



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



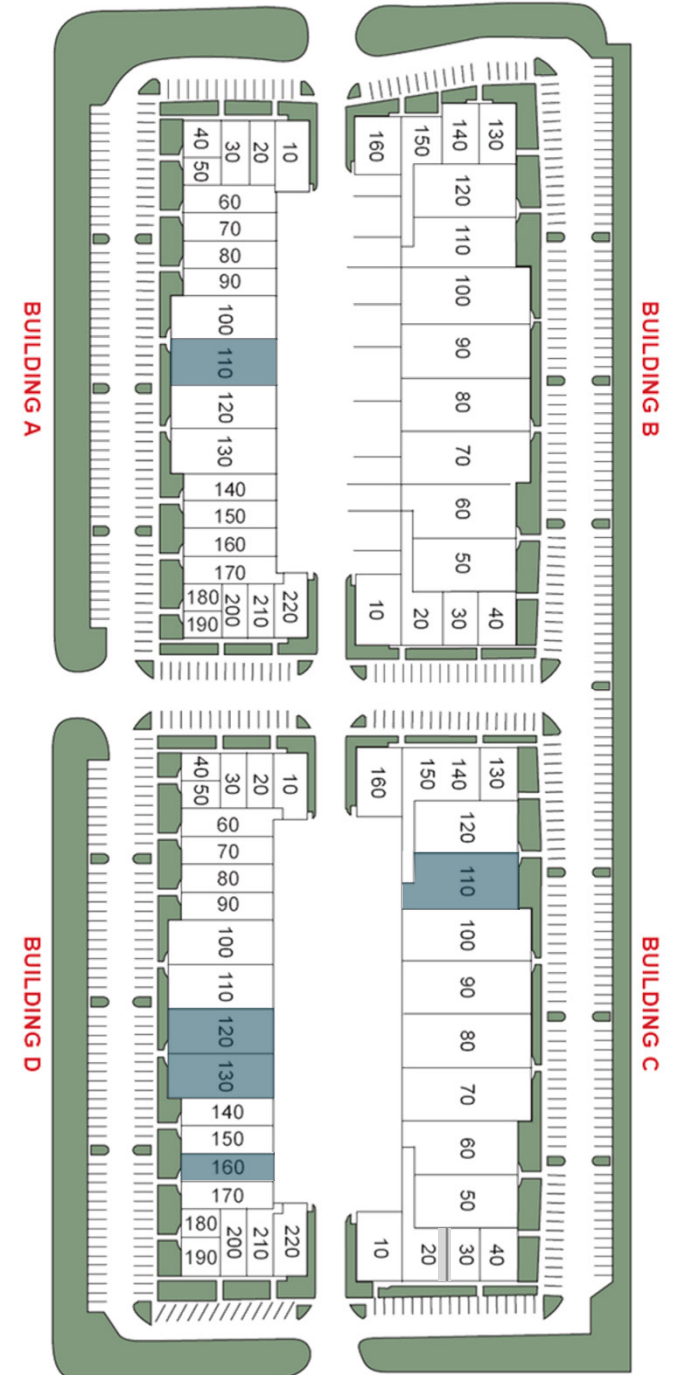
Property overview



- Rates from \$1.00/s.f. NNN
- 2,100 – 7,402 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



