

2450 W. ARBY AVENUE

LAS VEGAS, NV 89119

±2.5 - ±5.0
ACRE YARD
AVAILABLE
FOR LEASE

FENCED, PAVED, AND SECURED YARD



SITE

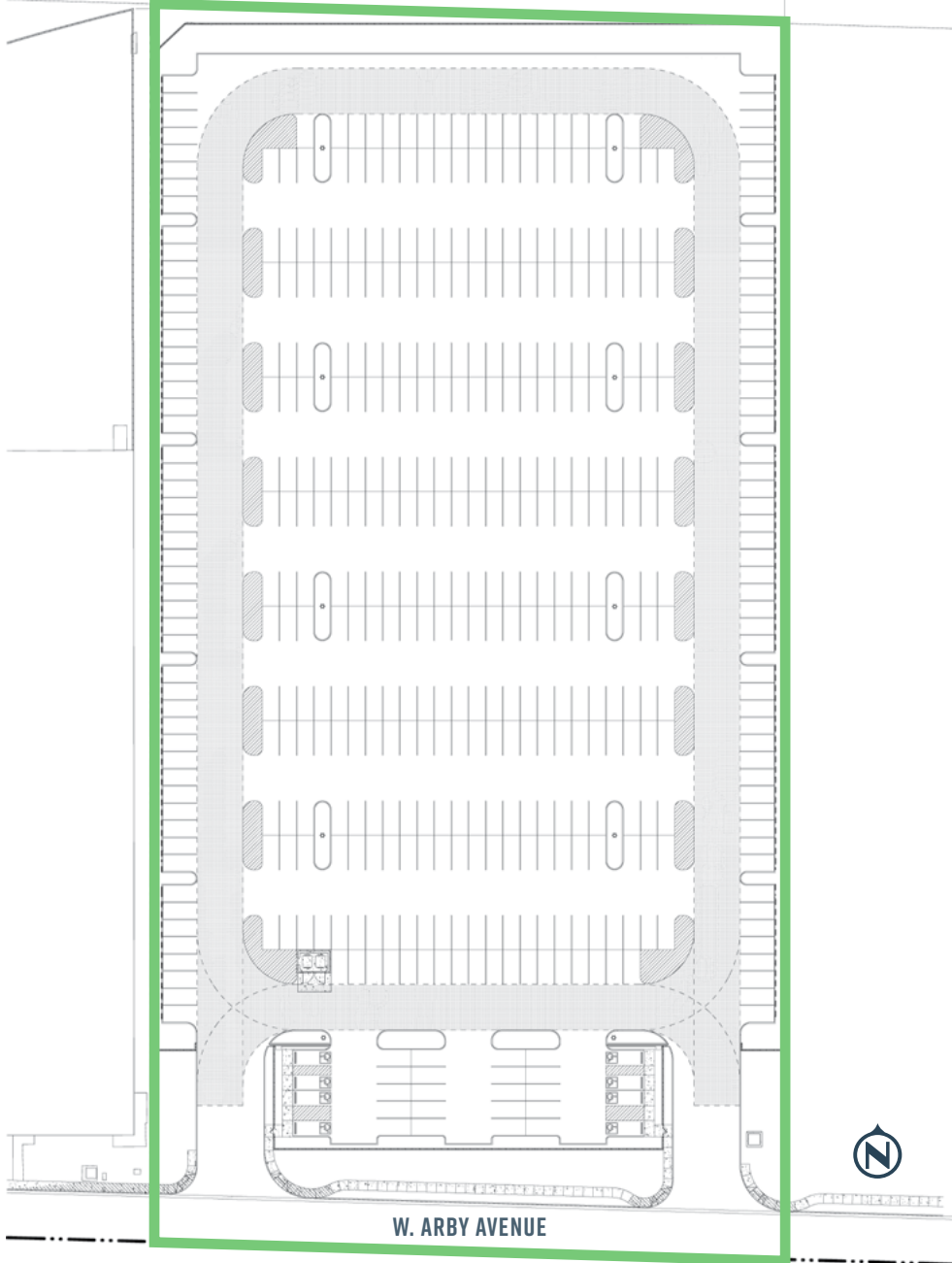
I-215 FRONTAGE!

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RAMP S. I-15 LAS VEGAS BLVD



PROPERTY OVERVIEW

2450 W. Arby Avenue is a ± 5.00 Acre improved lot located in the heart of the Airport Submarket just off of Las Vegas Boulevard. The property is located off Arby Avenue with easy access to the I-15 and I-215 freeways and just minutes away from Allegiant Stadium, the Las Vegas Strip, and Harry Reid International Airport.

