

For Lease

MG5

Phase 1

220 E. Cheyenne Ave.
N. Las Vegas, NV 89030



LOGIC

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Property Highlights



± 283,125 SF

Available Square Footage



Contact Broker

Lease Rate



± 10-13 Months from Lease Execution

Estimated Delivery Date



100% HVAC

Warehouse Cooling



General Industrial (M-2)

Zoning

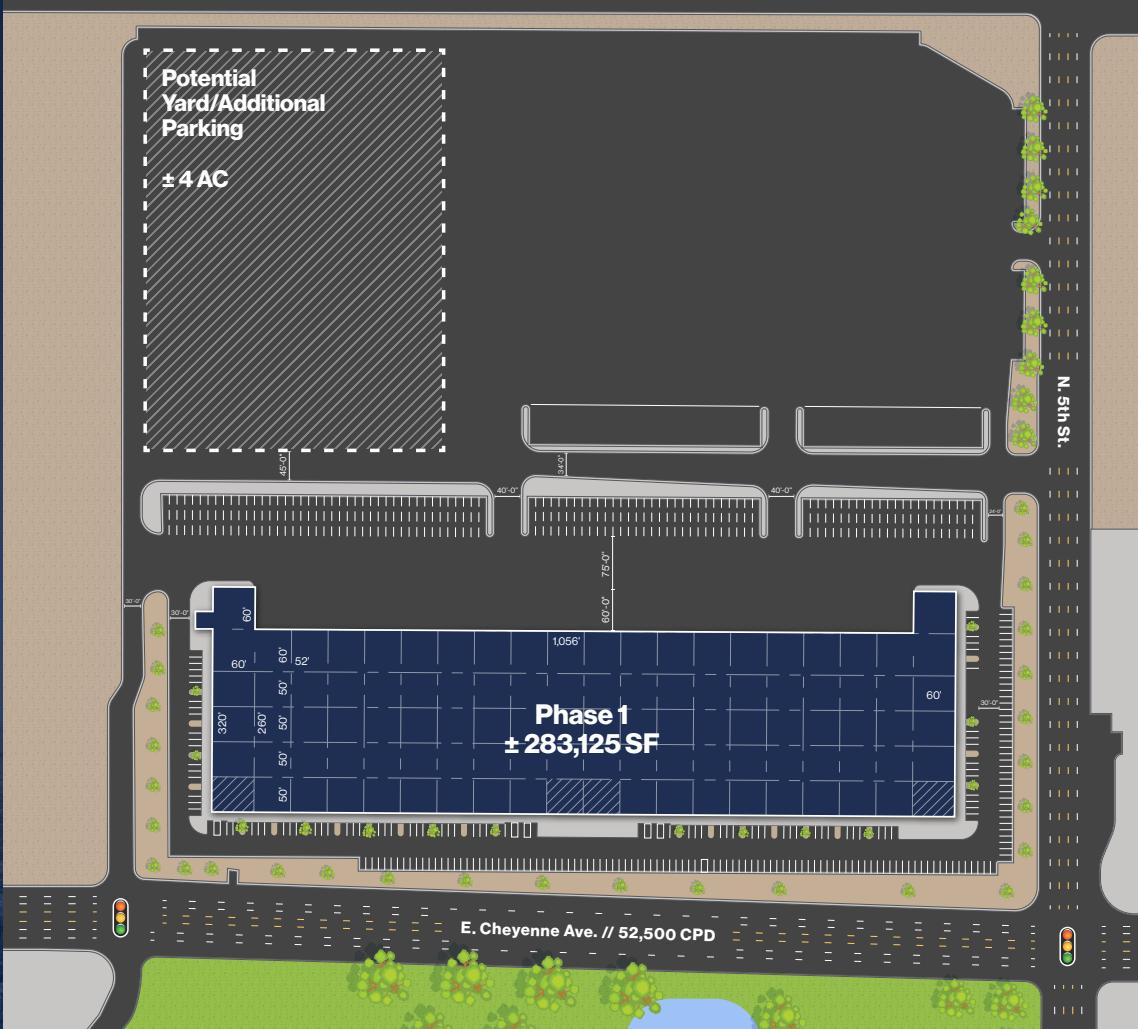


North Las Vegas

Submarket

The Heart of North Las Vegas' Prime Industrial Hub

Meldrum North 5th Logistics Park is strategically located in the heart of the North Las Vegas Submarket, offering unmatched accessibility and convenience. Situated just off Cheyenne Avenue with direct access to the I-15, this location is perfect for businesses looking to take advantage of the