

FOR LEASE > SHOWROOM/OFFICE/WAREHOUSE

HACIENDA CROSSING

5275 SOUTH ARVILLE STREET
LAS VEGAS, NEVADA 89118



PROPERTY HIGHLIGHTS

- Fully built-out and move-in ready
- Beautiful landscaping and attractive store fronts
- Dock high truck loading
- 120/208v, 3-phase power
- LED monument signage
- 18' clear height
- Fantastic office/showroom/warehouse space
- Fluorescent lighting and skylights
- Built in 1998
- M-1 light industrial zoning
- 2.63:1,000 parking ratio (over 200 parking spaces)
- Free covered parking
- Fire sprinkler system
- Evaporated cooled warehouse
- Some units are 100% HVAC
- \$0.21 CAM



Area Description

Located on the NWC of Arville Street and Hacienda Avenue. Prime southwest location. West of Interstate I-15 and 4 miles from the McCarran International Airport and north of the 215 Freeway. Hacienda Crossing is a high-end office/showroom and warehouse project, with high traffic visibility.

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SITE PLAN



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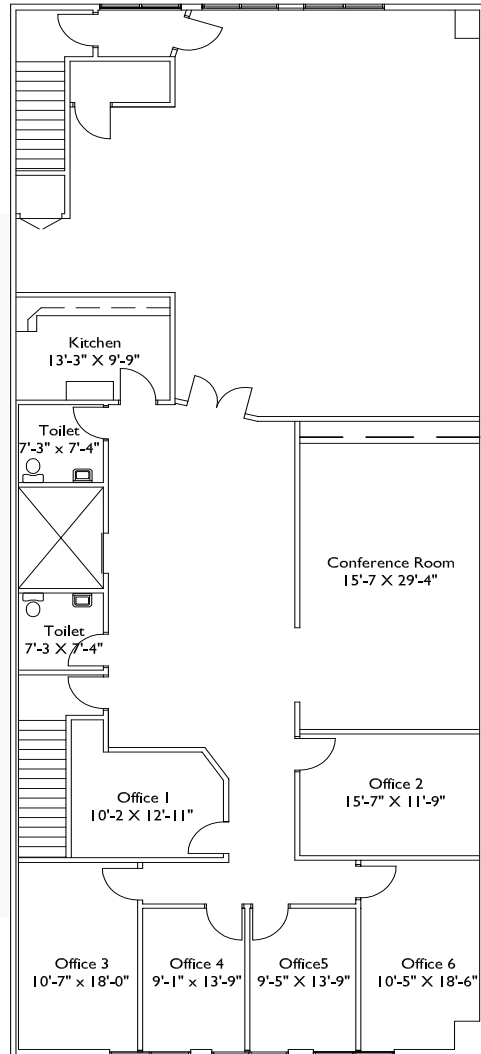
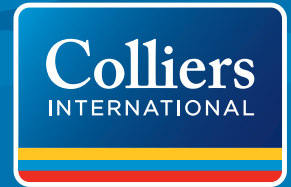
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SUITE 116

- ±3,739 SF professional office space
- 100% air-conditioned
- Six (6) private offices
- Private elevator
- Two (2) restrooms
- Above ground unit with private entry
- Kitchen
- Large conference room
- 200 amps, 3-phase power

Lease Rate (NNN): \$0.89 SF
CAM: \$0.21 SF

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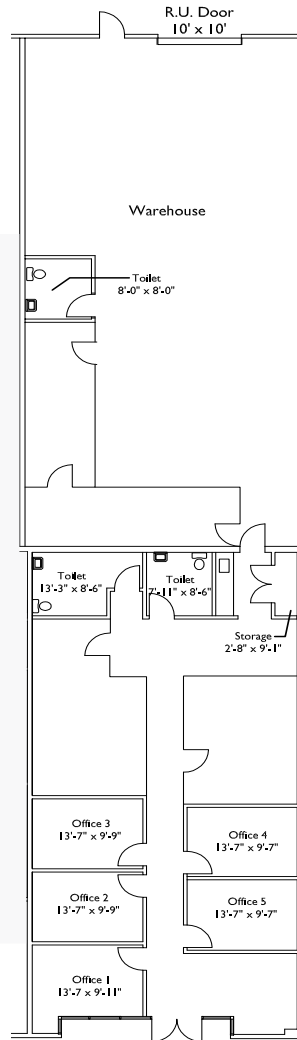
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FOR SUBLEASE SUITE 308

- ±4,400 SF total
- ±2,113 SF office
- ±2,287 SF warehouse
- Seven (7) private offices
- Three (3) restrooms
- ±18' clear height
- HVAC warehouse space
- One (1) 10' x 10' Dock High truck door
- 200 amps, 3-phase power

Lease Rate (NNN): \$0.85 SF
CAM: \$0.21 SF



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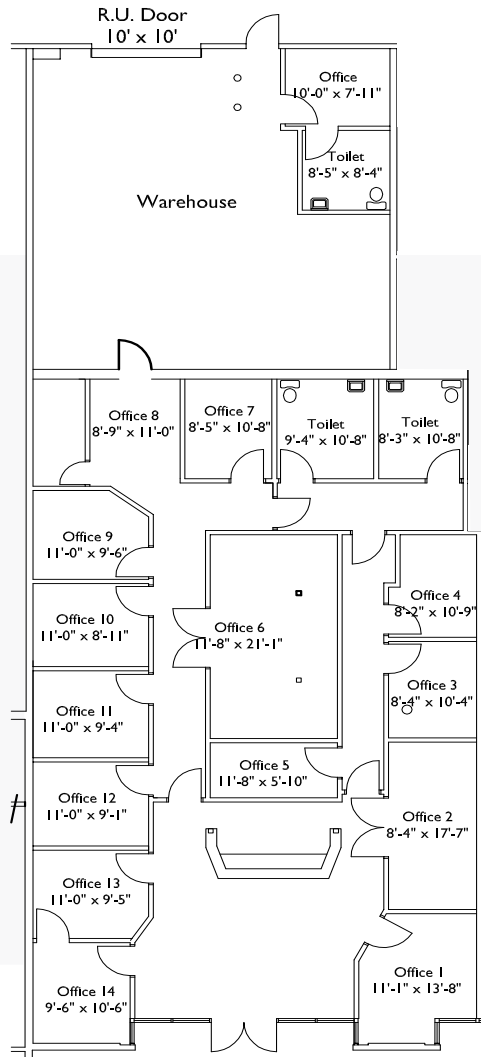
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FOR LEASE SUITE 304

- ±3,987 SF total
- ±2,947 SF office
- ±1,040 SF warehouse
- Fifteen (15) private offices
- Three (3) restrooms
- ±18' clear height
- One (1) 10' x 10' Dock High truck door
- 200 amps, 3-phase power

Lease Rate (NNN): \$0.85 SF
CAM: \$0.21 SF



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