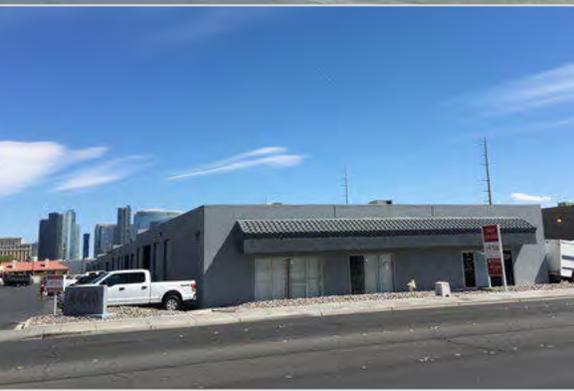


Select units
available now!

4440 S. ARVILLE STREET

Small Offices/ Warehouses



LEASE RATE: \$1.50 per square foot + \$0.34 CAM/NNN
ZONED M-1 • LAS VEGAS, NV 89103

GRADE-LEVEL ROLL-UP DOORS WITH REFURBISHED OFFICES & EXTERIOR

PROPERTY DESCRIPTION

The Subject Property consists of one (1) 45,437 square feet building on 2.48 acres and zoned Light Manufacturing (M-1). Centrally located and minutes from the Las Vegas Strip, the property is situated between Palms Casino Resort and The Orleans Hotel & Casino on Arville Street between Flamingo Road and Harmon Avenue. Close to freeways, shops, restaurants, and businesses.

PROPERTY HIGHLIGHTS

- Small Office/Warehouse Available!
- 15'+ ceiling height with grade-level roll-up doors (approx 12')
- Free Months Available!
- Location! Location! Location!
- New Aggressive Ownership!
- Entire exterior and interior plaza renovations
- New carpet and paint
- Minutes to the Las Vegas Strip

FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113



American Real Estate Investments

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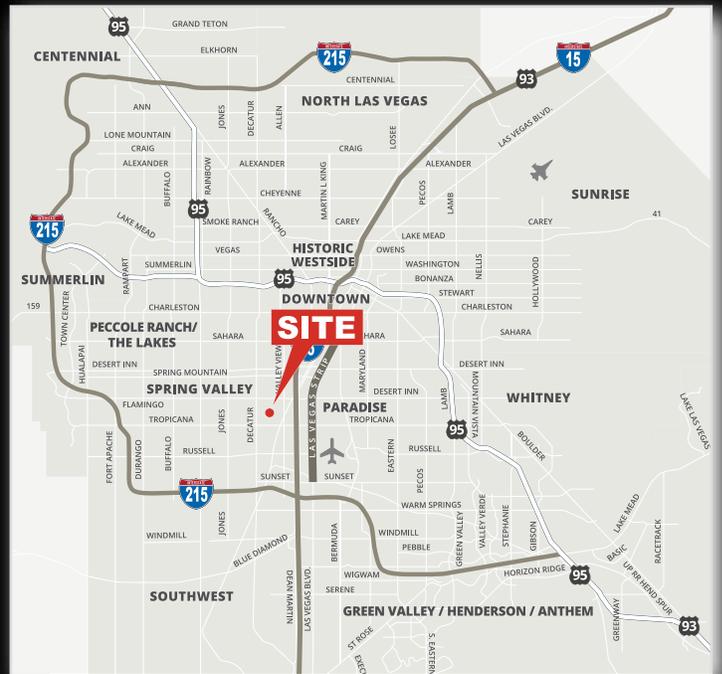
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LEASE RATE: \$1.50 per square foot + \$0.34 CAM/NNN • ZONED M-1 • LAS VEGAS, NV 89103

Layout not to scale

Communication & Storage Unit 23/24 2,250 SF	
Communication & Storage Unit 22 1,125 SF	Unit 25 1,125 SF
Occupied Unit 21 1,125 SF	Automotive Unit 25 1,125 SF
Film & Media Production Unit 20 1,144 SF	Occupied Unit 27 1,141 SF
Automotive Unit 19/28/29 2,925 SF	
Automotive Unit 18 925 SF	
Automotive Unit 17/30 2,312 SF	
Occupied Unit 16 1,070 SF	Wellness Unit 31 1,144 SF
Occupied Unit 15 1,065 SF	Occupied Unit 32 1,200 SF
Unit 14/33 2,265 SF	
Automotive Unit 13/34 2,210 SF	
Unit 11/12 2,346 SF	
Automotive Unit 10 1,070 SF	Exhibit Design Unit 37 975 SF
Automotive Unit 8/9 2,032 SF	Automotive Unit 38/39 2,102 SF
Occupied Unit 7 1,170 SF	Sports Equipment Unit 40 1,143 SF
Appliances Unit 6 1,093 SF	Automotive Unit 41/42 2,100 SF
Automotive Unit 5 1,045 SF	
Occupied Unit 3/4 1,795 SF	Unit 1/2/43 1,993 SF