I-15 corridor, a major transportation route for the region. With a large labor pool and attractive tax incentives, this new development will be a top choice for business' looking to optimize operations in a thriving market.



± 1-mile to I-15



± 9.5 miles to the Strip

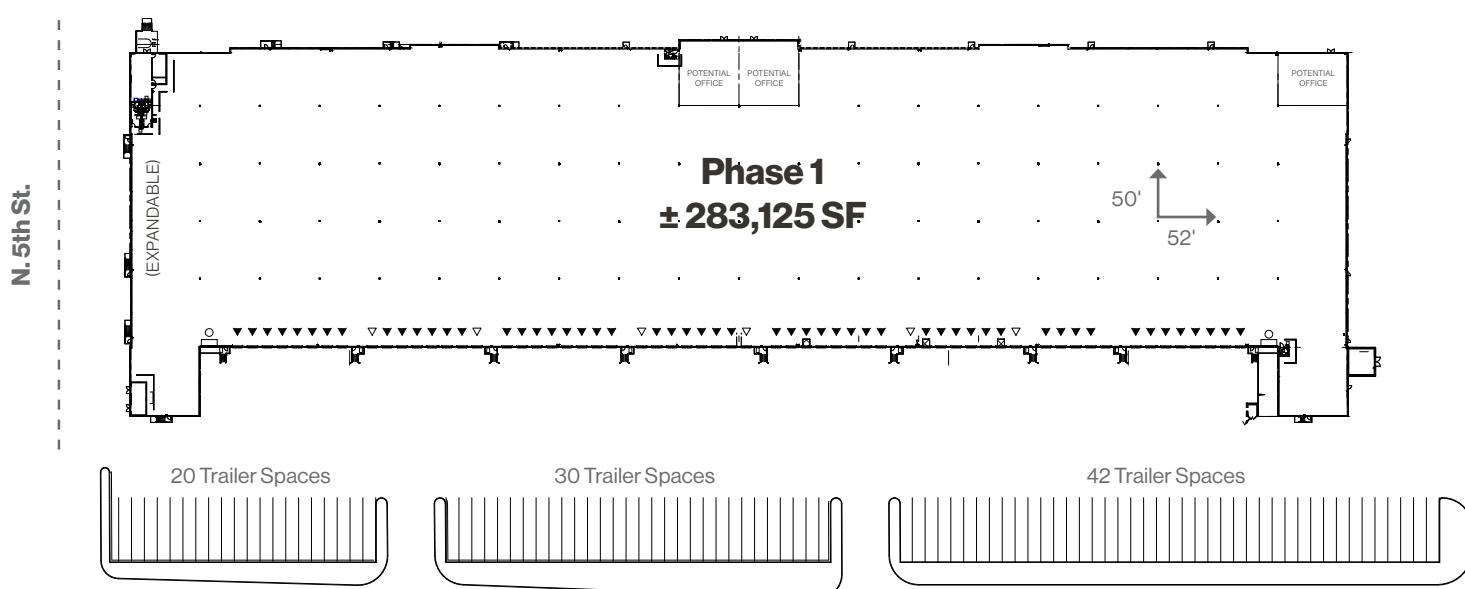


± 20 minutes to Harry Reid International Airport



± 10 minutes to the Union Pacific Railroad Las Vegas Intermodal Terminal

E. Cheyenne Ave. // 52,500 CPD




Phase 1
Meldrum North 5th Logistics Park

220 E. Cheyenne Ave., North Las Vegas, NV 89030

Total Square Footage:	± 283,125 SF
Spec Office:	± 1,686 SF
Min. Clear Height:	32'
Dock High Doors:	(61) 9' x 10'
Grade Level Doors:	(2) 12' x 14'
Truck Court:	180'
Power:	± 1,200 Amps, 277/480V, 3-Phase Power

