

ARROYO BELTWAY COMMERCENTER

AVAILABLE FOR LEASE: Q1 2026

BUILDING #1: 238,000 SF | BUILDING #2: 43,000 SF | BUILDING #3: 80,600 | BUILDING 4: 74,885 SF



- Office/Warehouse in Las Vegas Southwest Submarket
- Central Location in Close Proximity to Resort Corridor
- IP Zoning
- 32' Clear
- ESRF Fire Sprinkler System

For Additional Information:

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Joint Development By:



R.E. License #0036596 (NV)





ARROYO BELTWAY COMMERCENTER

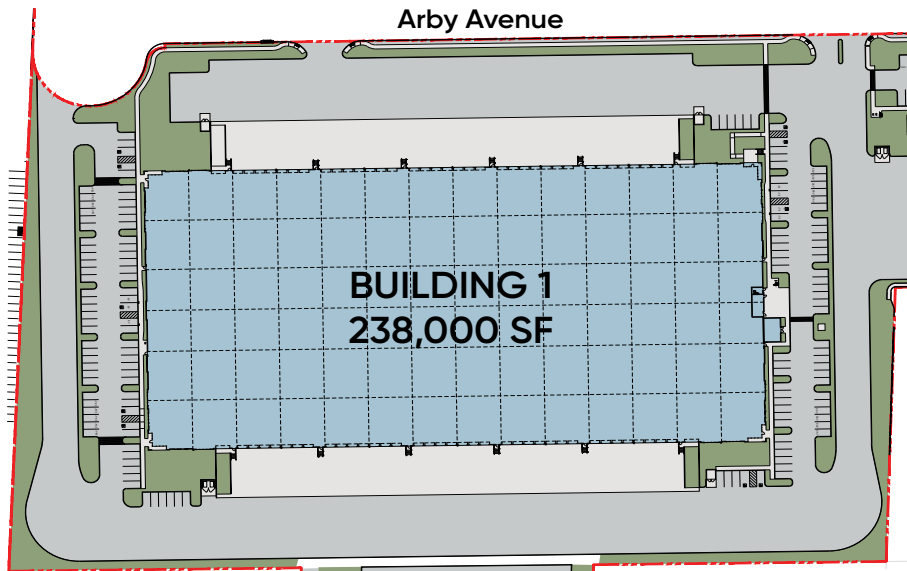
BUILDING 1: 238,000 SF

Las Vegas, NV

BUILDING 1 SPECS

Total Size	238,000 SF
Divisible to	±20,000 SF
Loading	72 - 9' x 10' Dock High 4 - Grade Level Ramps
Column Spacing	±50' x 60' Typical
Power	4,000 amp, 277/480v, 3 ph (expandable)
Building Depth	340'
Sprinklers	ESFR
Offices:	To Suit

