Arville Business Center

4355 & 4375 W. Reno Avenue, Las Vegas, NV 89118



FOR LEASE

Small Warehouse Units With Yard

Year 1 - $1.00 | Year 2 - $1.42 PSF, Mo

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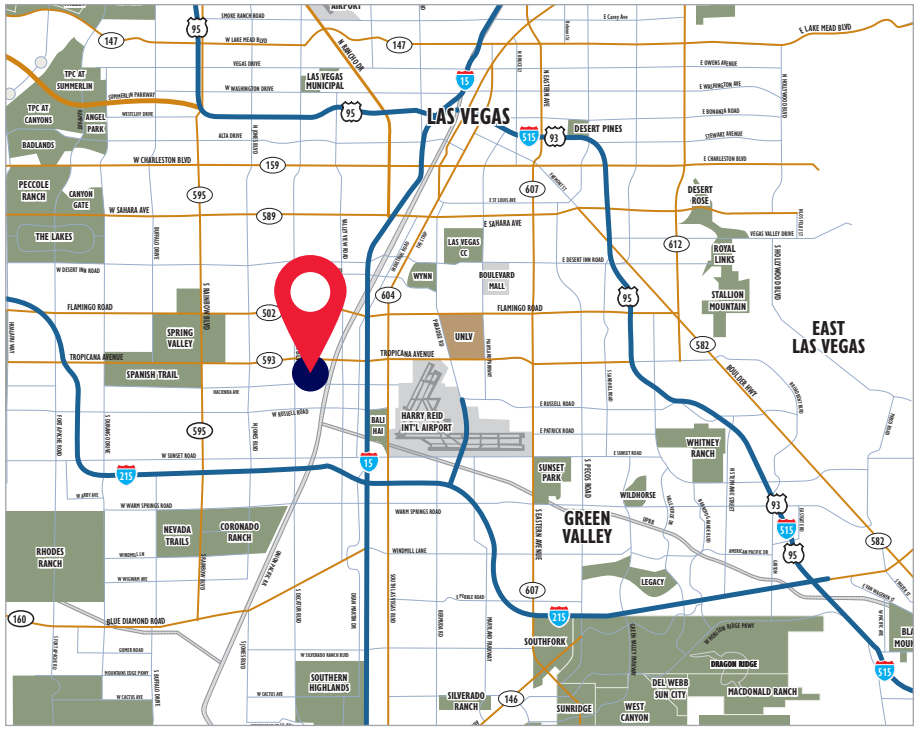
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Property Overview

Arville Business Center is situated in the heart of the Southwest Submarket in a high-traffic area less than two miles from the Las Vegas Strip, the I-15 & 215 Beltway, Allegiant Stadium and T-Mobile Arena.

- ±1,675 SF – ±2,010 SF Available
- Office/Warehouse Space
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklers
- Grade Level Loading
- 3 Phase Power
- Excellent Southwest/Strip Corridor Location