Auto Parking:	± 210 Stalls
Trailer Parking:	± 92 Stalls
Column Spacing:	52' x 50'
Dimensions:	327' x 1,058'
Warehouse Cooling:	100% HVAC
Sprinklers:	ESFR
Speed Bays:	60'

Clerestory Windows
Roof structure is supportive of solar panel installation
Spec Warehouse Improvements: Hydraulic dock levelers at every third door, LED warehouse lighting, R-30 insulation

Potential Yard/Additional Parking



The City of North Las Vegas Overview

North Las Vegas has established itself as one of the fastest-growing cities in Nevada. This rapid expansion is attributed to strategic investments in infrastructure, economic development, and public safety, positioning North Las Vegas as a premier destination for residents and businesses alike.



497,399

Total Population



186,571

Total Employees



0.87%

2024-2029 Population Growth



\$58,295

Average Household Income



\$367,696

Median Home Value



± 60MM SF

Existing Industrial Inventory



± 2.8MM SF

Industrial Square Footage Under Construction

Notable North Las Vegas Lease Transactions

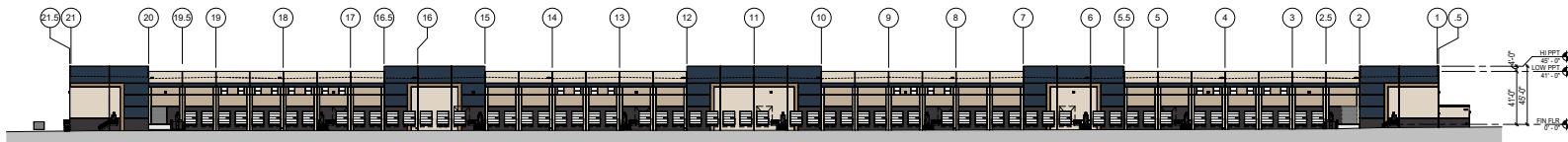
Project Name	SF Leased	Date Signed	Comments
Windsor Commerce Park	114,400	Q3 2024	New construction, free standing building.
Desert Willow Logistics Center	130,421	Q4 2024	New construction, free standing building.
Silver State Commerce Center	172,424	Q2 2024	New construction, free standing building. 36' clear height.
Golden Triangle Logistics Center	200,186	Q1 2024	Tenant occupied half of the building.
Sunpoint Commerce Center	235,148	Q1 2025	New construction, free standing building. 32' clear height, 4,000 Amps, 277/480 Volts.
Windsor Commerce Park	397,440	Q1 2024	New construction, free standing building. Cross dock loading.







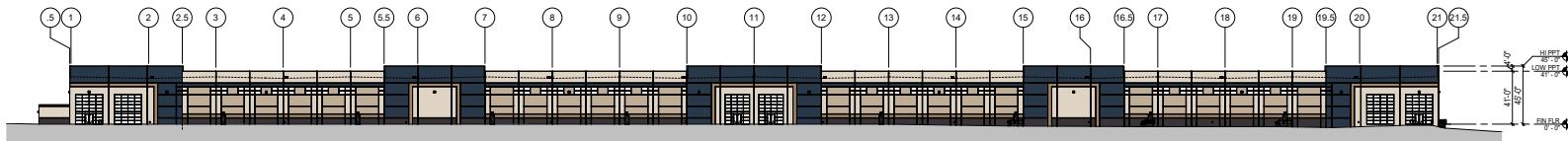
Elevations



E1 NORTH BLDG ELEVATION

SCALE: 1" = 40'-0"

