



# For lease

Cheyenne Commerce Center  
570 - 580 & 720 - 730 West Cheyenne Avenue  
North Las Vegas, NV 89030



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP



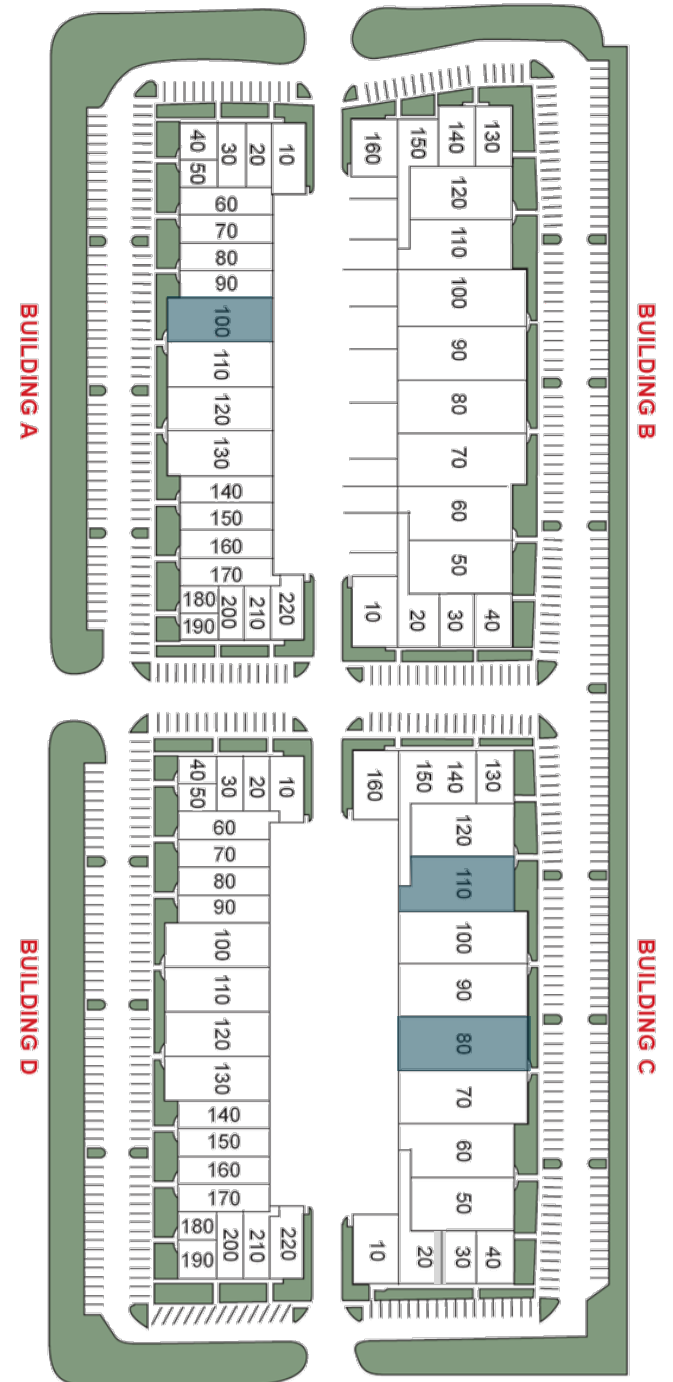
## Property overview

- Rates from \$1.05/s.f. NNN
- 3,557 – 5,544 s.f. available
- Professional Office & Industrial
- High-end suites available
- HVAC offices, swamp cooled warehouse
- ESFR sprinklers available
- DSL/Cable internet service availability
- Concrete tilt-up construction
- Utilities: gas, power, water, sewer
- Parking: 2.7/1000
- Year built 2004/2006
- Zoned M-2 City of North Las Vegas
- Warehouse lighting - 4' strip light with wire guard & skylights
- HVAC/Swamp cooler maintenance & trash included in CAM



Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
<b>A100</b>	3,557	1,183	2,374	18'	0DH/1GL	\$1.05*	\$0.303	\$4,812.62	Now <i>*Special pricing</i>
580-C080**	5,544	1,507	4,037	24'	2 DH/1 GL	\$1.25	\$0.33	\$8,759.52	2/1/25
580-C110	4,991	1,514	3,477	TBD	1 DH/1 GL	\$1.15	\$0.33	\$7,386.68	Now

