



2567



 **NORTH AMERICAN**  
COMMERCIAL

**FOR SALE**





EXCLUSIVELY  
LISTED BY



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## EXECUTIVE SUMMARY

North American Commercial presents the opportunity to purchase a one of a kind Industrial property located in the Northern Las Vegas Industrial Region.

The asset is a total of 1.05 acres with a gross building square footage of 18,159 ± SF and features Two (2) Grade Level Roll Up Doors, One (1) Dock High Door, a swamp cooled warehouse, HVAC Offices, a high warehouse to office ratio, and a navigable egress/ingress.

\*Buyer is responsible for verifying ALL buildings aspects and specifications during escrow

## PROPERTY SPECIFICATIONS

|                    |   |                |  |
|--------------------|---|----------------|--|
| Property Address:  | 2567 W Cheyenne Ave North Las Vegas, NV | Structure:     | Concrete Tilt up                             |
| Acres:             | 1.05                                    | HOA:           | \$795.68 Monthly                             |
| Building SF:       | ±18,159                                 | Side Yard:     | No   |
| Office SF:         | 6,158 ± (1st FL-±3,686) (2nd FL-±2,471) | Restrooms:     | Five (5)                                     |
| Offices:           | Nine (9) + a conference room            | Clear Height:  | 23' ±  |
| Zoning:            | General Industrial (M-2)                | Swamp Coolers: | Three (3) & Three (3) Heaters                |
| Grade Level Doors: | Yes, (2) 12 x14'                        | Year Built:    | 2005   |
| Dock Loading:      | One (1) Dock Level High Door            | Center Name:   | Cheyenne West Corporate Center               |
| Power              | ±925 Amps, 3-Phase, 120V                | Improvements:  | Key Fob Access, LED overhead hanging lights. |
| Parking:           | ±43                                     | Price Per SF:  | \$265  |
| Price:             | \$4,799,999                             |                |  |





# OFFICE PHOTOS



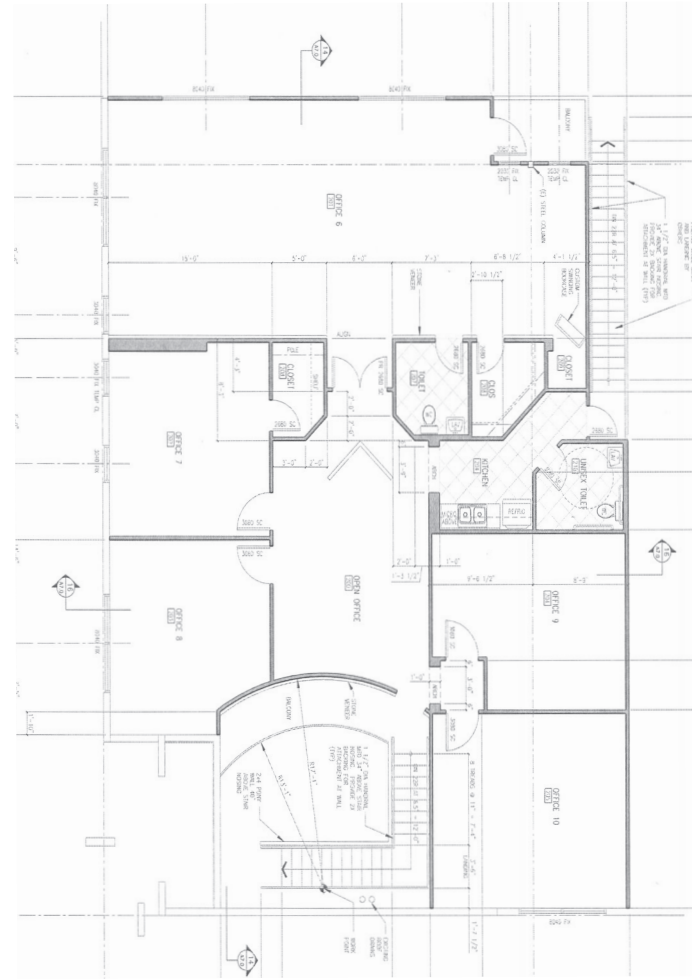
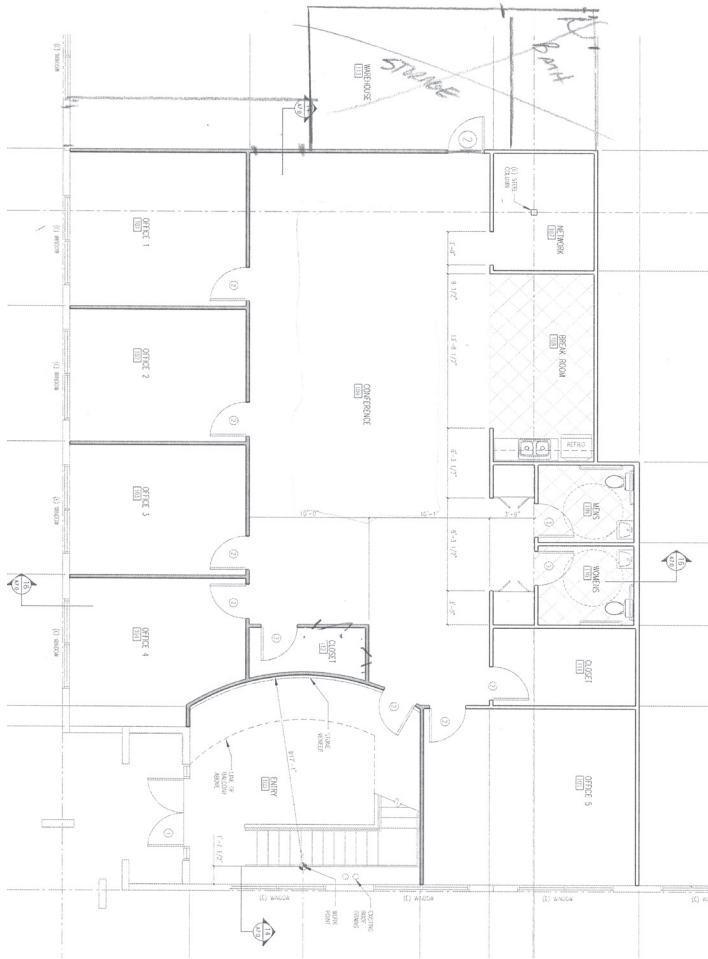


