



FOR LEASE

THE ARROYO PHASE IV

- Prime Southwest location
- Direct exposure on I-215 freeway
- +/- 87,203 square feet
- High image office/warehouse
- Divisible to +/- 45,000 square feet
- +/- 30' minimum clear height
- ESFR fire suppression system
- 277/480 volt, 3-phase power per unit
- 3 - 12' x 14' grade loading doors
- 21 - 9' x 10' dock loading doors

- Skylights in warehouse
- +/- 60' deep concrete truck aprons
- +/- 89 automobile parking spaces
- Excellent access and truck circulation
- Zoned M-D (Clark County)
- Close proximity to McCarran International Airport & Las Vegas Boulevard "The Strip"
- \$0.65/SF (NNN) - Shell



For more information or an appointment to show call:

Spencer Pinter
spinter@lvcolliers.com **702-836-3776**

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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