\*\* 100% HVAC unit

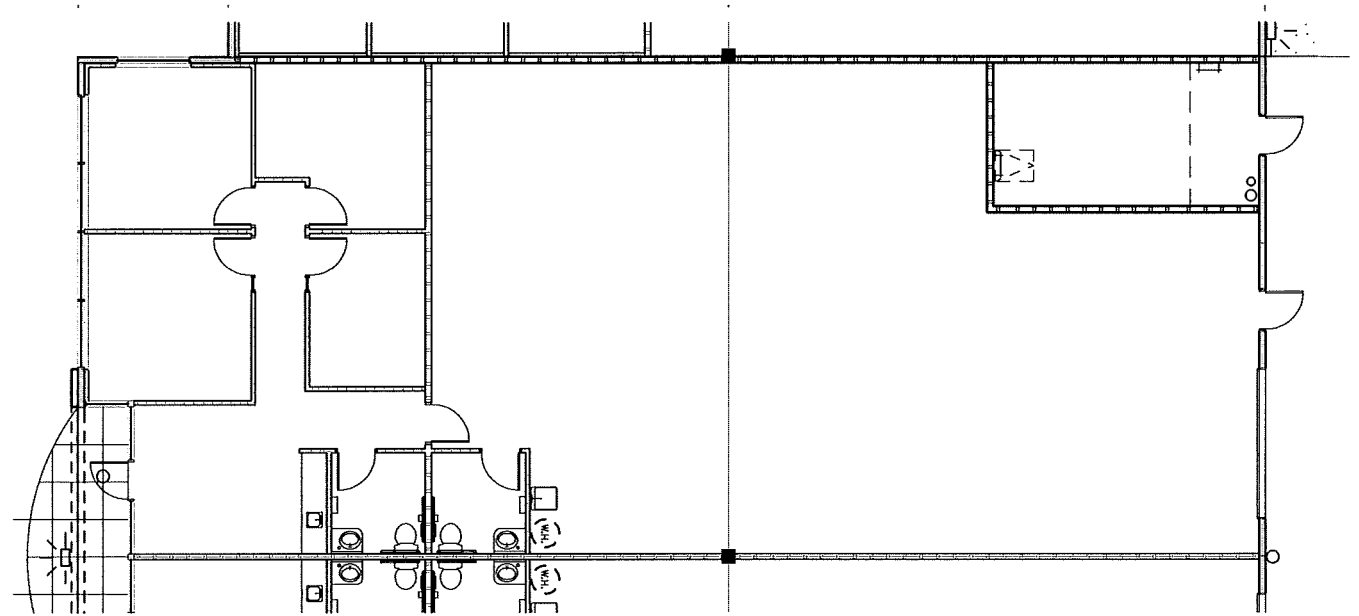


# Floorplans

**SPECIAL  
PRICING!!!**

## 720 West Cheyenne Avenue Suite A-100

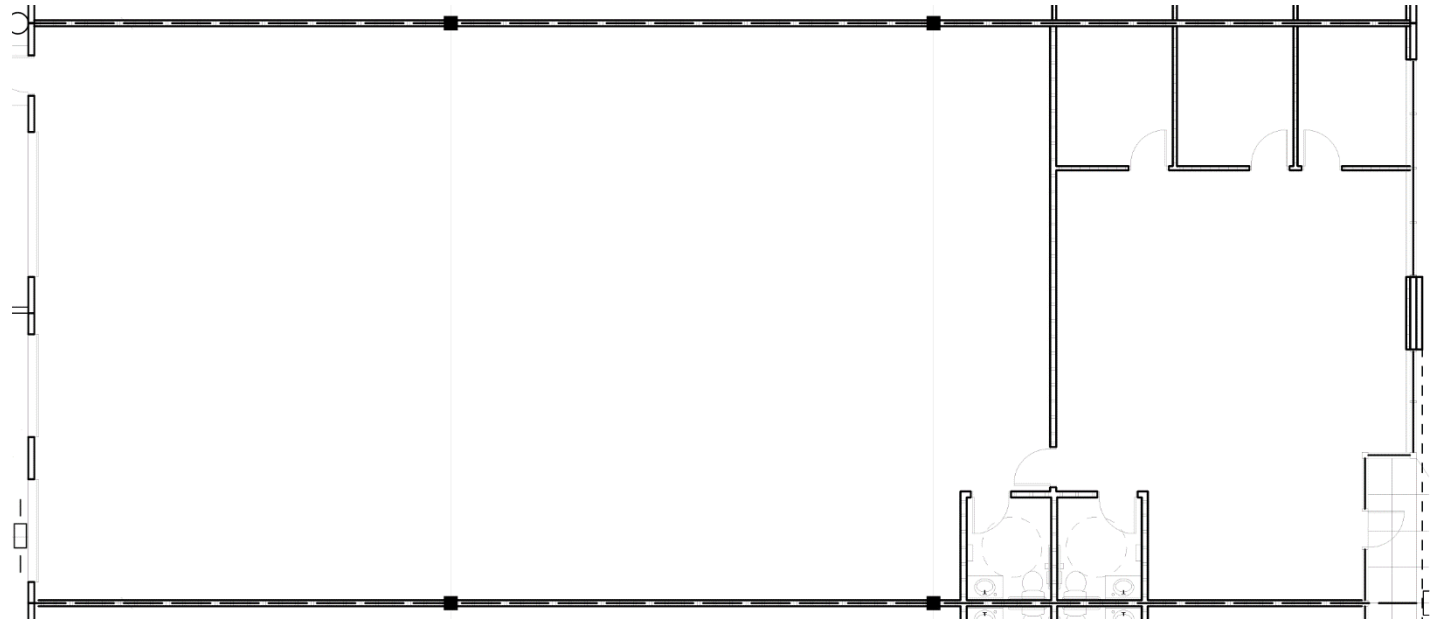
- 3,557 total s.f.
- 1,183 s.f. office
- 2,374 s.f. warehouse
- 200 Amps, 120/208
- One (1) 12' x 14' grade door
- \$1.05/s.f. NNN
- \$0.303 CAM
- \$4,812.62 monthly
- Available Now