# WAREHOUSE PHOTOS



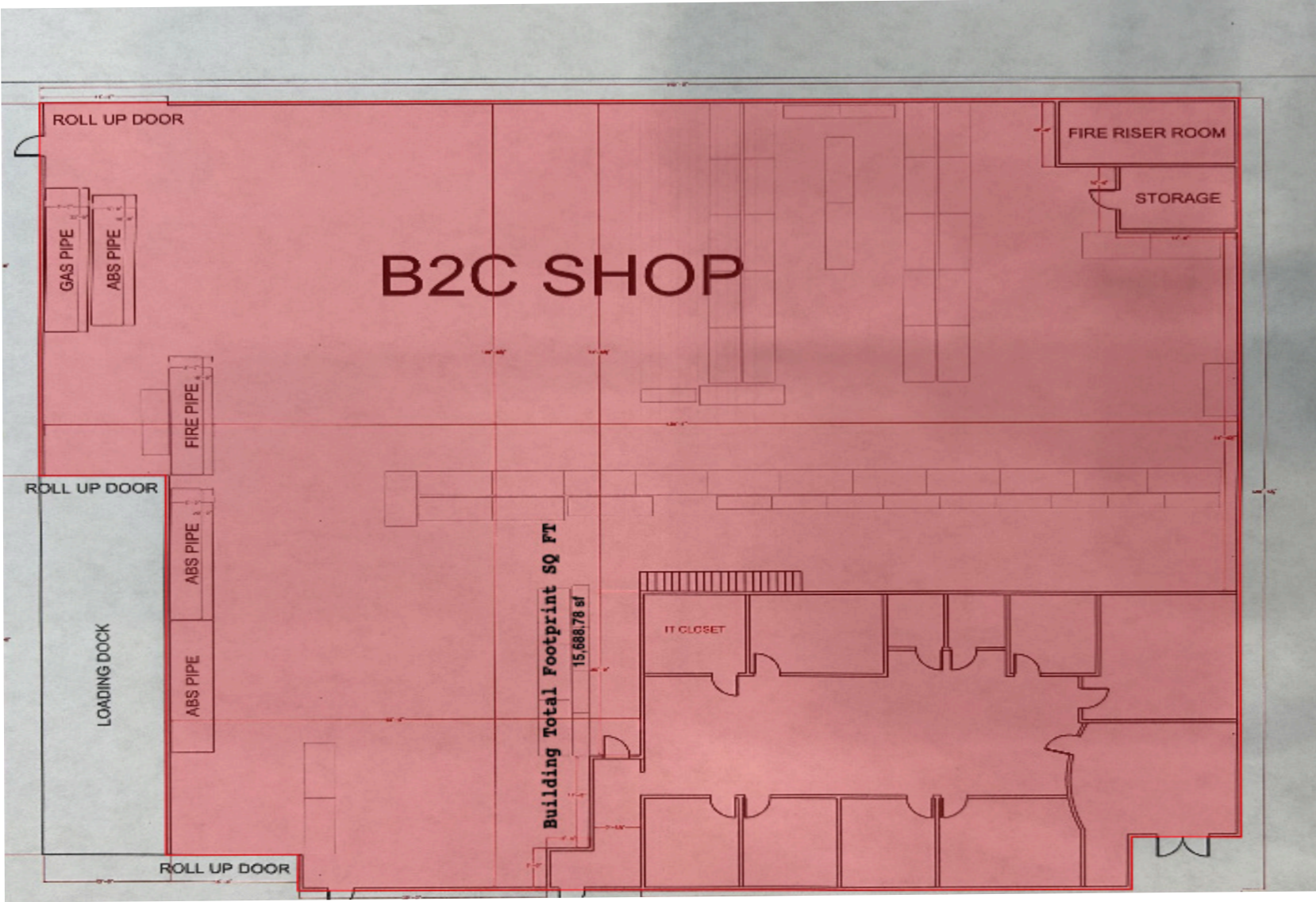


# FIRST AND SECOND STORY OFFICE PLAN









# FLOOR PLAN





# AREA DEMOGRAPHICS

|                  |   |  | 2 Mile                   | 5 Mile                     | 10 Mile                        |
|------------------|---|--|--------------------------|----------------------------|--------------------------------|
| Population       |    | 2028 Projection<br>2023 Population<br>Growth 2023 - 2028 | 73,784<br>71,913<br>0.5% | 525,038<br>514,540<br>0.4% | 1,485,512<br>1,456,995<br>0.4% |
| Households       |    | 2028 Projection<br>2023 Households<br>Growth 2023 - 2028 | 24,637<br>23,903<br>0.6% | 176,612<br>172,643<br>0.5% | 539,297<br>528,198<br>0.4%     |
| Household income |   | 2023 Average<br>Household<br>Income                      | \$68,078                 | \$67,687                   | \$77,003                       |
| Businesses       |  | # of Businesses<br># of Employees                        | 1,439<br>16,547          | 17,891<br>168,317          | 54,424<br>637,639              |





# AREA MAP



Cheyenne Airport Center

N Clayton St

W Cheyenne Ave

Simmons St

Subject Property

N Coleman St

W Brooks Ave



# ABOUT NORTH AMERICAN COMMERCIAL



North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



# DISCLAIMER & NON-ENDORSEMENT



## DISCLAIMER

THIS PROPERTY PROSPECTUS IS INTENDED TO HIGHLIGHT PROPERTY FEATURES AND INFORMATION AND SHOULD NOT BE CONSIDERED AS AN ALL-INCLUSIVE PRESENTATION OF FACTS. PROSPECTIVE BUYERS ARE ENCOURAGED TO PERFORM THEIR OWN INVESTIGATIONS AND DUE DILIGENCE TO CONFIRM INFORMATION CONTAINED HEREIN. Although effort was made to obtain information from sources deemed reliable, we give no representations or warranties, express or implied. North American Commercial, its affiliates or subsidiaries, or any affiliated agent has not made any investigation, determination, warranty or representation, with respect to any of the following: the financial condition or business prospects of any tenant, or such tenants intent to continue or renew its tenancy in the property; the legality of the present or any possible future use of the property under any federal, state, or local law; pending or possible future action by any governmental entity or agency which may affect the property; the physical condition of the property, including but not limited to, soil conditions, the structural integrity of the improvements, and the presence or absence of fungi or wood-destroying organisms; the accuracy or completeness of income/expense information and projections, square footage figures, and texts of leases, options, and other agreements affecting the property; the possibility that lease, options or other documents exist which affect or encumber the property which have not been provided or disclosed by Seller/Landlord; the presence of location of any hazardous materials on or about the property, including, but not limited to asbestos, PCBs, or toxic, hazardous or contaminated substances, and underground storage tanks.

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