Radiant Barrier Insulation & Insulated Loading Doors

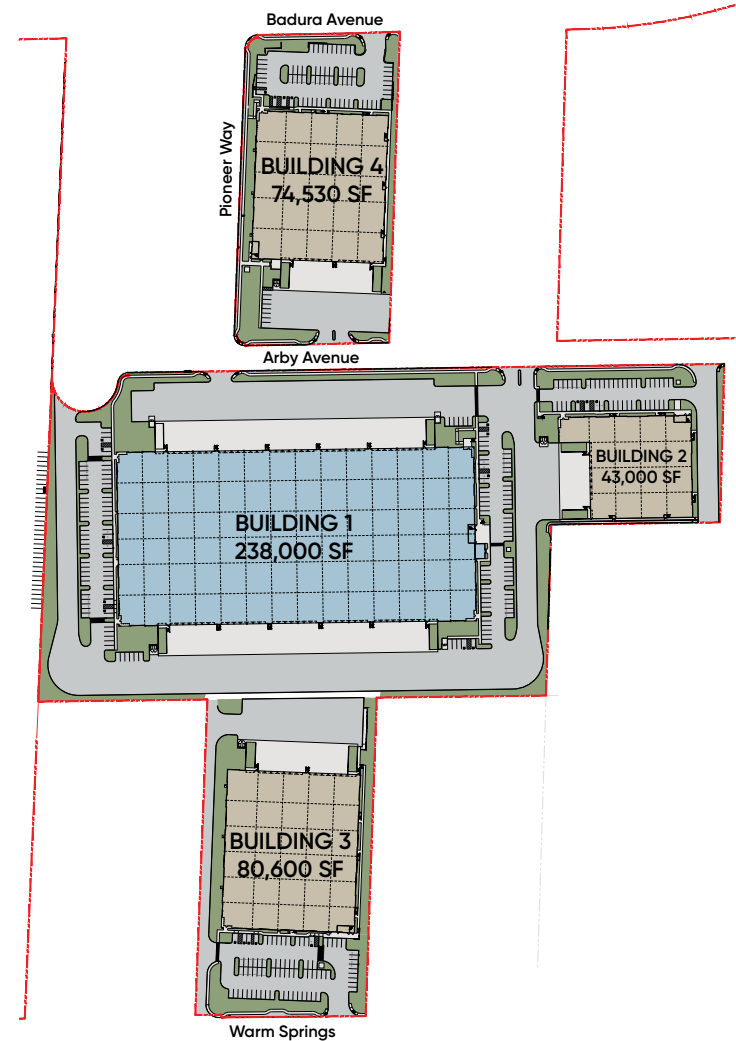


32'
Clear
Height

72
Dock High
Doors

185
Parking
Stalls

135'
Truck
Maneuvering





ARROYO BELTWAY COMMERCENTER

BUILDING 2: 43,000 SF

Las Vegas, NV

BUILDING 2 SPECS

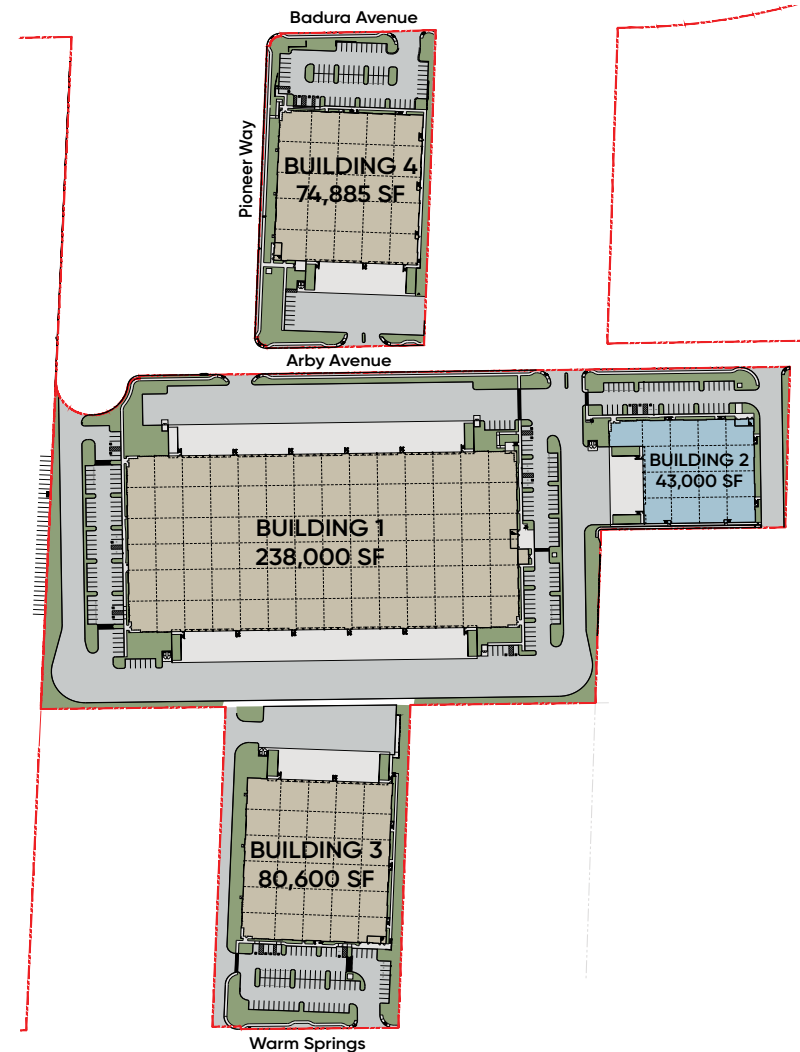
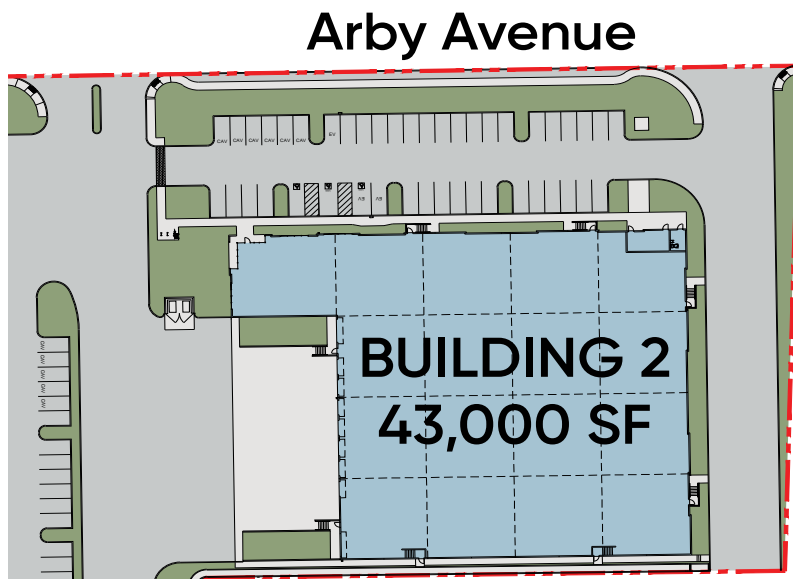
Total Size	43,000 SF
Loading	7 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	2,000 amp, 277/480v, 3 ph (expandable)
Building Depth	200'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

