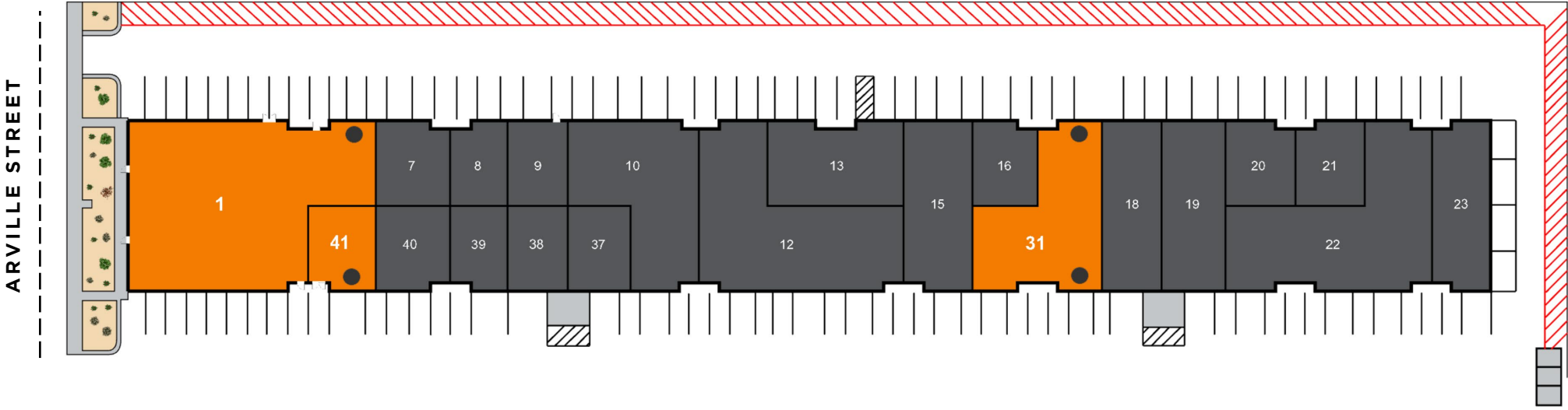
Modified Gross

Located in the West Las Vegas submarket, this property offers easy access to I-15 via W Flamingo Rd. as well as the 215-Beltway via S Decatur Blvd.

- ±1,042 - ±8,052 SF Available
- Full HVAC Spaces Available
- Grade Level Loading
- Fire Sprinklered
- Zoned IL (Industrial Light)
- APN: 162-19-601-010




Site Plan



 AVAILABLE

Not to scale, for reference only

 = Grade Level Door

 OCCUPIED

Suite 1

Total SF
±7,010 SF

Warehouse SF
±4,400 SF

Office SF
±2,610 SF

Grade Level Doors
One (1) ±10' x ±10'

Power
Single Phase & 3-Phase Power
±1,350 Amps (125-225A/Panel)
120/240V
Tenant to Verify