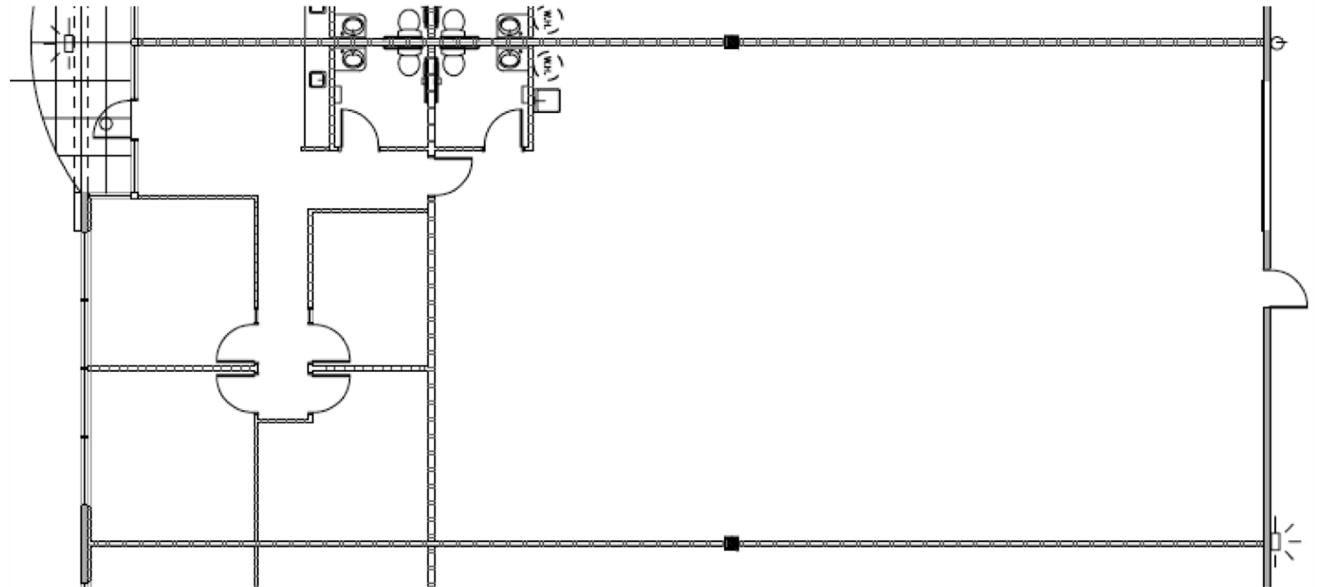
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
720-A110	3,845	1,187	2,658	18'	1 GL	\$1.15	\$0.316	\$5,636.77	Now
580-C110	4,991	1,514	3,477	24'	1 DH/1 GL	\$1.05	\$0.347	\$6,972.43	Now
570-D120	3,845	1,136	2,709	18'	1 GL	\$1.15	\$0.347	\$5,755.97	2/1/26
570-D130	3,557	1,483	2,074	18'	Shared dock / 1GL	\$1.15	\$0.347	\$5,324.83	2/1/26
570-D120/D130	7,402	2,619	4,783	18'	2 GL	\$1.00	\$0.347	\$9,970.49	2/1/26
570-D160	2,100	557	1,543	18'	1 GL	\$1.15	\$0.347	\$3,143.70	2/1/26



Floorplans

720 West Cheyenne Avenue Suite A-110

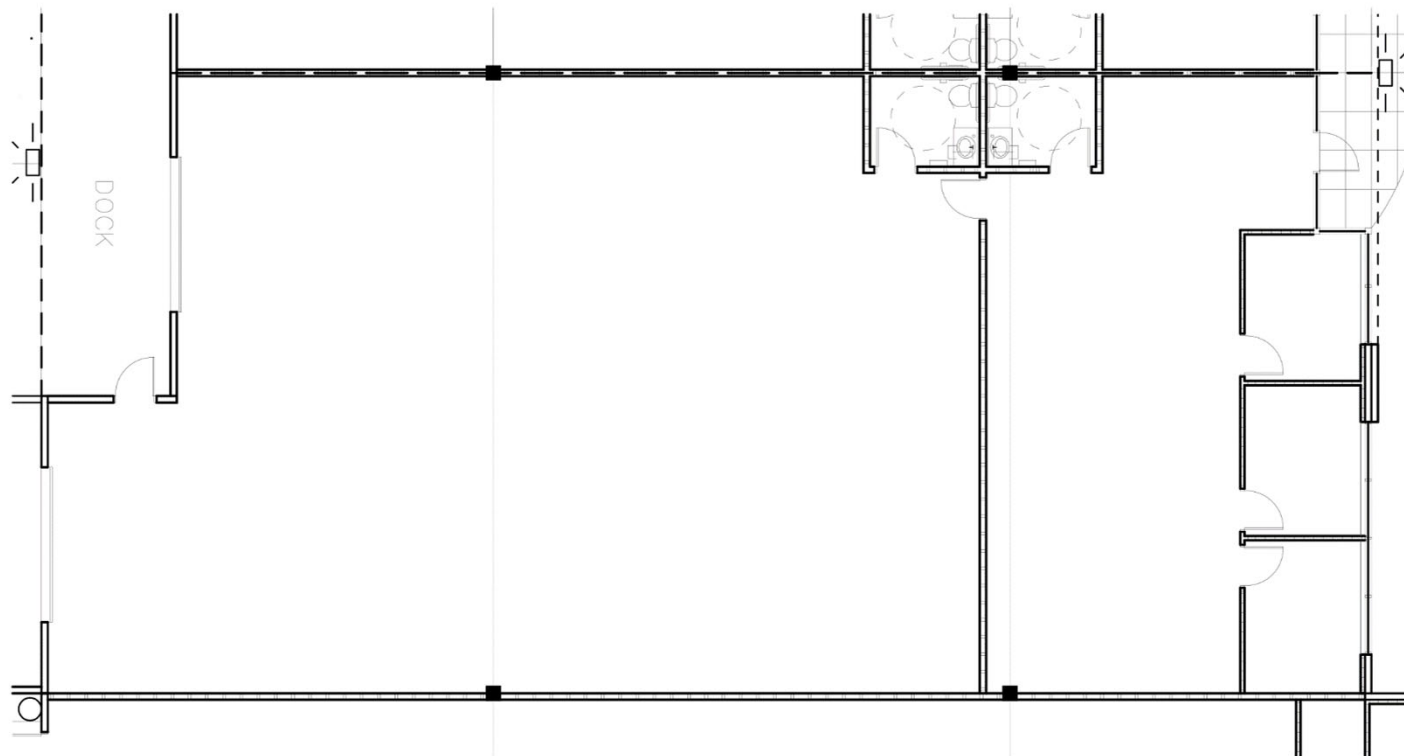
- 3,845 total s.f.
- 1,187 s.f. office
- 2,658 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.316 CAM
- \$5,636.77 monthly
- Available now