# Floorplans

## 580 West Cheyenne Avenue Suite C-080

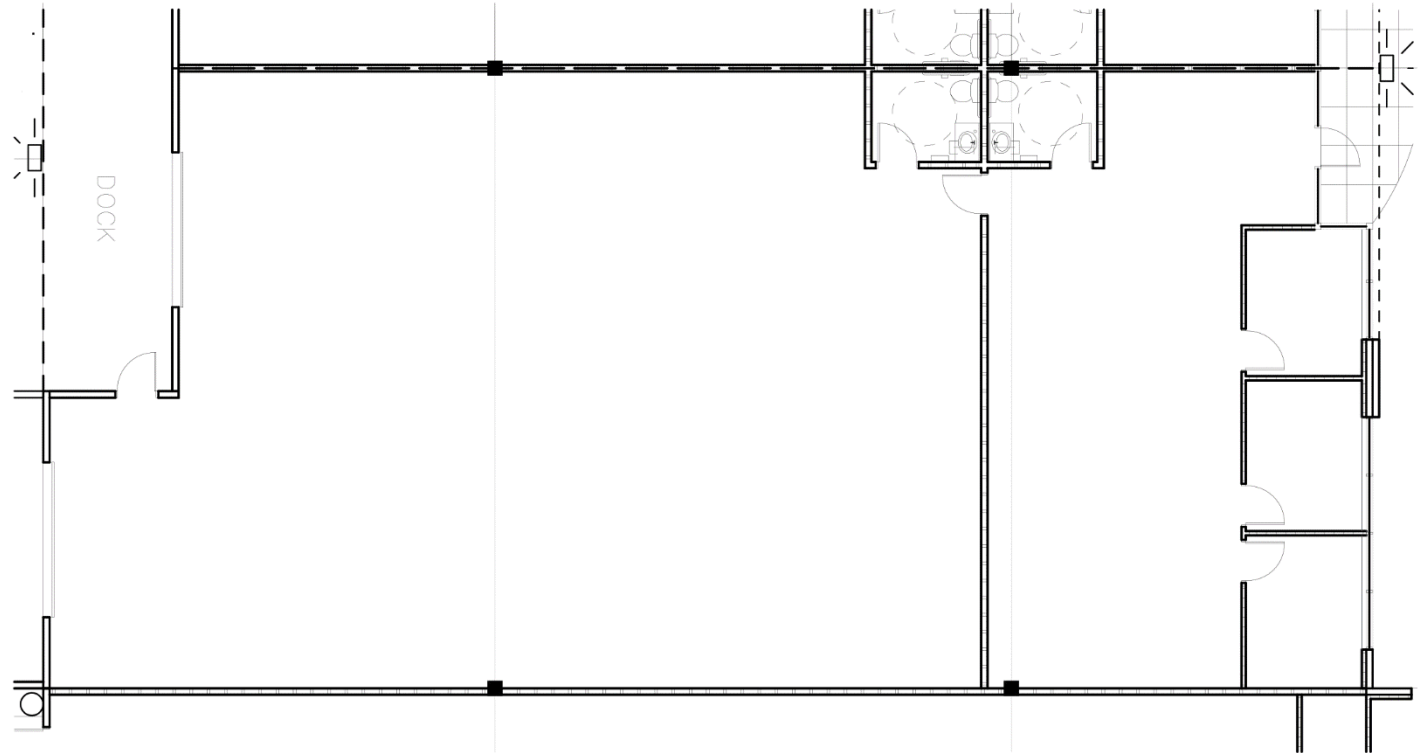
- 5,544 total s.f.
- 1,507 s.f. office
- 4,037 s.f. warehouse
- 100% HVAC unit
- Two (2) dock doors
- One (1) 12' x 14' grade door
- \$1.25/s.f. NNN
- \$0.33 CAM
- \$8,759.52 monthly
- Available 2/1/2025