PROPERTY HIGHLIGHTS

- ◆ ± 5.00 Acres with a Fully Fenced 6' Block wall with 2' spikes
- ◆ Frontage on I-215 Freeway
- ◆ Two (2) Steel Gate Access Points
- ◆ Asphalt Paved w/ over 500 parking spaces
- ◆ Light Poles throughout the Property
- ◆ Water available (1" pipe)
- ◆ Electric Available (120/240V Single Phase, 400 Amps) (Tenant to Verify)
- ◆ Trash Enclosure on Site
- ◆ Ability to add a guard post
- ◆ ZONED : CR - Commercial Resort (Comprehensive Planning has approved Outdoor Storage and Parking)
- ◆ APN(s) : 177-05-701-018, 024

ASKING RATE: NEGOTIABLE

CAMS: \$0.01/SF

AVAILABLE NOW!

PROPERTY PHOTOS



SITE PLAN



RAMP S. I-15 LAS VEGAS BLVD



W. ARBY AVENUE

SITE

LAS VEGAS BOULEVARD

WINDY STREET

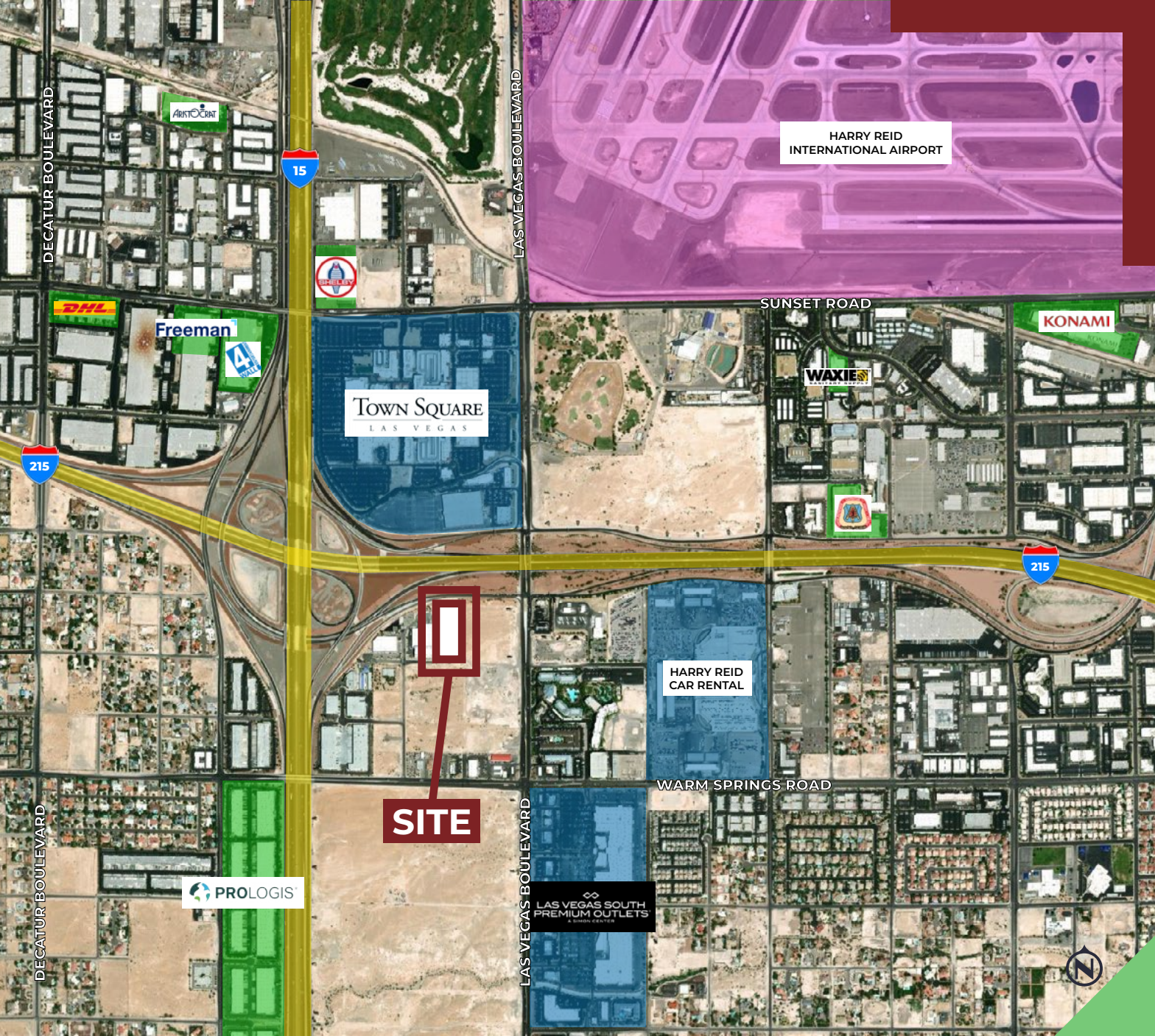


WARM SPRINGS ROAD



AERIAL MAP

DISTANCES TO:	MILES
Harry Reid Int'l Airport	4.4
The Las Vegas "Strip"	2.6
I-215 Freeway	1.3
I-15 Freeway	1.3
Allegiant Stadium	2.9



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CONTACT US

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