

# PACE COMMERCE CENTER

5145 S. Arville Street,  
5140 Rogers Street,  
4477 Reno Avenue  
Las Vegas, NV 89118

FOR LEASE

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

**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  $\pm 3.34$  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.

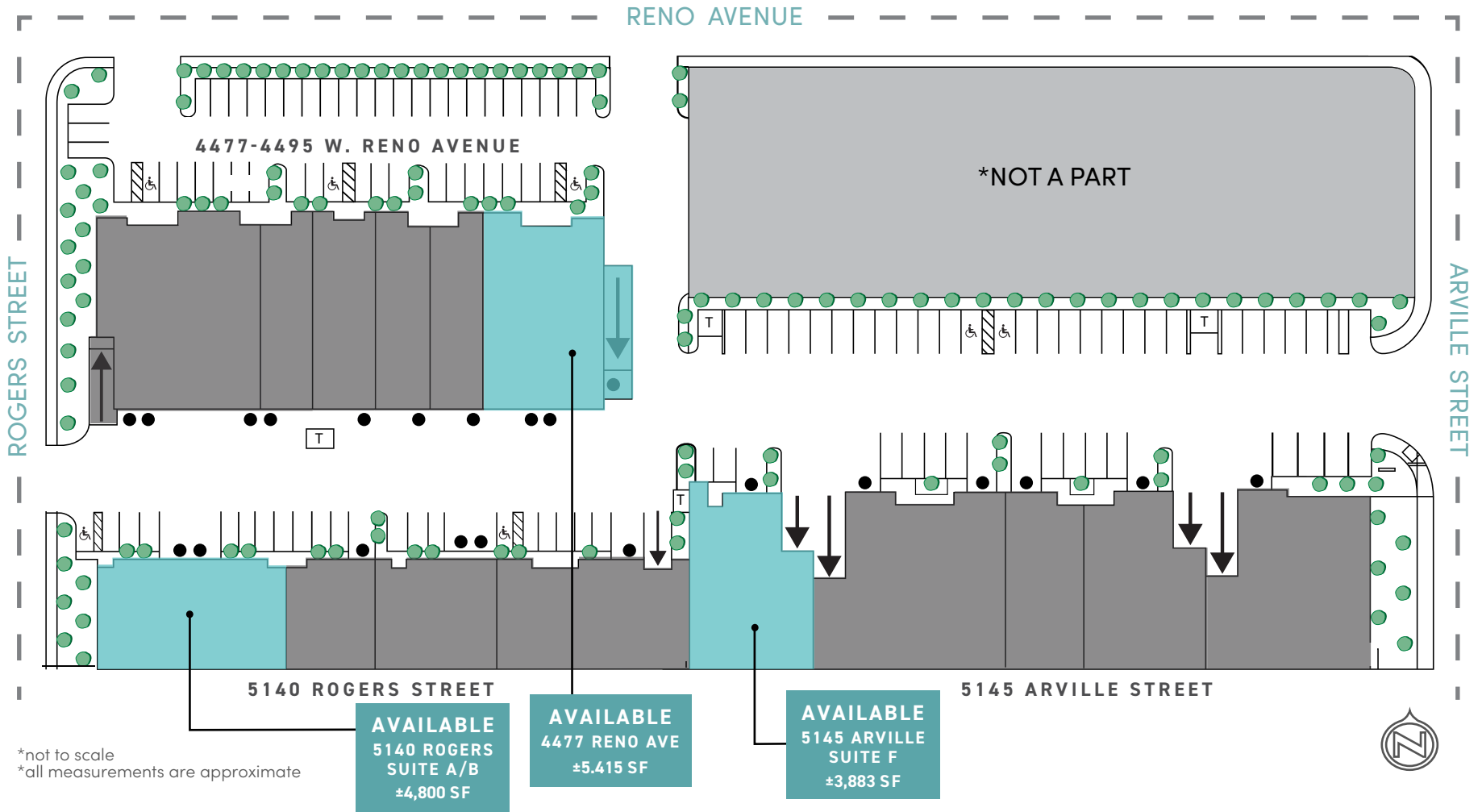