Floorplans

580 West Cheyenne Avenue Suite C-110

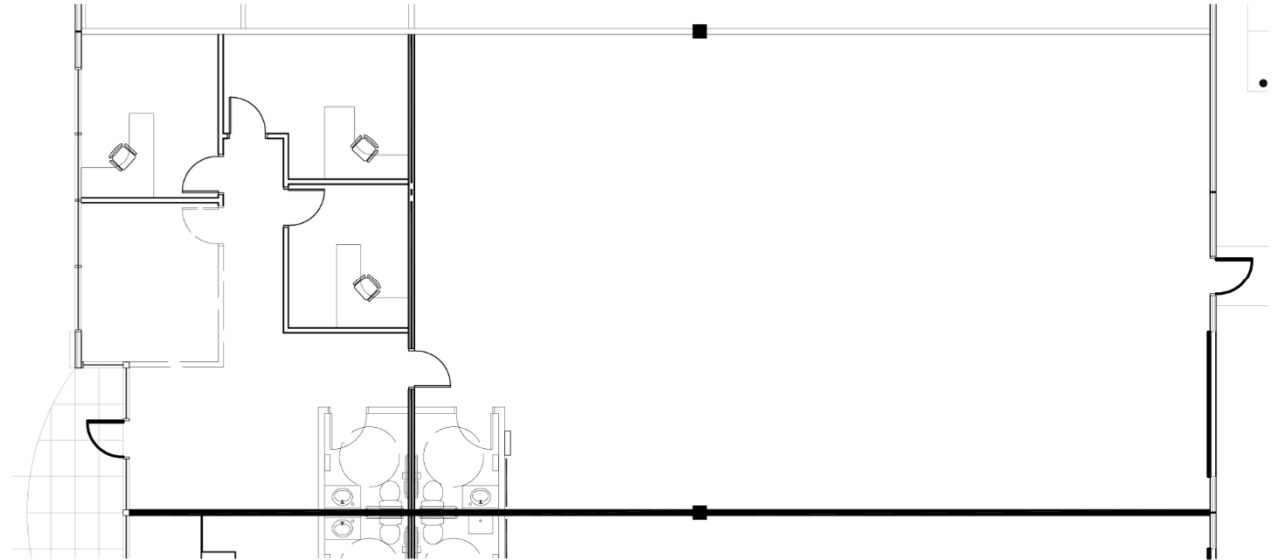
- 4,991 total s.f.
- 1,514 s.f. office
- 3,477 s.f. warehouse
- One (1) dock door
- One (1) 12' x 12' grade door
- \$1.05/s.f. NNN
- \$0.347 CAM
- \$6,972.43 monthly
- Available now