- HVAC Throughout Office and Warehouse
- Sprinklered
- 10' Clear Height



Not to scale, for reference only

● = Grade Level Door



Lease Rate: \$1.40/SF MG

Monthly Total: \$9,814.00

Suite 1 - Office



Suite 1 - Warehouse



Suite 31

Total SF
±3,444 SF

Warehouse SF
±2,424 SF

Office SF
±1,020 SF

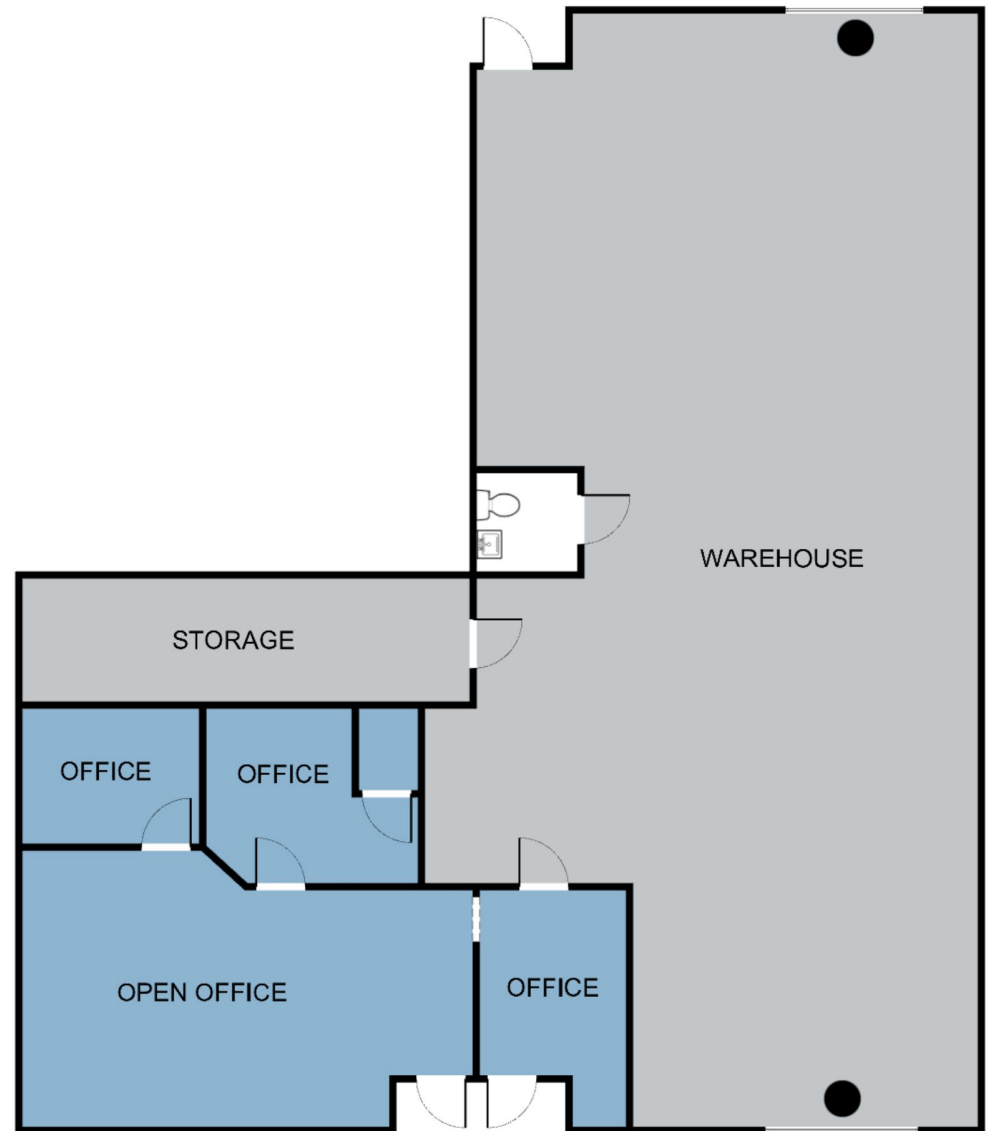
Grade Level Doors
One (1) ±10' x ±12'
One (1) ±9' x ±10'

Power
1-Phase Power
±250 Amps, 120/240V
Tenant to Verify

- Sprinklered
- 13' Clear Height
- One Restroom

Lease Rate: \$1.45/SF MG

Monthly Total: \$4,994.00

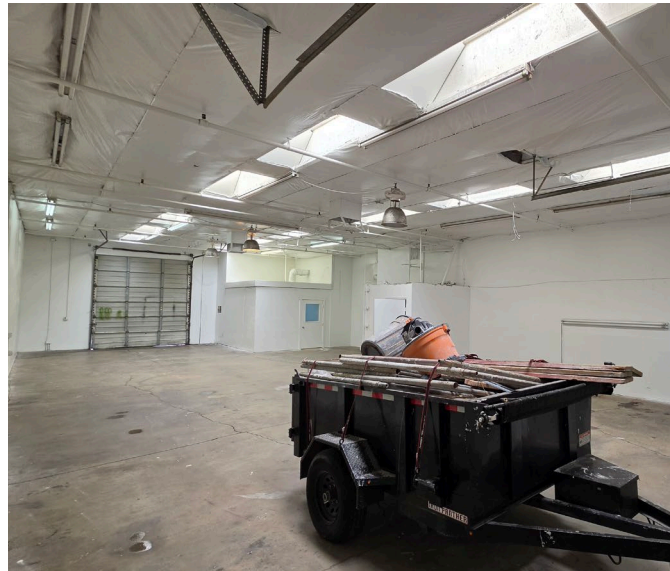


Not to scale, for reference only

● = Grade Level Door



Suite 31



Suite 41

Total SF

±1,042 SF

Warehouse SF

±1,042 SF

Grade Level Doors

One (1) ±10' x ±12'

