

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.

DEAN WILLMORE, SIOR  
+1 702 836 3763  
dean.willmore@colliers.com

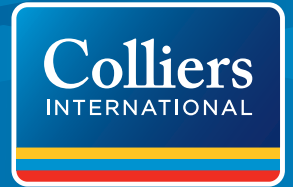
Colliers International  
3960 Howard Hughes Pkwy., Suite 150  
Las Vegas, NV 89169  
www.colliers.com



FOR LEASE > SHOWROOM/OFFICE/WAREHOUSE

**HACIENDA**  
**CROSSING**

5275 SOUTH ARVILLE STREET  
LAS VEGAS, NEVADA 89118



DEAN WILLMORE, SIOR  
+1 702 836 3763  
dean.willmore@colliers.com

Colliers International  
3960 Howard Hughes Pkwy., Suite 150  
Las Vegas, NV 89169  
www.colliers.com



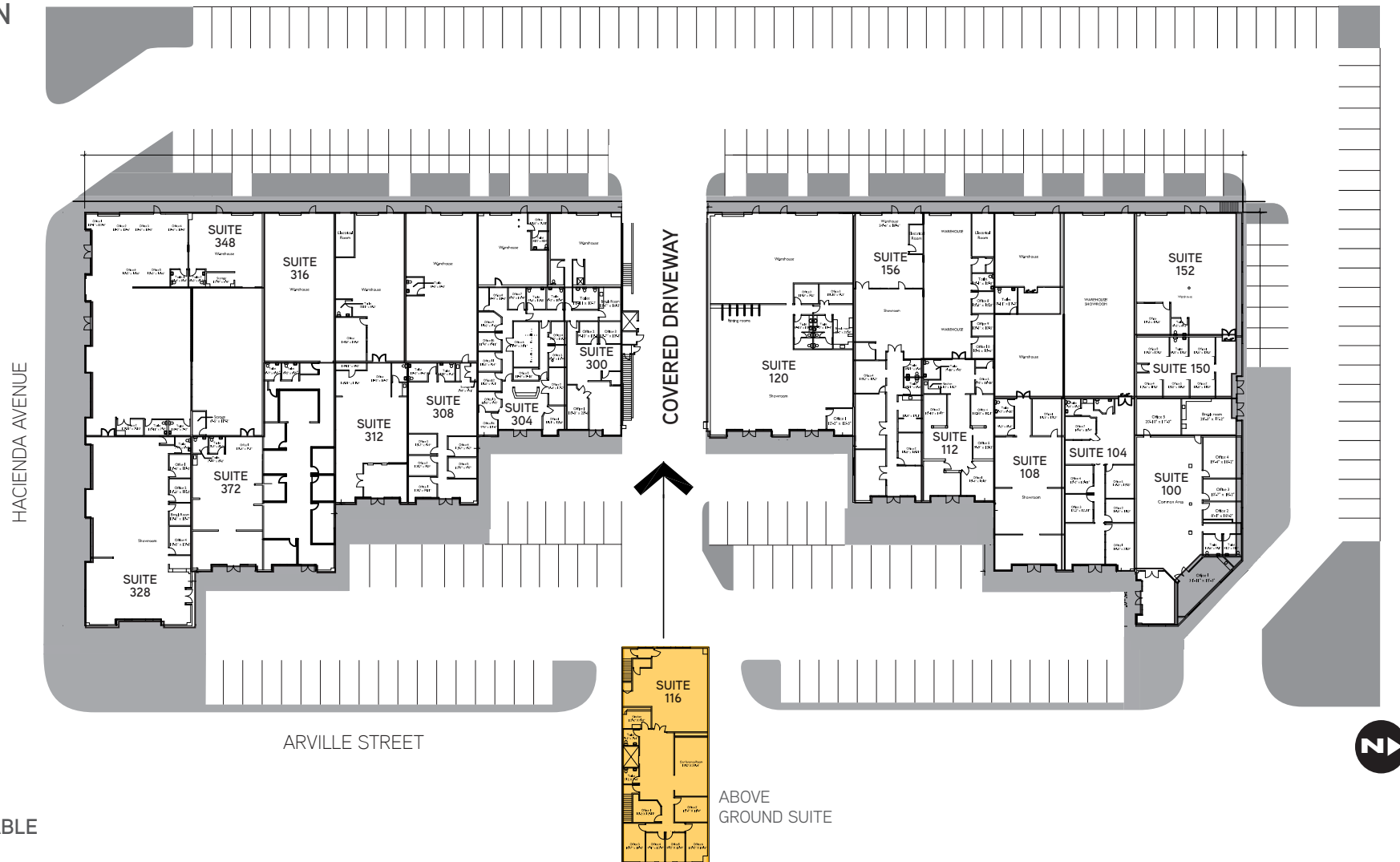
FOR LEASE > SHOWROOM/OFFICE/WAREHOUSE

# HACIENDA CROSSING

5275 SOUTH ARVILLE STREET  
LAS VEGAS, NEVADA 89118



## SITE PLAN



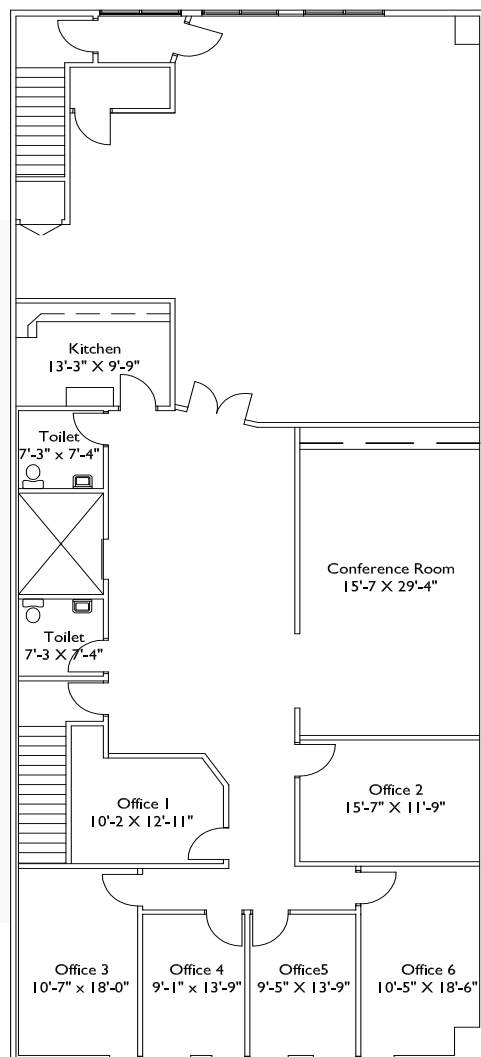
DEAN WILLMORE, SIOR  
+1 702 836 3763  
dean.willmore@colliers.com

Colliers International  
3960 Howard Hughes Pkwy., Suite 150  
Las Vegas, NV 89169  
www.colliers.com

FOR LEASE > SHOWROOM/OFFICE/WAREHOUSE

**HACIENDA**  
**CROSSING**

5275 SOUTH ARVILLE STREET  
LAS VEGAS, NEVADA 89118



## SUITE 116

- ±3,739 SF Total
- 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**