15'+ CEILING HEIGHT UNITS

S. ARVILLE ST



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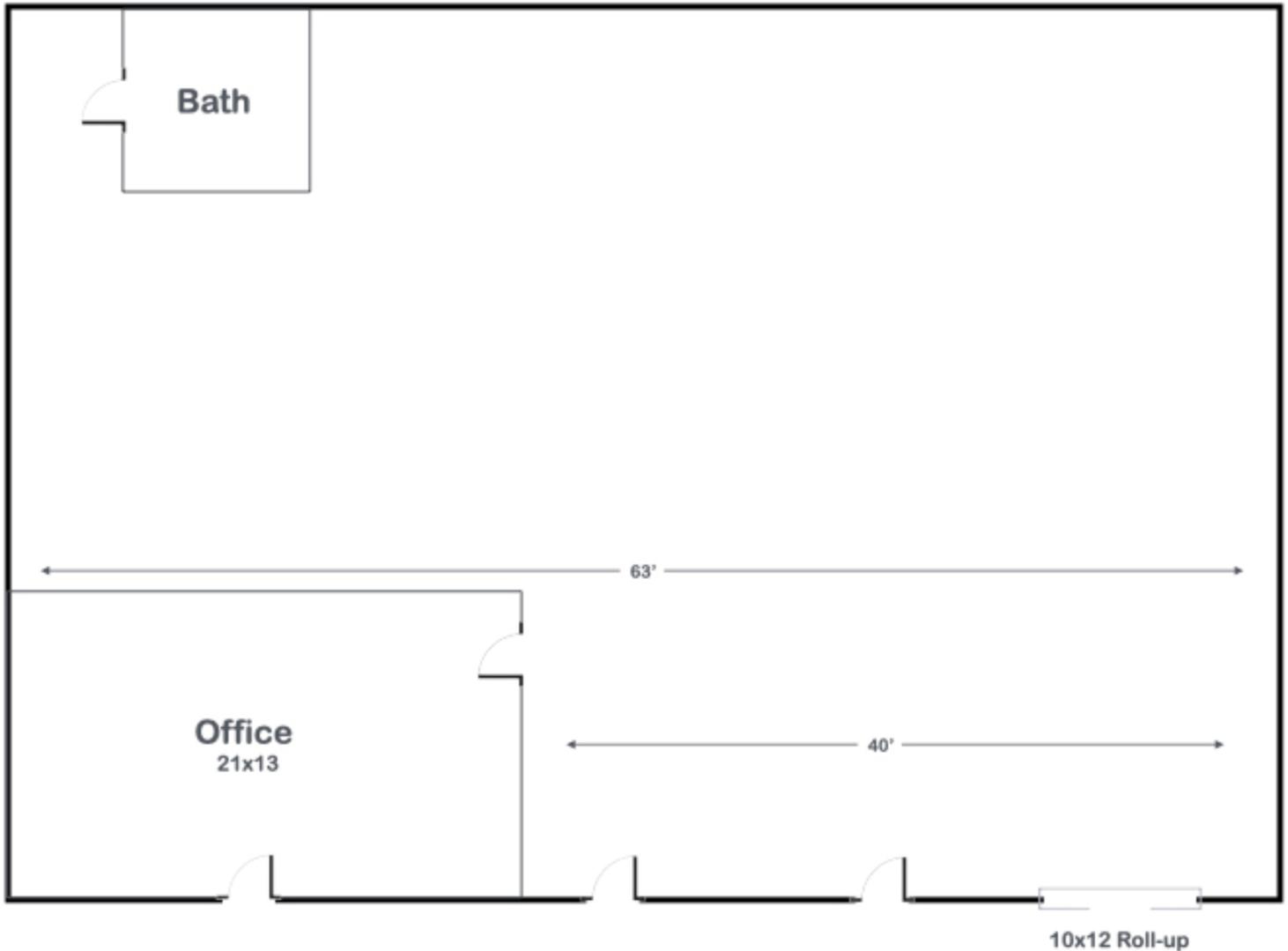
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FLOORPLAN: Suites 11/12