Power

1-Phase Power

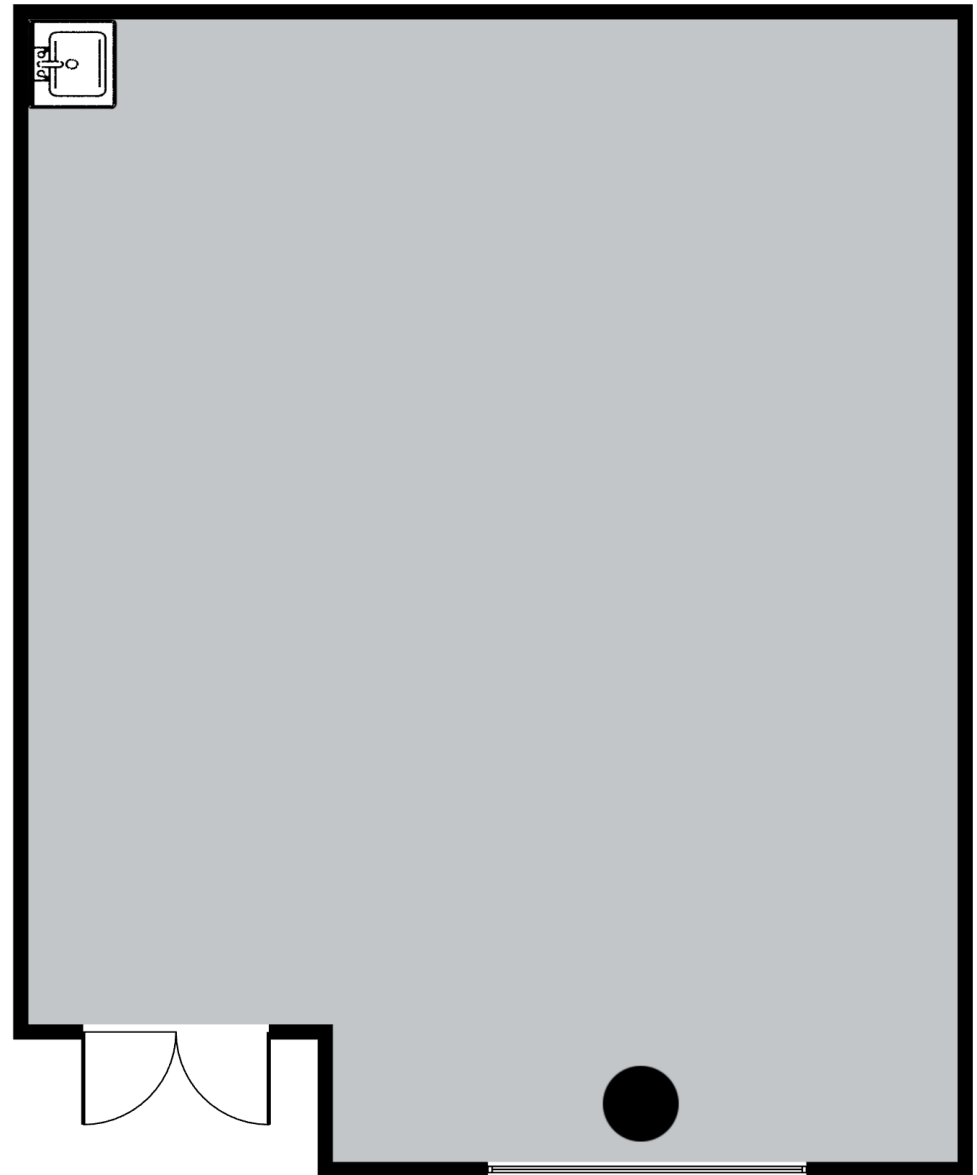
±125 Amps, 120/240V

Tenant to Verify

- Dead Storage Space
- Utility Sink
- HVAC Throughout
- Sprinklered
- 13' Clear Height

Lease Rate: \$1.40/SF MG

Monthly Total: \$1,458.80



Not to scale, for reference only

● = Grade Level Door



Suite 41



Suite 1 & 41

Total SF
±8,052 SF

Warehouse SF
±5,442 SF

Office SF
±2,610 SF

Grade Level Doors
One (1) ±10' x ±12'
One (1) ±10' x ±10'

