

Available Now



For Sale or Lease

Cheyenne & Lamb

4255 E. Cheyenne Avenue
Las Vegas, NV 89115

\$100 FOR QUALIFIED TOURS
AS BROKER BONUSES

Deal Requirements and Conditions Apply. Subject to Change.

\$25K FOR LEASE SIGNED
BY END OF Q1!

±85,210 Total SF
Warehouse/Office Space

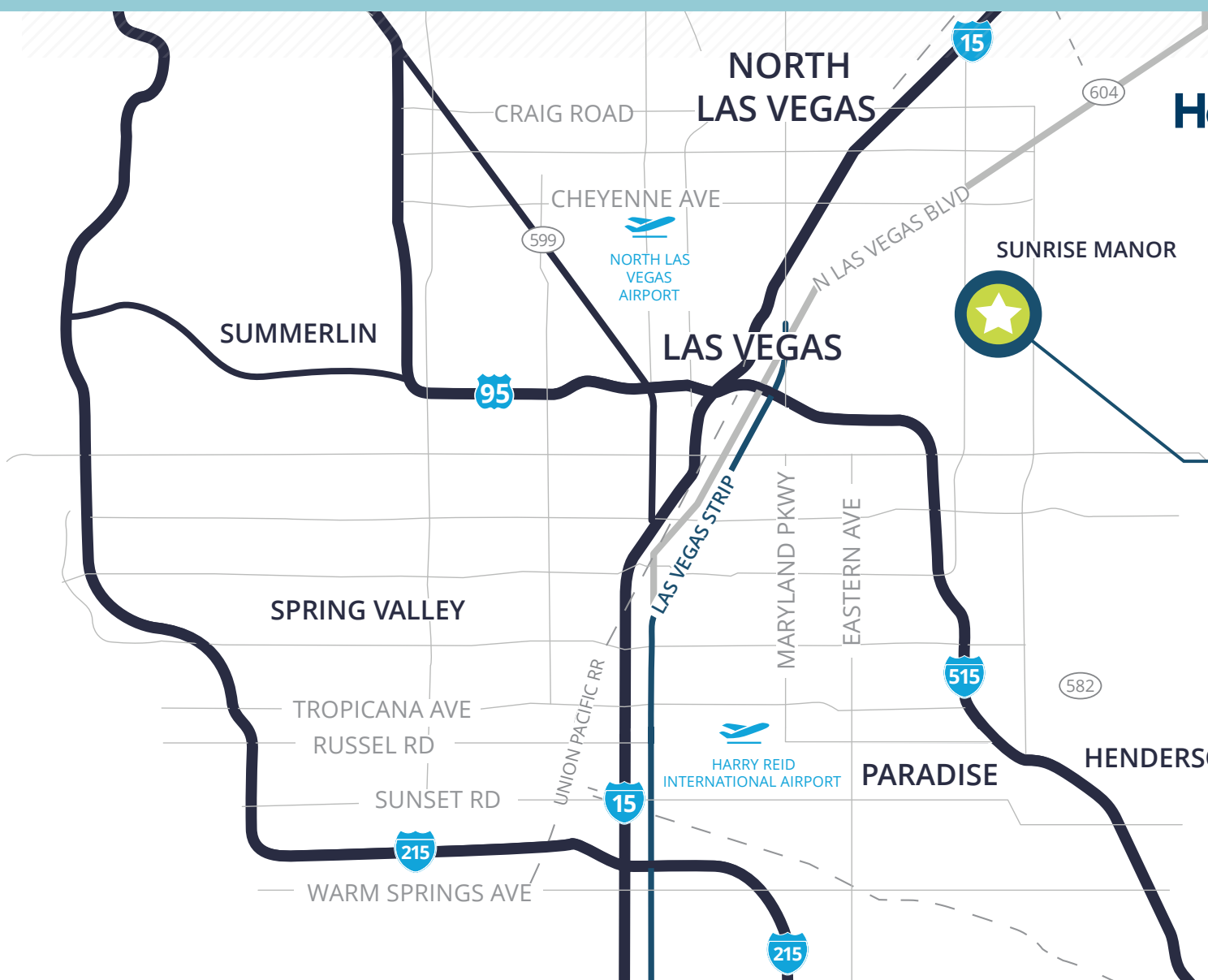
JOINT VENTURE OF:

Hopewell
DEVELOPMENT

MBK
INDUSTRIAL
PROPERTIES
AN INDUSTRIAL TRUST COMPANY

LISTED BY:

Colliers



Cheyenne & Lamb

For illustration purposes only. Not to scale.