Floorplans

570 West Cheyenne Avenue Suite D120

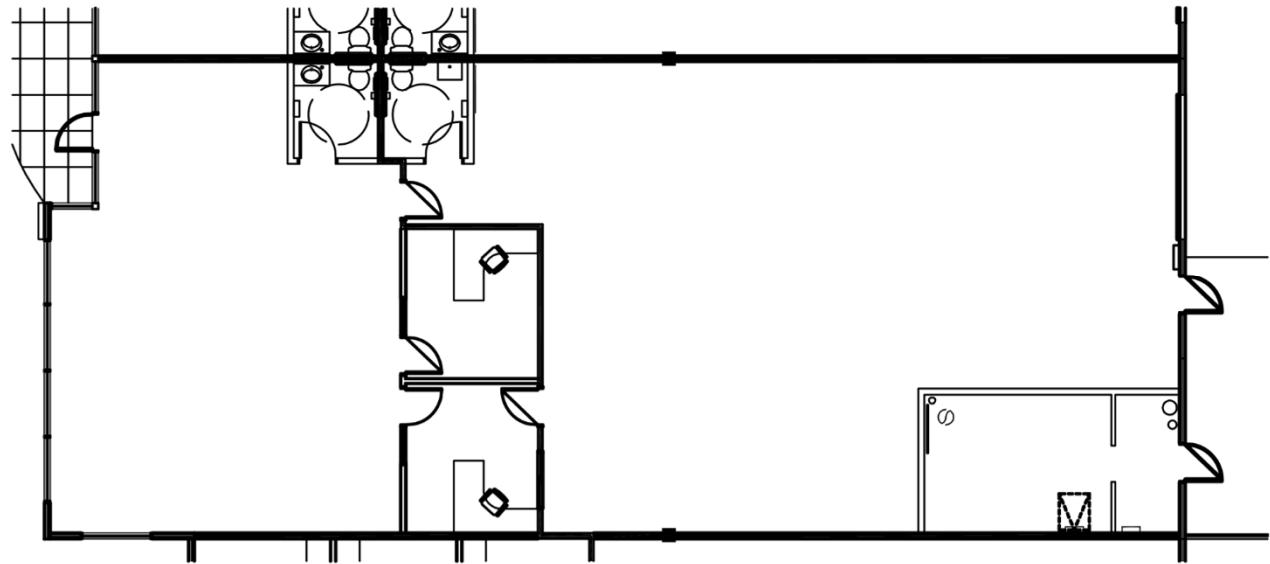
- 3,845 total s.f.
- 1,136 s.f. office
- 2,709 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.347 CAM
- \$5,755.97 monthly
- Available 2/1/26



