

SECURED IOS YARD | IL ZONED | UP TO 10 ACRES

NORTHEAST LAS VEGAS – OPERATIONAL INDUSTRIAL YARD

5445 Cecile Ave | Las Vegas, NV 89156

Located in a concentrated IL (Industrial Light) industrial corridor of Northeast Las Vegas, this property offers rare secured Industrial Outdoor Storage in a submarket where available yard inventory is rapidly tightening.

1–5 Acres Available Immediately

Expandable to **10 Acres**

Designed for industrial users seeking secure yard control, operational flexibility, and scalable space.

IDEAL FOR INDUSTRIAL & OPERATIONAL USERS

- Fleet parking & dispatch
- Contractor yards
- Equipment & heavy machinery storage
- Construction trades
- Utility & infrastructure operations
- Building material suppliers
- Equipment rental companies
- Outdoor storage businesses
- Industrial service companies
- Fabrication or laydown yards

STRATEGIC ACCESS

- Close proximity to I-15
- Quick access to the regional highway system
- Strong Northeast industrial corridor location
- Efficient in-and-out truck circulation

Excellent for valley-wide service and distribution operations.



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SITE FEATURES

- Paved entrance
- Hard-surfaced yard (asphalt millings / chip base)
- Tar overlay finish available
- Approx. 8' screened perimeter fencing
- Secure roll-gate access available
- Individually secured yard areas
- 24-hour camera monitoring optional
- roaming security

INFRASTRUCTURE IMPROVEMENTS UNDERWAY

- Site lighting being installed
- Utilities in progress
- Ongoing yard upgrades
- Secure space prior to full infrastructure completion and potential rate adjustments.

AVAILABILITY

- 1–5 Acres Ready Now
- Expandable up to 10 Acres
- Part of larger industrial footprint

CALL FOR PRICING | IMMEDIATE OCCUPANCY

Sandra L. Fink, **CCIM**

Broker

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