

PACE COMMERCE CENTER

5145 S. Arville Street,
4477 Reno Avenue
Las Vegas, NV 89118

FOR LEASE

±3,883 SF - ±5,415 SF
FLEX INDUSTRIAL UNITS
AVAILABLE Q4 2026

CBRE



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FOR LEASE

PACE COMMERCE CENTER



Pace Commerce Center offers Office/warehouse/showroom space with frontage on Reno Avenue and Arville Street. The property is located in the Southwest submarket, just South of Tropicana Avenue at West Reno Avenue and Rogers Street. The central location provides excellent access to the Strip, the I-15 via Tropicana, UNLV, the I-15/I-215 Interchange and is surrounded by ample retail and service amenities. Pace Commerce Center is an approximately $\pm 61,169$ SF multi-tenant office/warehouse Project, comprised of three buildings on ± 3.34 acres. Property features include grade level loading, dock access to some units, air conditioned office space, and ample parking. Ownership is pleasant to work with and eager to lease the space.

PROPERTY HIGHLIGHTS

- $\pm 61,169$ SF Industrial Project on ± 3.34 acres
- $\pm 3,883$ SF - $\pm 5,415$ SF Units Available
- Prime Southwest Location
- 120/208v, 3-Phase power
- 15' - 18' minimum Clear Height
- Evaporative Cooled Warehouse and HVAC Office
- Single story office/warehouse spaces
- LED Warehouse lighting
- Some Units have Dock-Hi Loading
- Industrial Light (IL) Zoning
- Parking Ratio of 1.78 per 1,000 SF
- Fire Sprinkler System
- Built in 1995
- Natural Gas
- APNs: 162-30-202-007 and 004



■ = AVAILABLE ■ = LEASED

● = Grade-Level Door → = Dock-Hi Door



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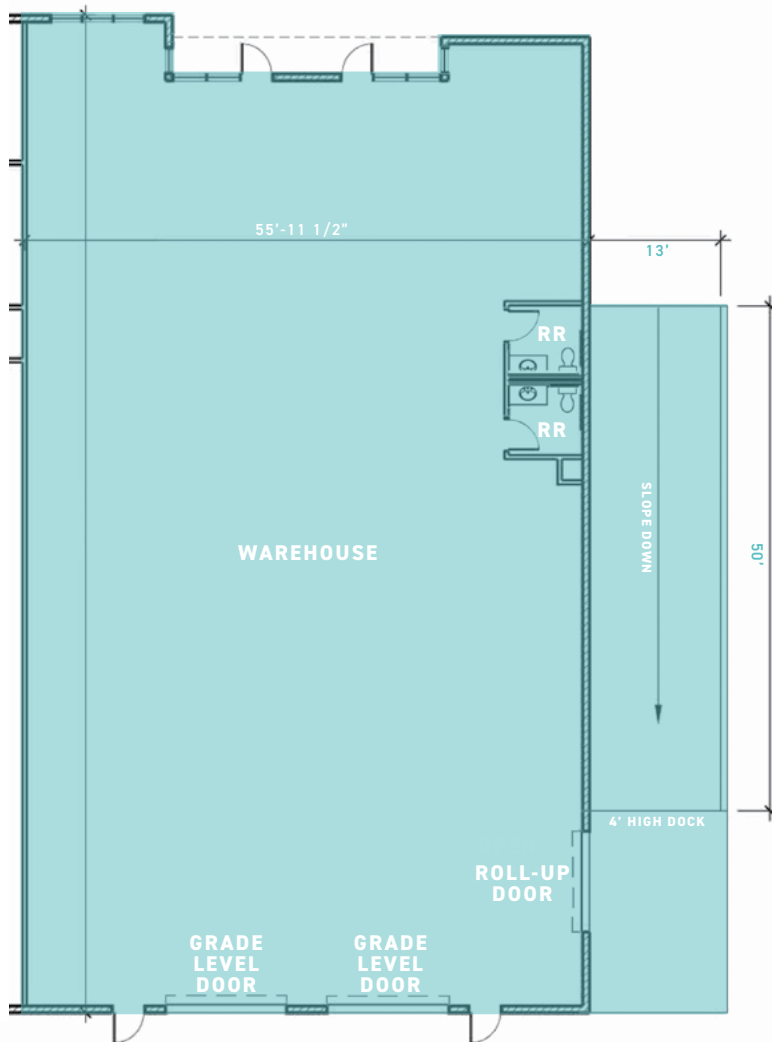