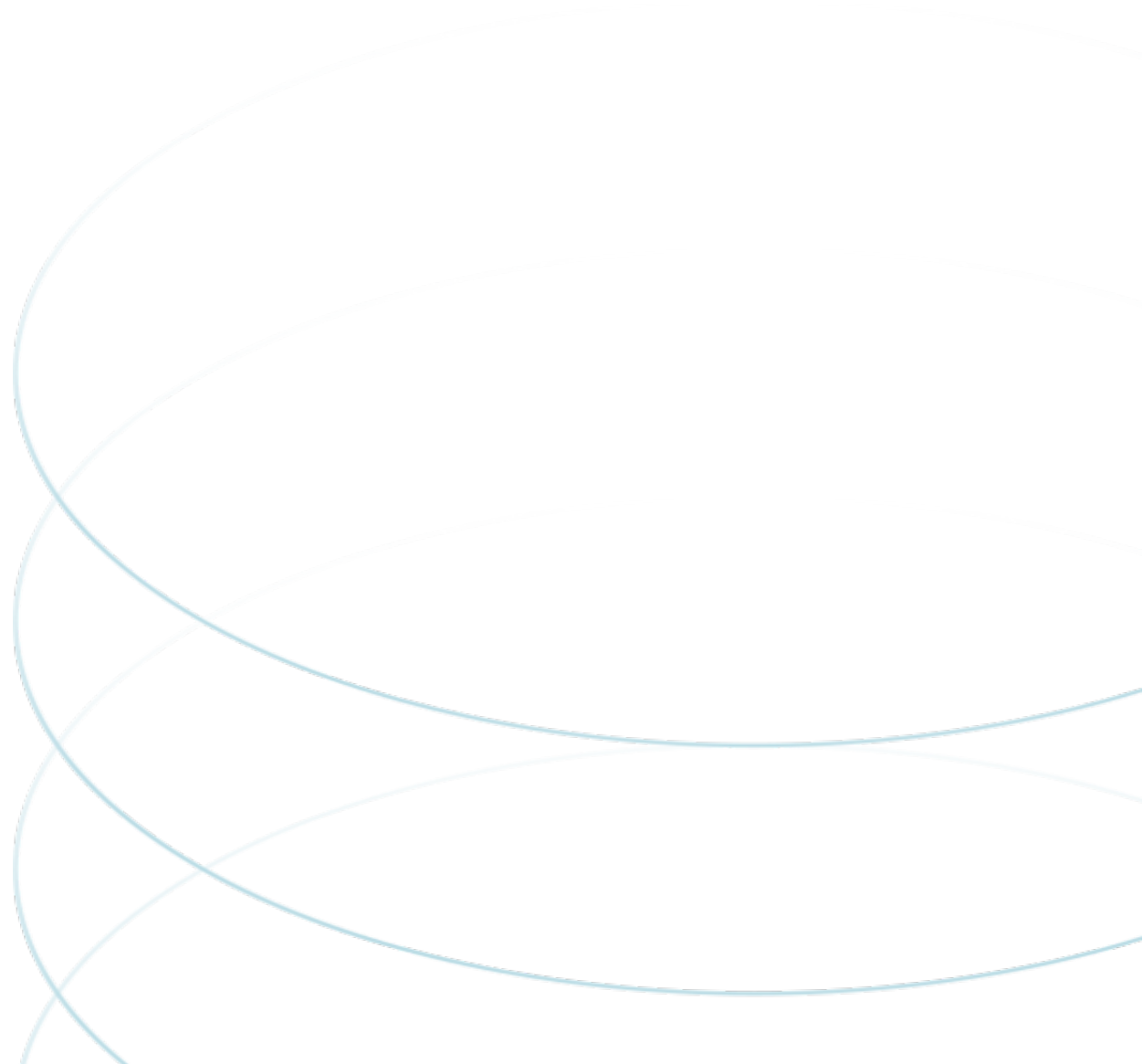


# Floorplans

## 580 West Cheyenne Avenue Suite C-110

- 4,991 total s.f.
- 1,514 s.f. office
- 3,477 s.f. warehouse
- One (1) dock door
- One (1) 12' x 12' grade door
- \$1.15/s.f. NNN
- \$0.33 CAM
- \$7,386.68 monthly
- Available Now





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