Floorplans

570 West Cheyenne Avenue Suite D130

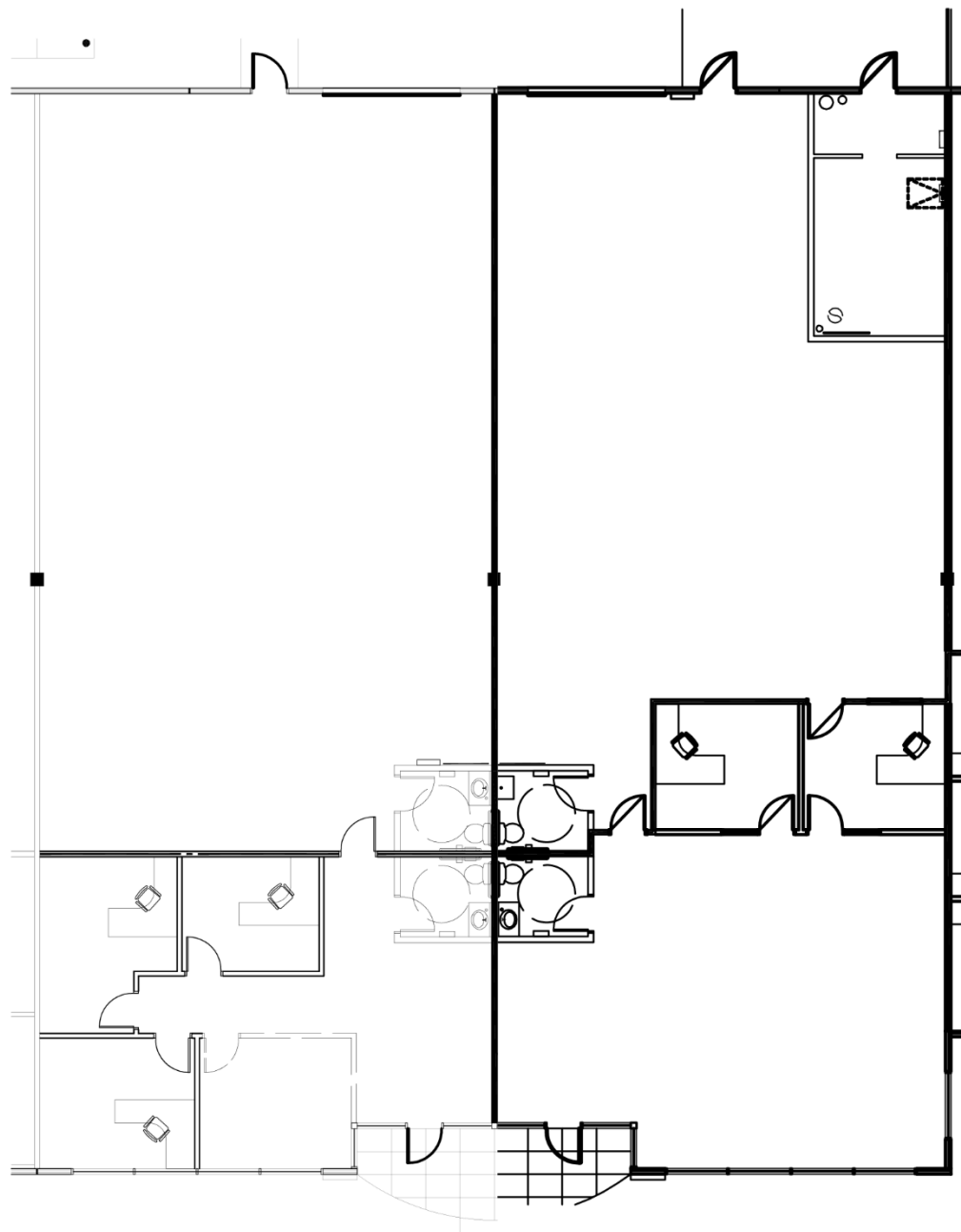
- 3,557 total s.f.
- 1,483 s.f. office
- 2,074 s.f. warehouse
- Shared dock
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.347 CAM
- \$5,324.83 monthly
- Available 2/1/26



Floorplans

570 West Cheyenne Avenue Suite D120/D130

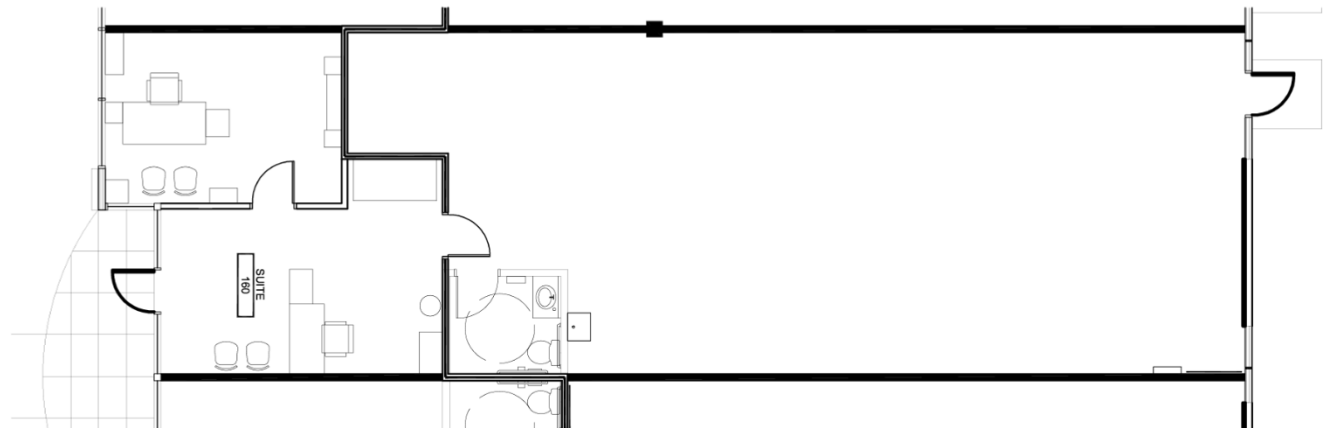
- 7,402 total s.f.
- 2,619 s.f. office
- 4,783 s.f. warehouse
- Two (2) 12' x 14' grade doors
- \$1.00/s.f. NNN
- \$0.347 CAM
- \$9,970.49 monthly
- Available 2/1/26