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4255 E. Cheyenne Avenue
Las Vegas, NV 89115



±2.5 MILES TO THE I-15
VIA E. CHEYENNE AVENUE



±13 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±15.5 MILES TO THE
I-215 & I-11/US-95



±12 MILES TO THE
LAS VEGAS STRIP



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● = Grade Level Loading Doors

▲ = Dock High Loading Doors

Building Specifications

- ±85,210 Total SF
- Divisible to ±35,188 SF for up to 2 Tenants
- (24) ±9' x ±10' Dock Loading Doors
- (2) ±12' x ±14' Grade Loading Doors
- ±32' Clear Height
- Speed Bay ±60'-0" and Typical Column Spacing ±52'-0"
- ±2,160 SF Spec Office
- 6" Reinforced Concrete Slab
- ESFR Sprinklers with K16.8 Heads
- ±2500A 480/277V 3Ph
- Warehouse LED Lighting
- 141 Parking Spaces
- ±130' Truck Court (Secured truck court capable for single tenant user)
- Situated on ±5.04 Acres
- Zoning: Industrial Park (IP)

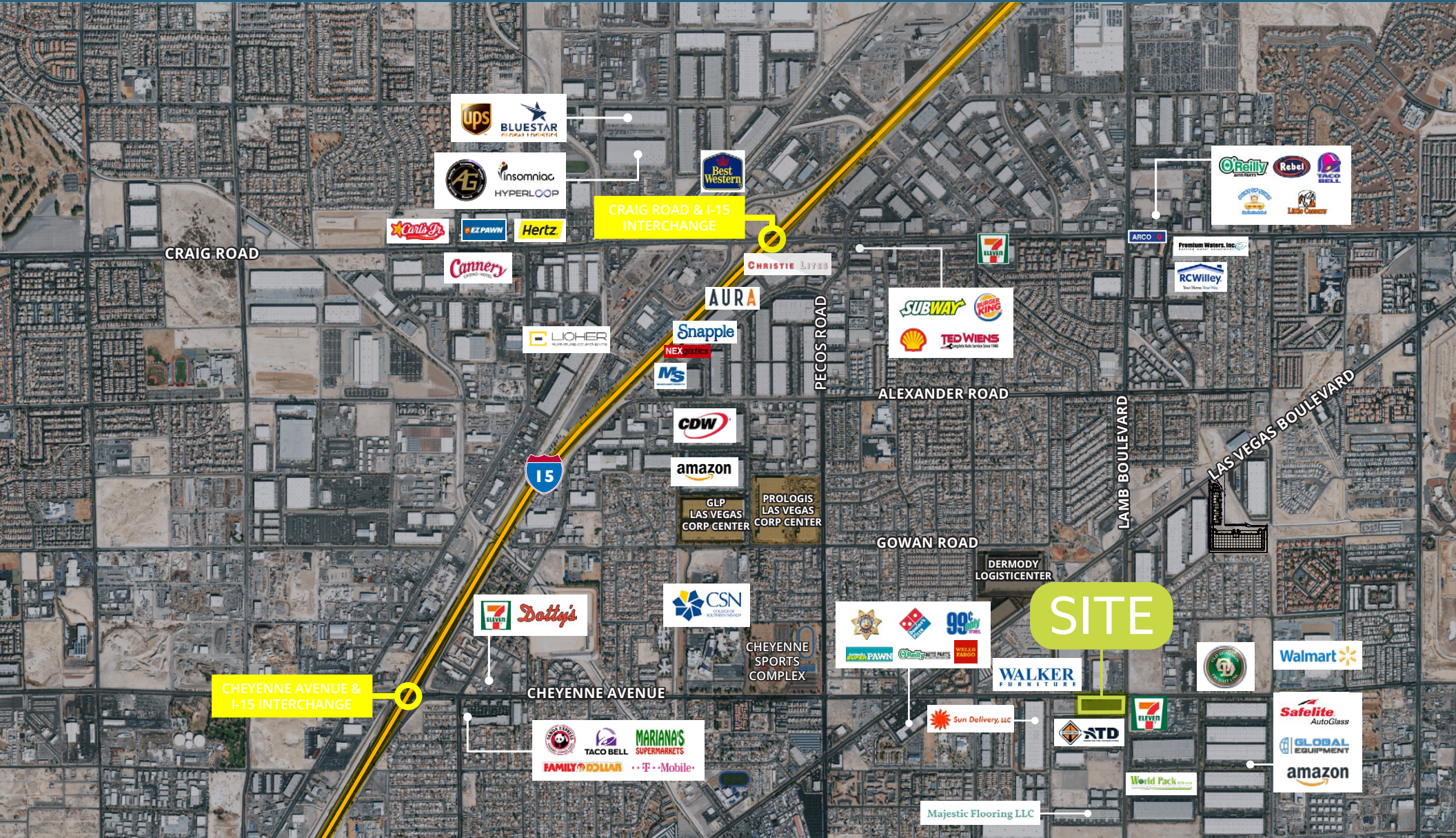
Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to I-15 via E Cheyenne Avenue.

 = OFFICE



Office Specifications - ±2,160 SF





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Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Listing By:



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