

FOR LEASE

Small Warehouse Units With Yard



Office/Warehouse Space Available

Arville Business Center

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

Brian Riffel, SIOR

Executive Vice President

Direct: +1 702 836 3773

brian.riffel@colliers.com

License # NV-S.0043752

Tyler Jones

Vice President

Direct: +1 702 836 3754

tyler.jones@colliers.com

License # NV-S.0169145

Chase Pavlov

Associate Vice President

Direct: +1 702 836 3731

chase.pavlov@colliers.com

License # NV-S.0186416



Accelerating success.

Office/Warehouse Space Available | For Lease

Arville Business Center



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

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.

HIGHLIGHTS

- Office/Warehouse Space
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklers
- Grade Level Loading
- 3 Phase Power
- Excellent Southwest/Strip Corridor Location

Contact Agents for Details

Brian Riffel, SIOR

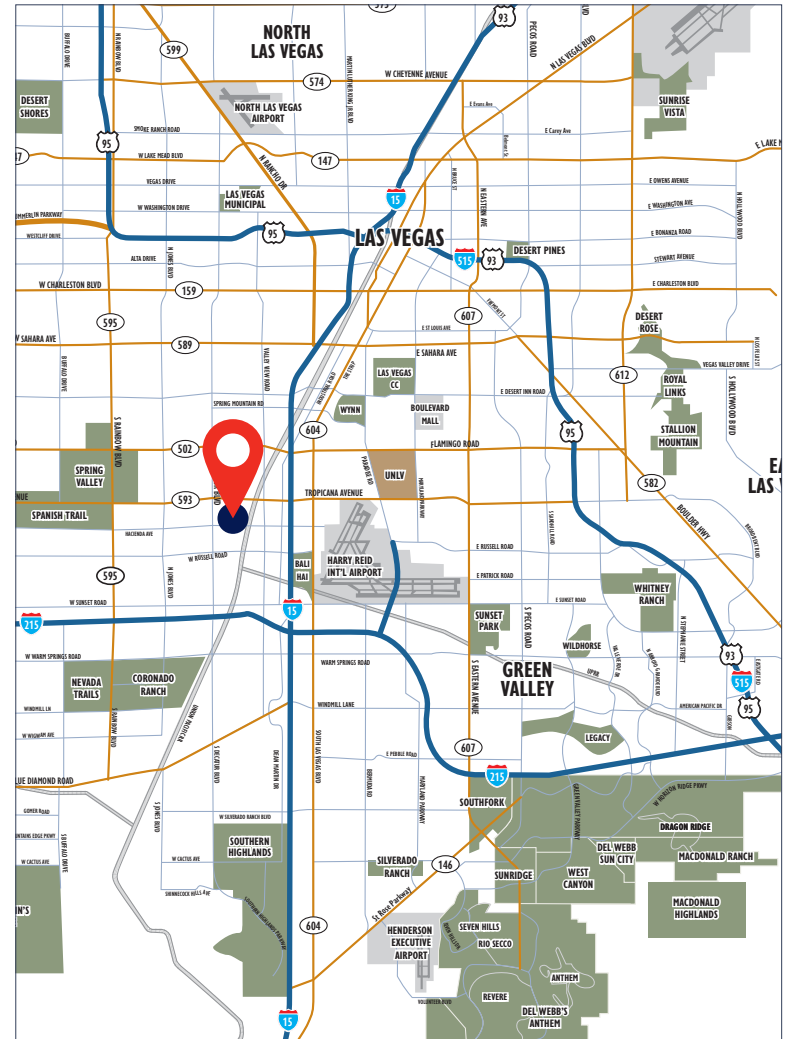
Executive Vice President
Direct: +1 702 836 3773
brian.riffel@colliers.com
License # NV-S.0043752

Tyler Jones

Vice President
Direct: +1 702 836 3754
tyler.jones@colliers.com
License # NV-S.0169145

Chase Pavlov

Associate Vice President
Direct: +1 702 836 3731
chase.pavlov@colliers.com
License # NV-S.0186416