4477 RENO AVENUE

±5,415 SF TOTAL

SUITE HIGHLIGHTS

- Evap-Cooled Warehouse
- Slope-down truck loading ramp with 4' high dock
- Large Open Warehouse with Showroom Potential
- Two (2) Restrooms
- Three (3) Grade Level Roll-Up Doors
- 18' Clear Height

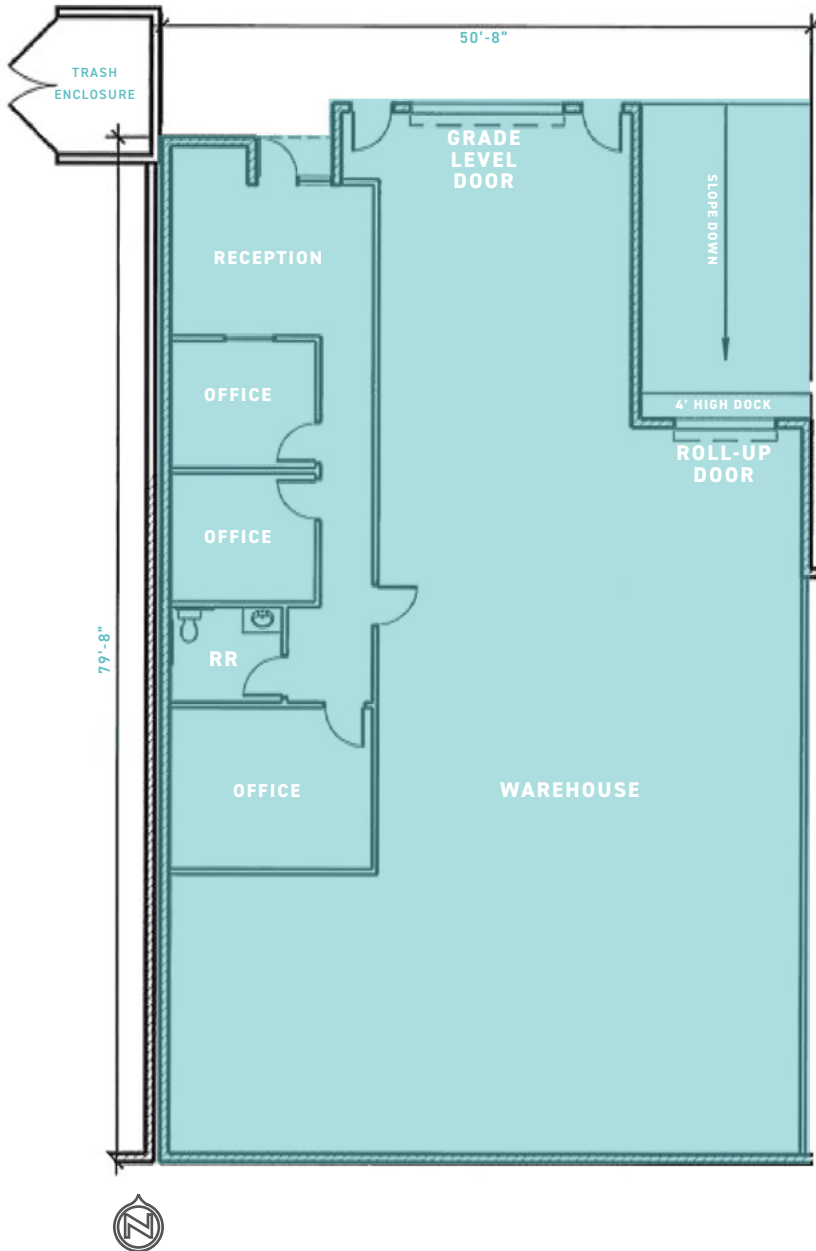


LEASE RATE : \$1.45/SF (NNN)