#### PROPERTY HIGHLIGHTS

- $\pm 61,169$  SF Industrial Project on  $\pm 3.34$  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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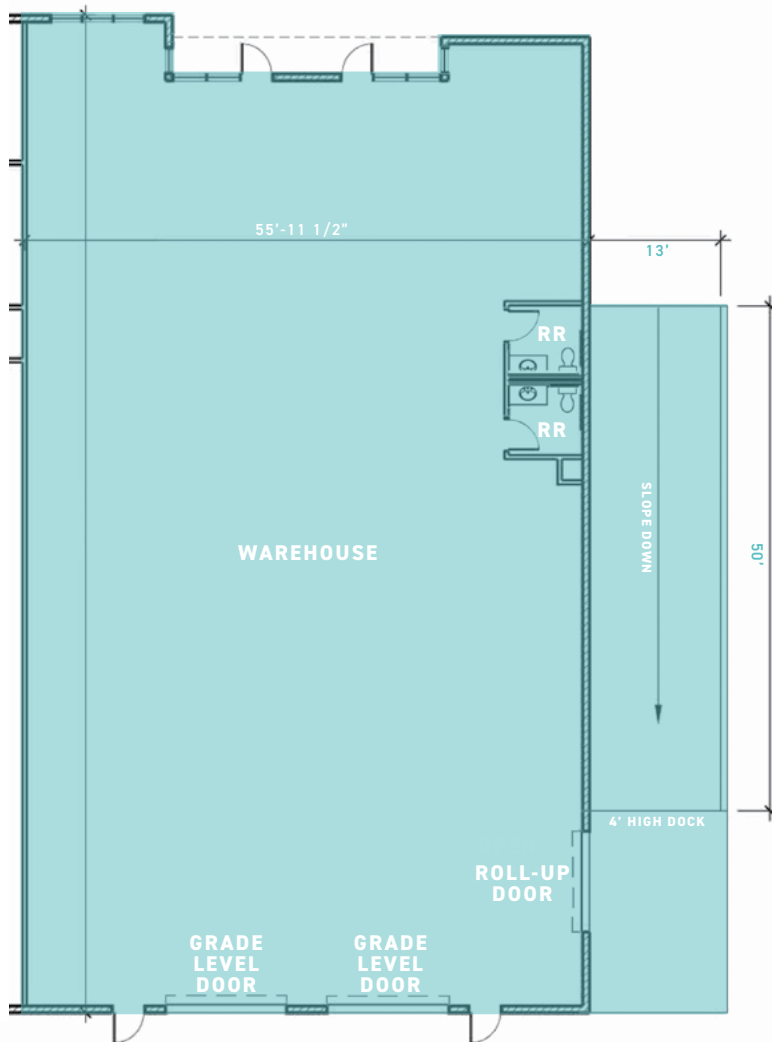
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## 4477 RENO AVENUE