Intro Rate Year 1
$1.00 PSF, Mo

NNN Fees
$0.31 PSF, Mo

CONTACT US

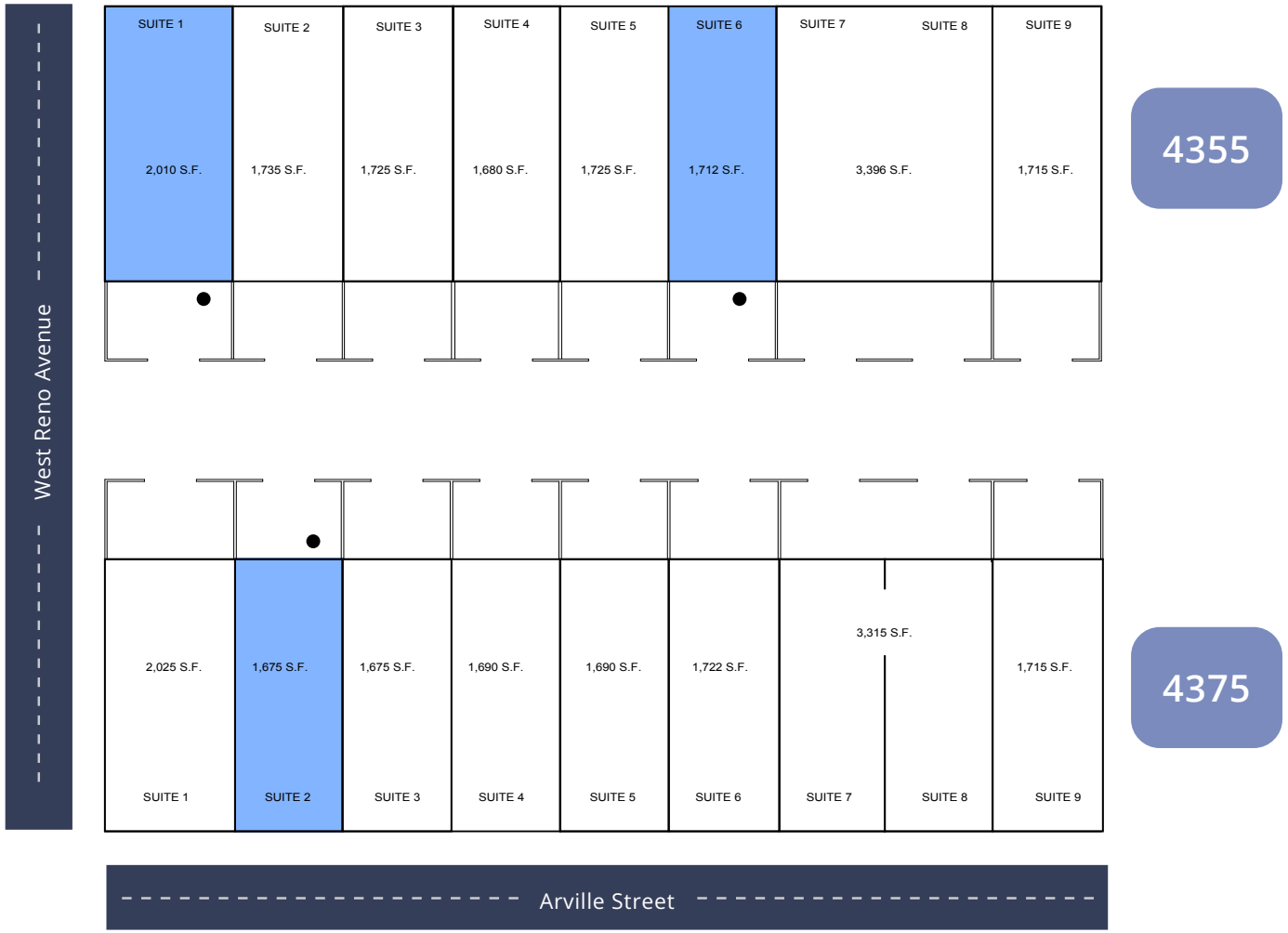
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Site Plan

For illustration purposes only. Not to scale. = Available = Grade Loading Door



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Floor Plan

4355 W. Reno Avenue

N *For illustration purposes only. Not to scale.* ● = Grade Loading Door

Suite 1

- ±2,010 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power
- Available November 1, 2026



Lease Rate: $1.00 PSF/Month
NNN Fees: $0.31 PSF/Month
Total Monthly: $2,633.10

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Floor Plan

4355 W. Reno Avenue

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Suite 6

- ±1,712 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power
- Available Now

Lease Rate: $1.00 PSF/Month
NNN Fees: $0.31 PSF/Month
Total Monthly: $2,242.72

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Floor Plan

4375 W. Reno Avenue

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Suite 2

- ±1,675 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power
- Available January 1, 2027