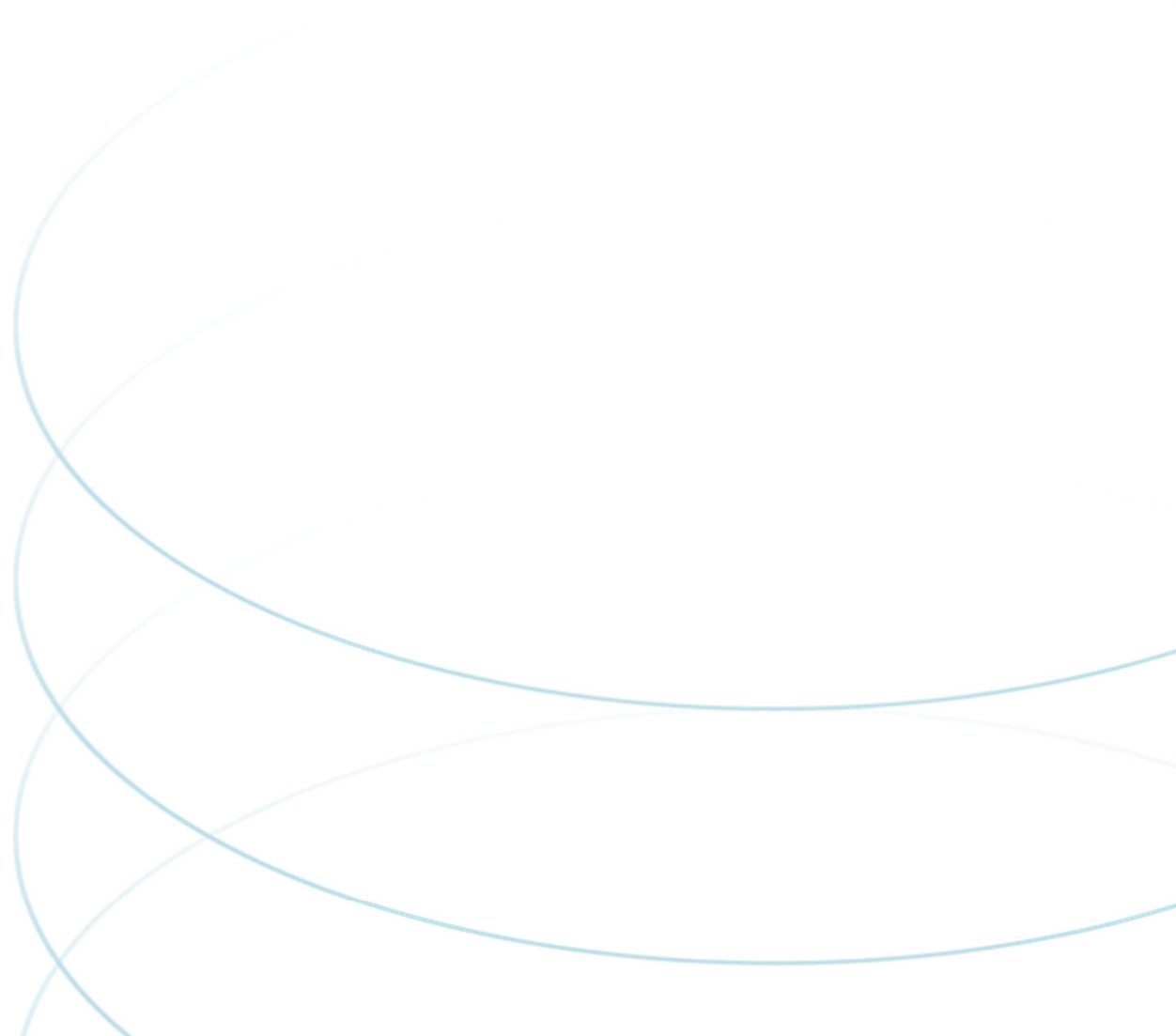


Floorplans

570 West Cheyenne Avenue Suite D160

- 2,100 total s.f.
- 557 s.f. office
- 1,543 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.347 CAM
- \$3,143.70 monthly
- Available 2/1/26





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