### ±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

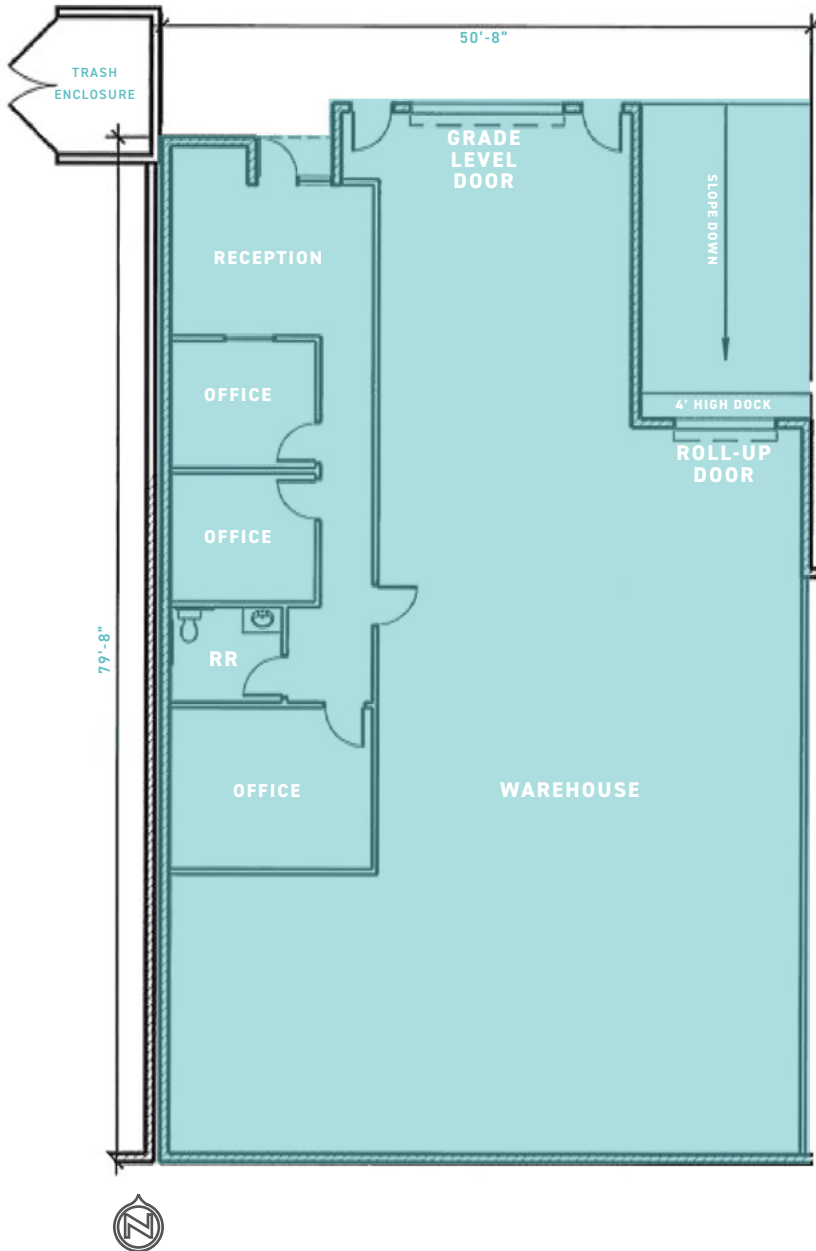


**LEASE RATE : \$1.45/SF (NNN)**

**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)**

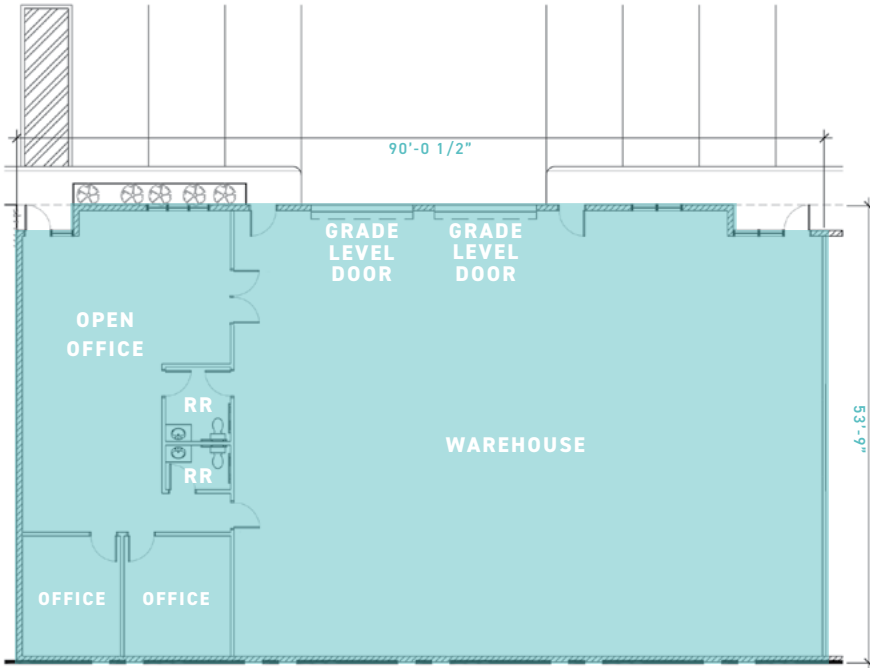
**TOTAL MONTHLY : \$6,865.14/MO**

**AVAILABILITY : DECEMBER 2026**

## 5140 ROGERS STREET SUITE A/B - ±4,800 SF TOTAL

### SUITE HIGHLIGHTS

- ±1,274 SF HVAC Office
- ±3,526 SF Evap-Cooled Warehouse
- Large Open Office/Reception Area
- Two (2) Private Offices
- Two (2) Restrooms
- 18' Clear Height in Warehouse
- Two (2) Grade Level Roll-Up Doors