26'
Clear
Height

7
Dock High
Doors

43
Parking
Stalls

135'
Truck
Maneuvering





ARROYO BELTWAY COMMERCENTER

BUILDING 3: 80,600 SF

Las Vegas, NV

BUILDING 3 SPECS

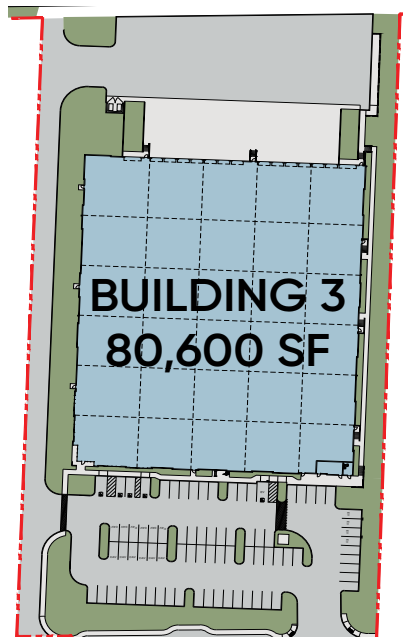
Total Size	80,600 SF
Loading	13 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	2,000 amp, 277/480v, 3 ph (expandable)
Building Depth	310'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'
Clear
Height