2026 CAMS : \$0.326/SF (*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)

TOTAL MONTHLY : \$9,617.04/MO

AVAILABILITY : DECEMBER 2026



5145 ARVILLE STREET SUITE F - ±3,883 SF TOTAL

SUITE HIGHLIGHTS

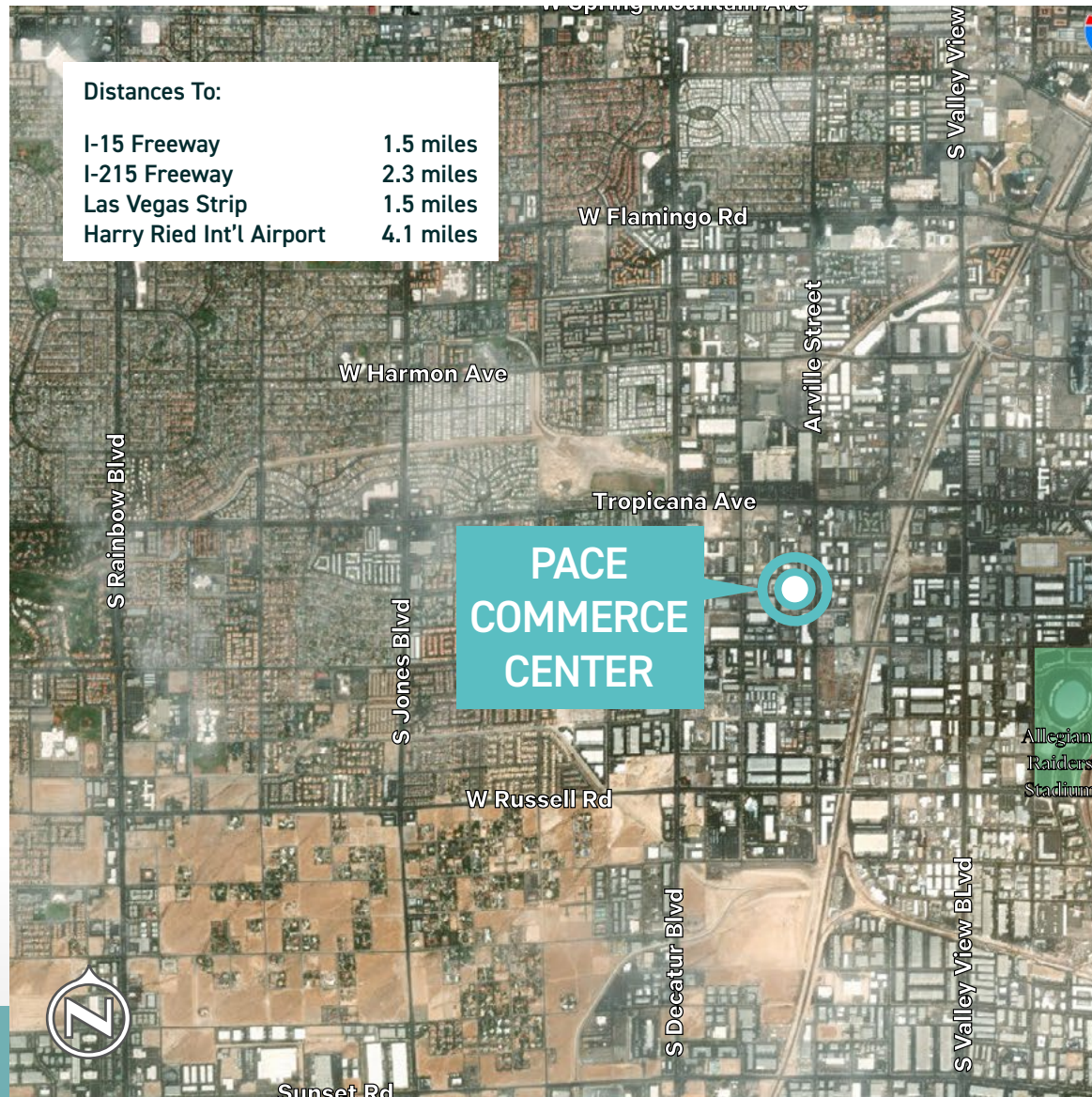
- ±1,053 SF HVAC Office
- ±2,830 SF Evap-Cooled Warehouse
- Reception
- Three (3) Private Offices
- One (1) Restroom
- One (1) Dock-Hi Roll-Up Door
- One (1) Grade Level Roll-Up Door
- 18' Clear Height

LEASE RATE : \$1.45/SF (NNN)

**2026 CAMS : \$0.318/SF (*INCLUDES HVAC
MAINTENANCE & TRASH REMOVAL)**

TOTAL MONTHLY : \$6,865.14/MO

AVAILABILITY : DECEMBER 2026



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