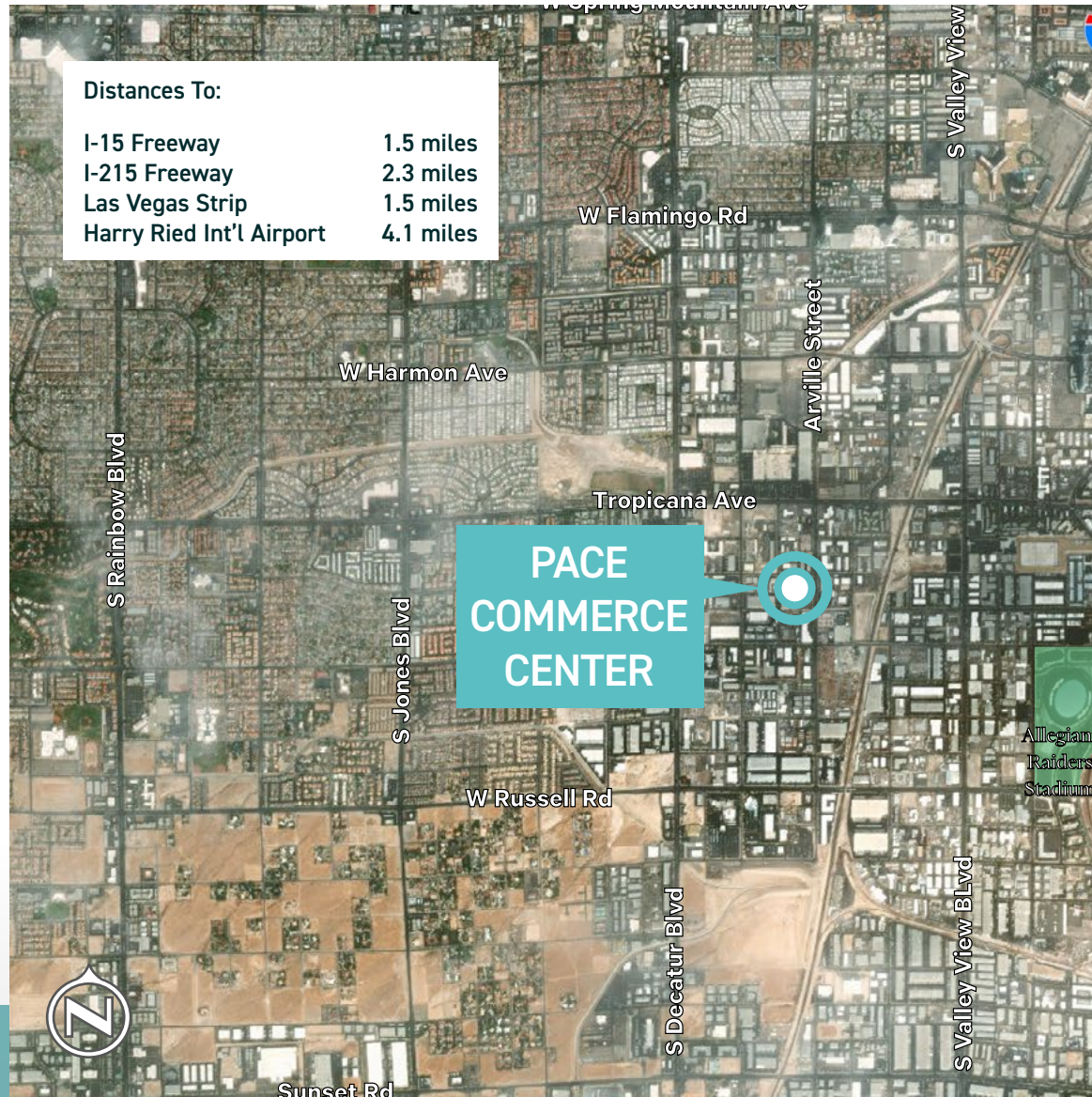


**LEASE RATE : \$1.45/SF (NNN)**

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

**TOTAL MONTHLY : \$8,524.80/MO**

**AVAILABILITY : JULY 2026**



**Distances To:**

- I-15 Freeway 1.5 miles
- I-215 Freeway 2.3 miles
- Las Vegas Strip 1.5 miles
- Harry Ried Int'l Airport 4.1 miles



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