2,346 SQ FT

#11 & 12

2,346 Sqft



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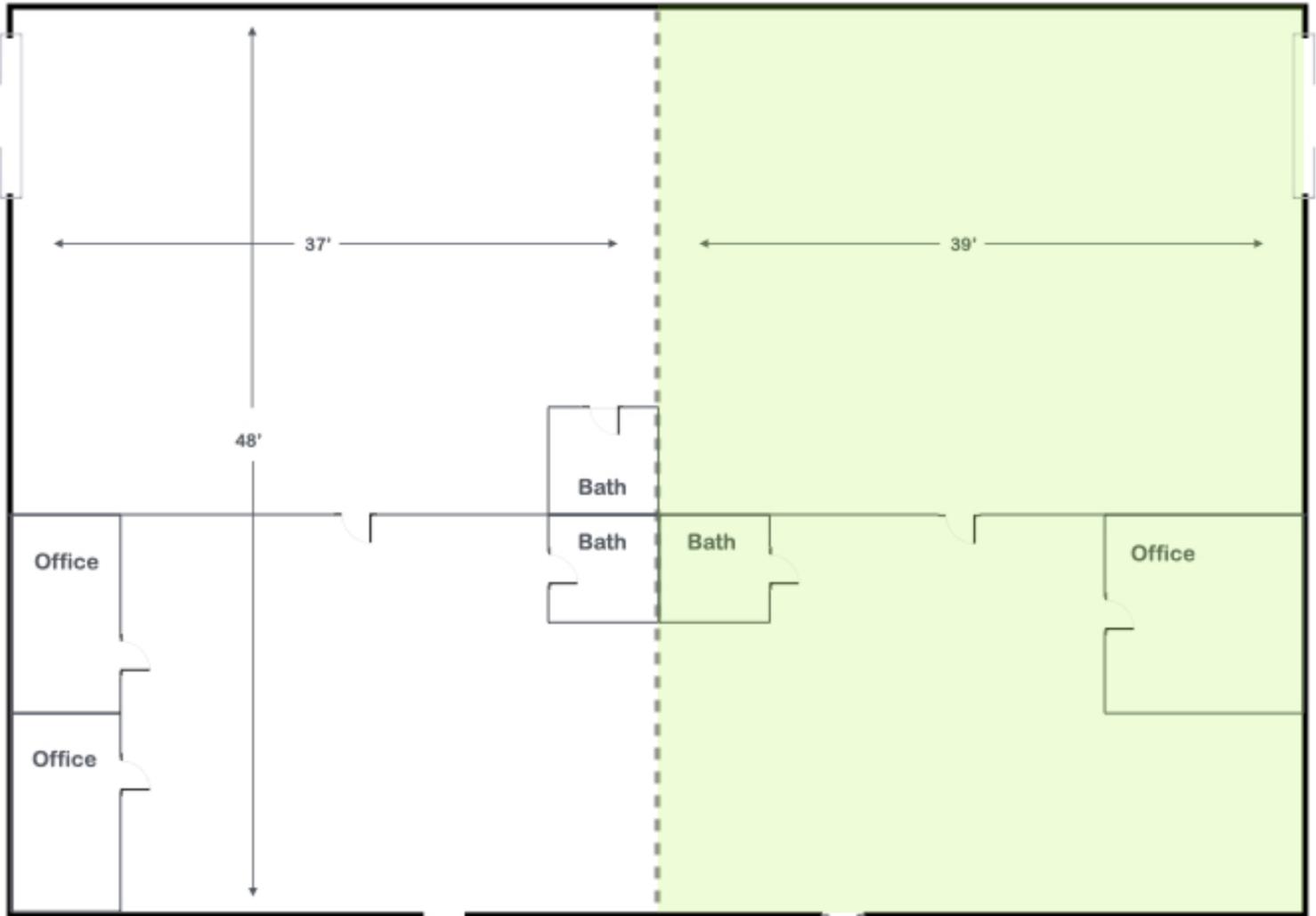
★★★
COMMERCIAL

FLOORPLAN: Suites 1,2 & 43

1,993 SQ FT

Suites 1-4 & 43: 3,788 Sqft

3,788 Sqft Total



Suites 3-4: 1,795 Sqft

Suites 1,2 & 43: 1,993 Sqft

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