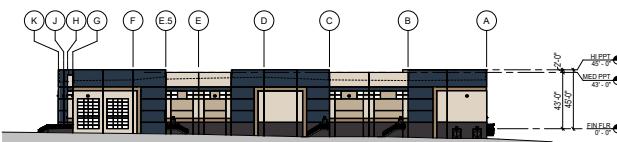
0' 20' 40' 60' 80'



D1 SOUTH BLDG ELEVATION

SCALE: 1" = 40'-0"

0' 20' 40' 60' 80'



B4 PARTIAL EAST ELEVATION

SCALE: 1" = 40'-0"

0' 20' 40' 60' 80'



B5 PARTIAL WEST ELEVATION

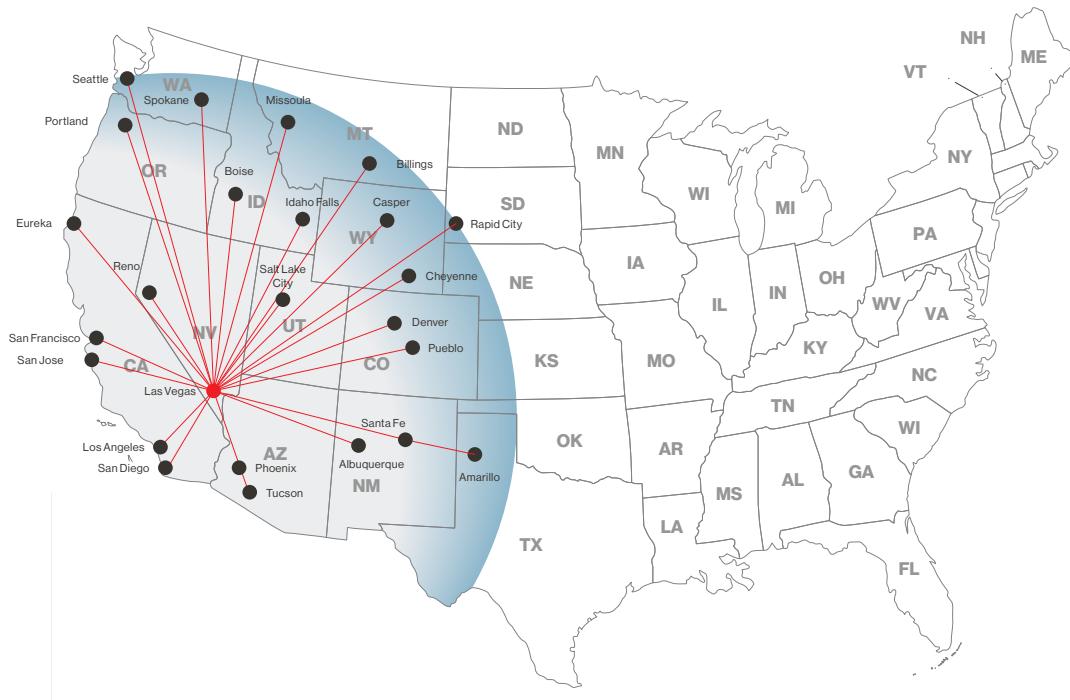
SCALE: 1" = 40'-0"

0' 20' 40' 60' 80'

Drive Time from Las Vegas, NV

1-Day Truck Service

2-Day Truck Service



Location

Times
(Estimated)

Distance
(Miles)

Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



± 0.60%

Population growth
projected for 2027



3.2 MM

Residents



\$375K

Median Home Price
more affordable housing than
other western states

Nevada Advantages

Tax-Free Haven

- ∅ No Corporate Income Tax
- ∅ No Corporate Shares Tax
- ∅ No Franchise Tax
- ∅ No Personal Income Tax
- ∅ No Franchise Tax on Income
- ∅ No Inheritance or Gift Tax
- ∅ No Unitary Tax
- ∅ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

LOGIC Commercial Real Estate

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