Power
Single Phase & 3-Phase Power
±1,475 Amps (125-225A/Panel)
120/240V
Tenant to Verify

- HVAC Throughout Office and Warehouse
- Sprinklered
- 10' Minimum Clear Height



Not to scale, for reference only

● = Grade Level Door

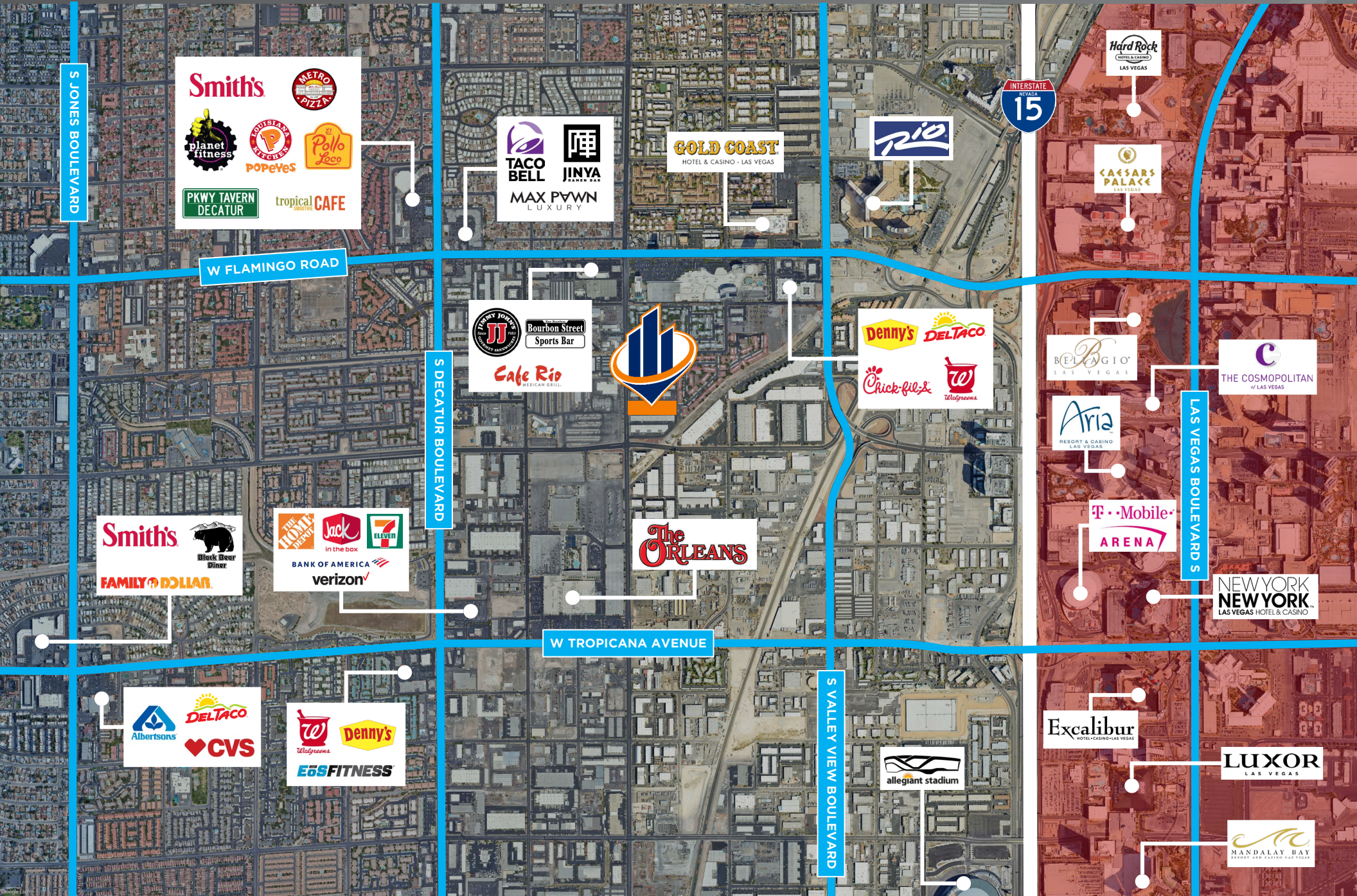


Lease Rate: \$1.40/SF MG

Monthly Total: \$11,272.80

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