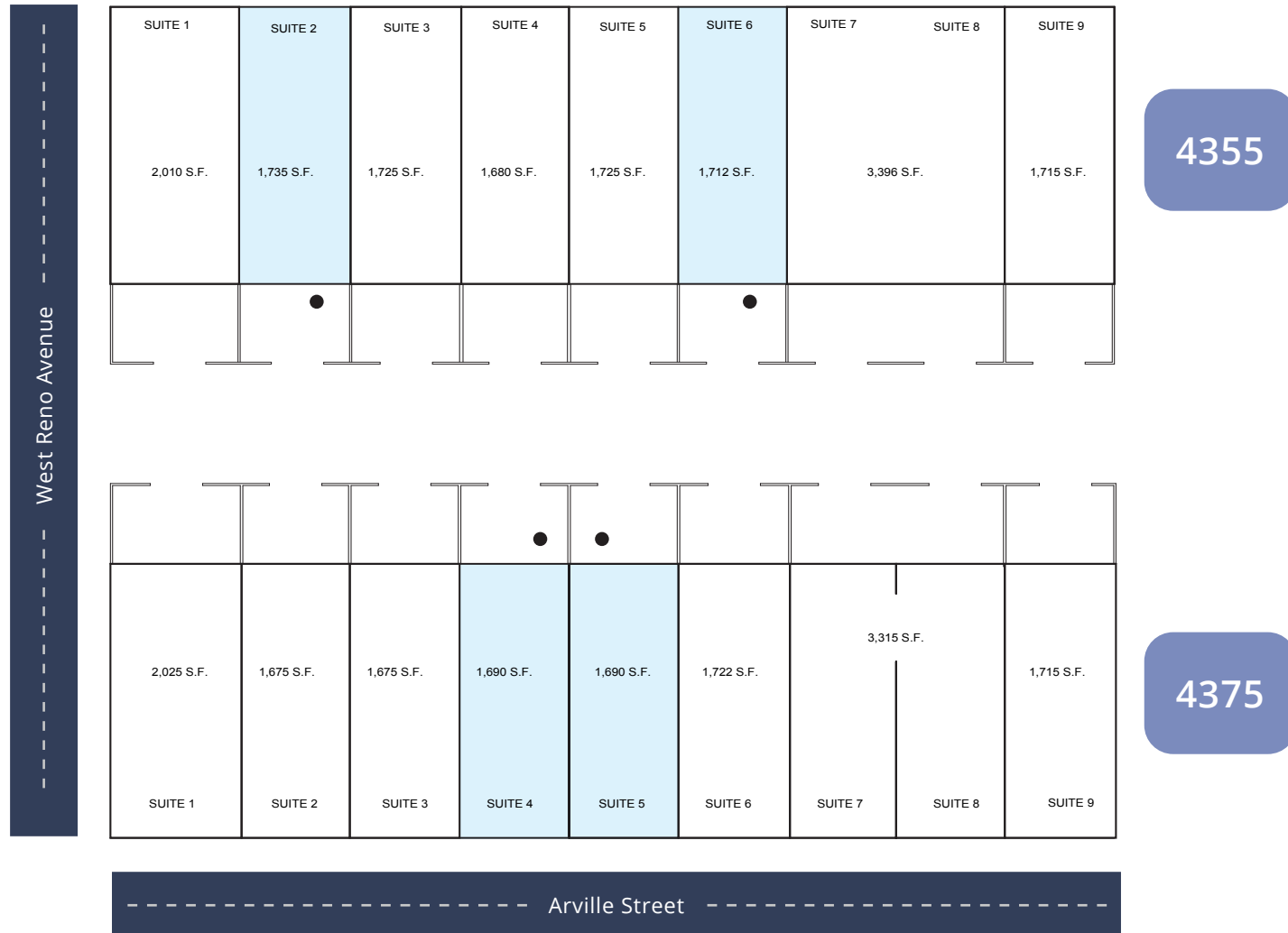


Office/Warehouse Space Available | For Lease

Arville Business Center



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



For illustration purposes only. Not to scale.