Lease Rate: $1.00 PSF/Month
NNN Fees: $0.31 PSF/Month
Total Monthly: $2,194.25

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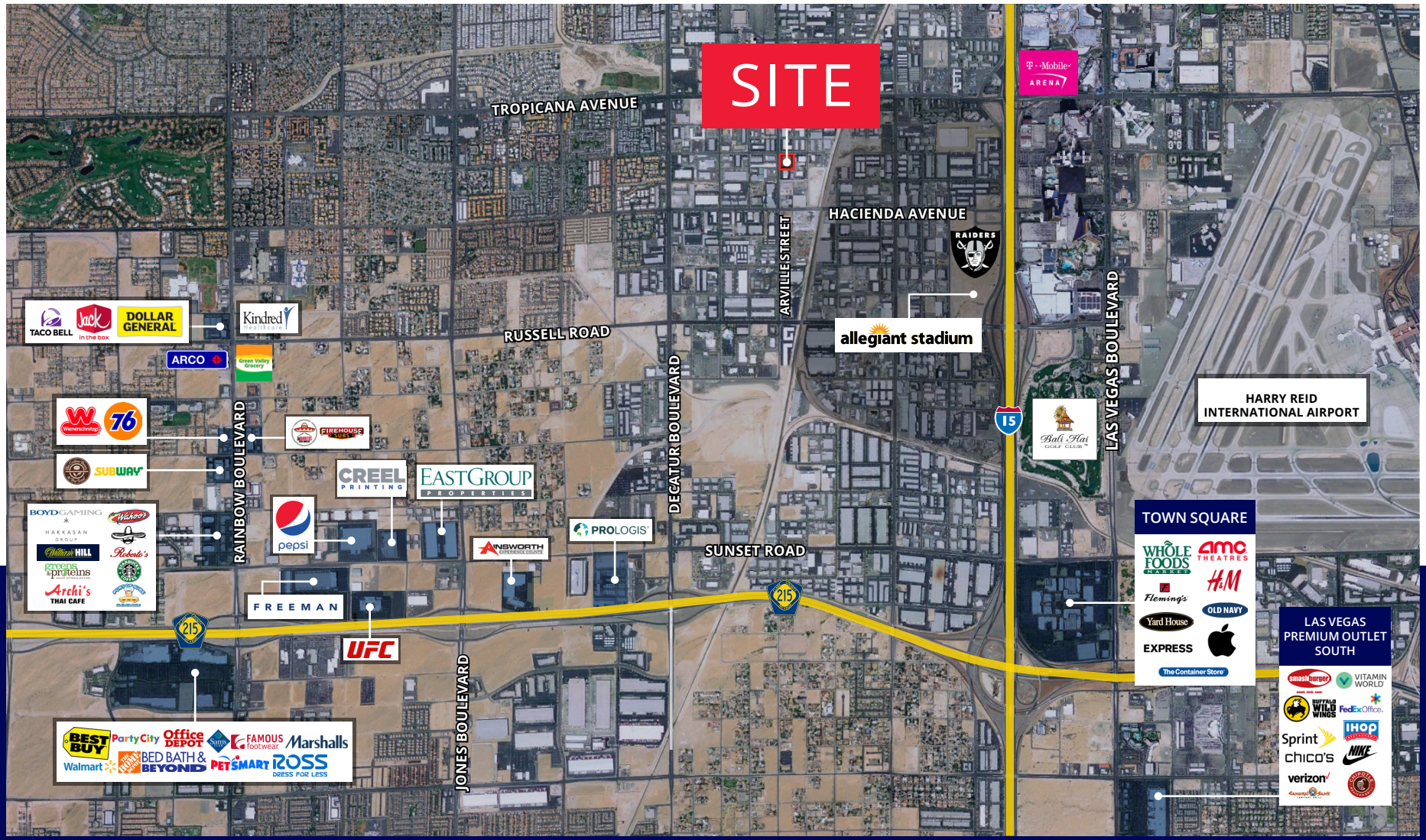
Location Map

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ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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