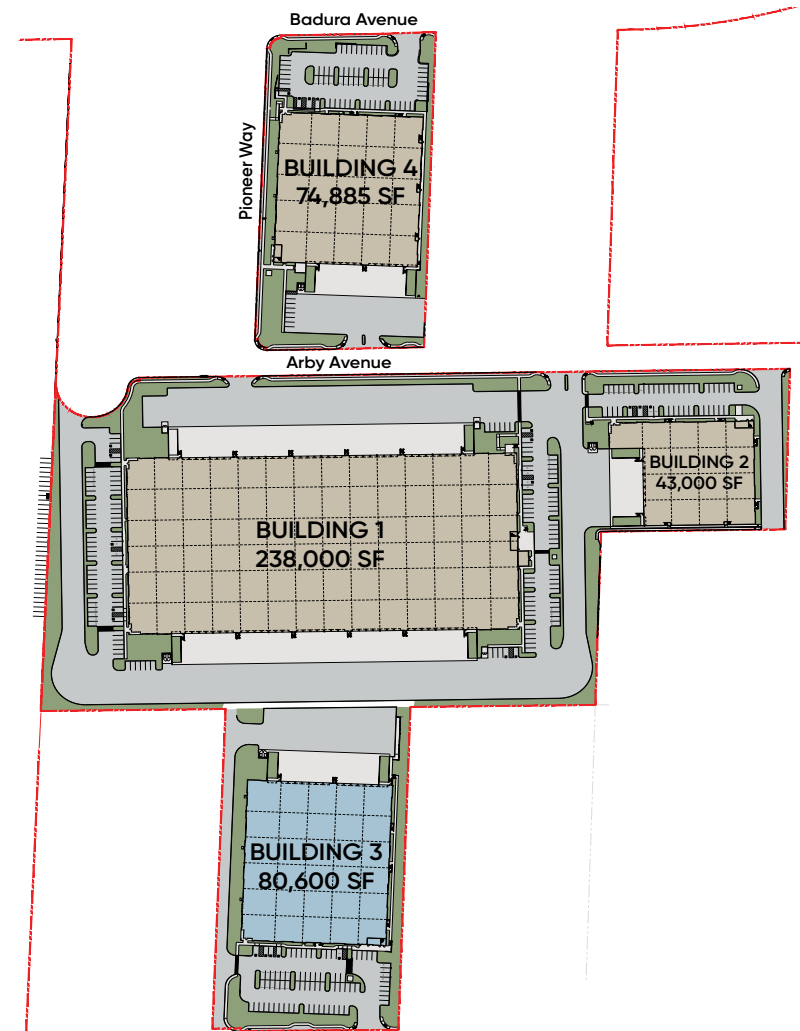
13
Dock High
Doors

62
Parking
Stalls

135'
Truck
Maneuvering



Warm Springs



Warm Springs



ARROYO BELTWAY COMMERCENTER

BUILDING 4: 74,885 SF

Las Vegas, NV

BUILDING 4 SPECS

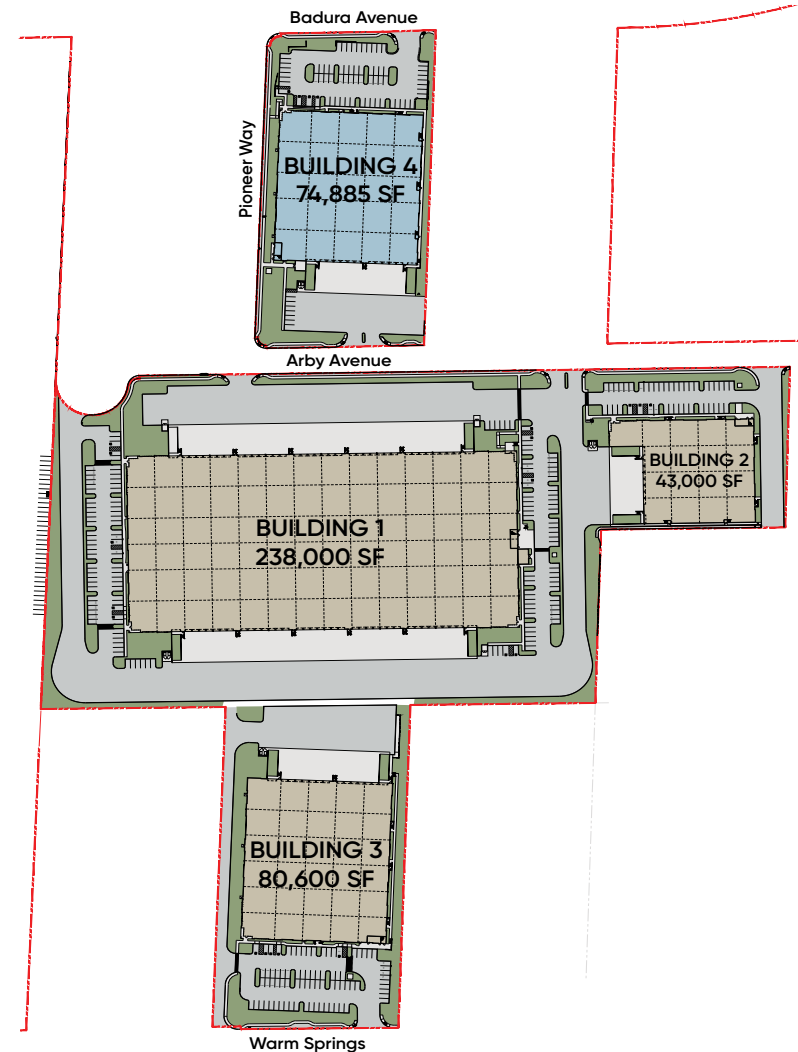
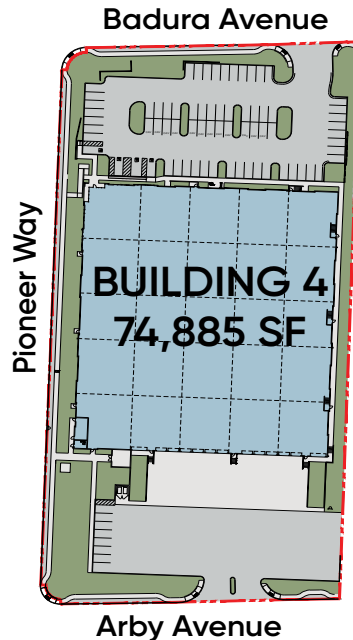
Total Size	74,885 SF
Loading	11 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 60' Typical
Power	2,000 amp, 277/480v, 3 ph (expandable)
Building Depth	290'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'
Clear
Height

11
Dock High
Doors

79
Parking
Stalls

135'
Truck
Maneuvering





ARROYO BELTWAY COMMERCCENTER

LOCATION



The Arroyo Beltway Commercecenter is conveniently located at the NEC of Buffalo Drive and Warm Springs Road. With direct access to the I-215 Beltway and only 4.5 miles from the I-15, the Arroyo Beltway Commercecenter offers close proximity to Las Vegas Boulevard ("The Strip"), Convention Facilities and Harry Reid (McCarran) International Airport.