Arville Business Center



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

Suite 2 – ±1,735 SF

4355 W. Reno Avenue

Unit Features

- ±1,735 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



Lease Rate

\$1.20 PSF, Mo

NNN Fees

\$0.31 PSF, Mo

Total Monthly Amount: \$2,619.85

Brian Riffel, SIOR

Executive Vice President

Direct: +1 702 836 3773

brian.riffel@colliers.com

License # NV-S.0043752

Tyler Jones

Vice President

Direct: +1 702 836 3754

tyler.jones@colliers.com

License # NV-S.0169145

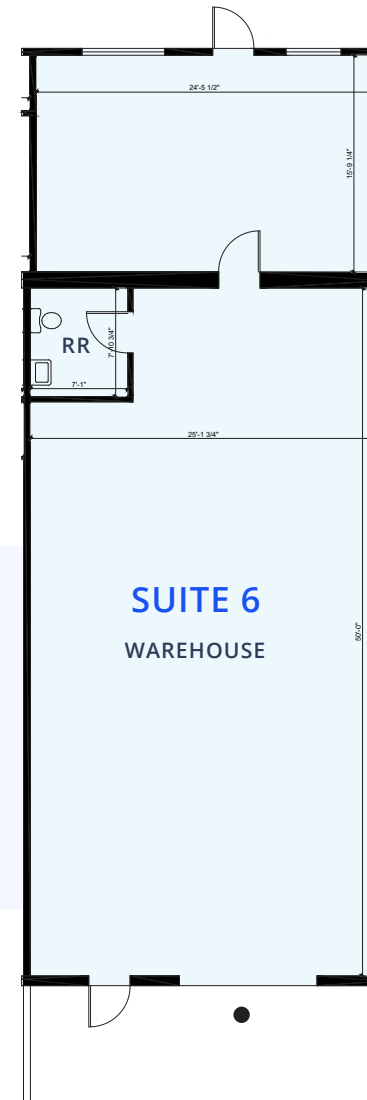
Chase Pavlov

Associate Vice President

Direct: +1 702 836 3731

chase.pavlov@colliers.com

License # NV-S.0186416



● = Grade Level Door

For illustration purposes only. Not to scale.

Office/Warehouse Space Available | For Lease

Arville Business Center



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

Suite 6 – ±1,712 SF

4355 W. Reno Avenue

Unit Features

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



Lease Rate

\$1.20 PSF, Mo

NNN Fees

\$0.31 PSF, Mo

Total Monthly Amount: \$2,585.12

Brian Riffel, SIOR

Executive Vice President

Direct: +1 702 836 3773

brian.riffel@colliers.com

License # NV-S.0043752

Tyler Jones

Vice President

Direct: +1 702 836 3754

tyler.jones@colliers.com

License # NV-S.0169145

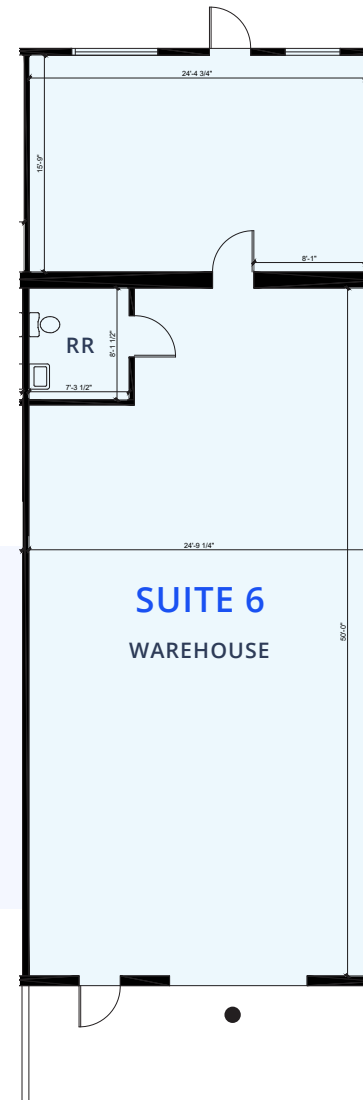
Chase Pavlov

Associate Vice President

Direct: +1 702 836 3731

chase.pavlov@colliers.com

License # NV-S.0186416



● = Grade Level Door

For illustration purposes only. Not to scale.

Arville Business Center

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

Suite 4 – ±1,690 SF

4375 W. Reno Avenue

Unit Features

- ±1,690 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



Lease Rate

\$1.20 PSF, Mo

NNN Fees

\$0.31 PSF, Mo

Total Monthly Amount: \$2,551.90

Brian Riffel, SIOR

Executive Vice President

Direct: +1 702 836 3773

brian.riffel@colliers.com

License # NV-S.0043752

Tyler Jones

Vice President

Direct: +1 702 836 3754

tyler.jones@colliers.com

License # NV-S.0169145

Chase Pavlov

Associate Vice President

Direct: +1 702 836 3731

chase.pavlov@colliers.com

License # NV-S.0186416



● = Grade Level Door

For illustration purposes only. Not to scale.

Arville Business Center

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

Suite 5 – ±1,690 SF

4375 W. Reno Avenue

Unit Features

- ±1,690 Total SF
- One (1) Grade Level Door
- Fenced Yard Area
- Zoned M-1
- Fire Sprinklered
- 3 Phase Power



Lease Rate

\$1.20 PSF, Mo

NNN Fees

\$0.31 PSF, Mo

Total Monthly Amount: \$2,551.90

Brian Riffel, SIOR

Executive Vice President

Direct: +1 702 836 3773

brian.riffel@colliers.com

License # NV-S.0043752

Tyler Jones

Vice President

Direct: +1 702 836 3754

tyler.jones@colliers.com

License # NV-S.0169145

Chase Pavlov

Associate Vice President

Direct: +1 702 836 3731

chase.pavlov@colliers.com

License # NV-S.0186416



● = Grade Level Door

For illustration purposes only. Not to scale.

Office/Warehouse Space Available | For Lease

Arville Business Center

Colliers

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

Aerial Map 

