



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



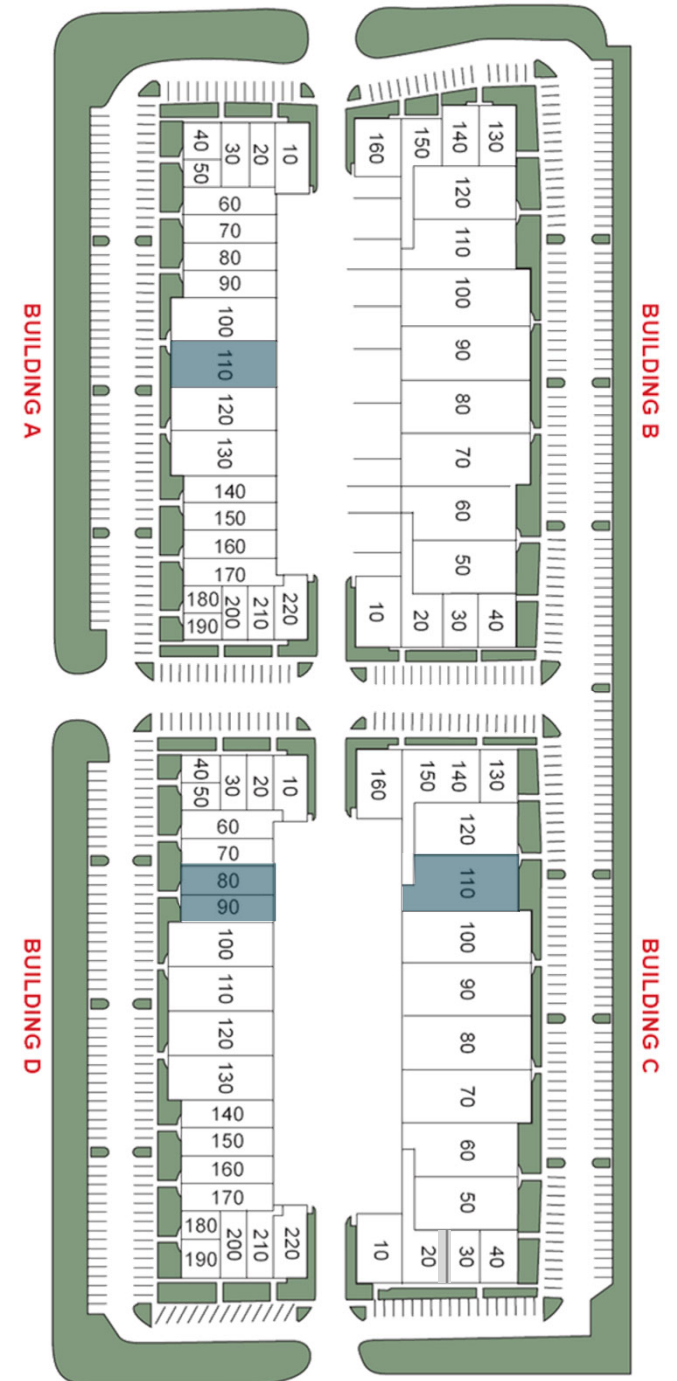
Property overview



- Rates from \$1.05/s.f. NNN
- 2,100 – 4,991 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



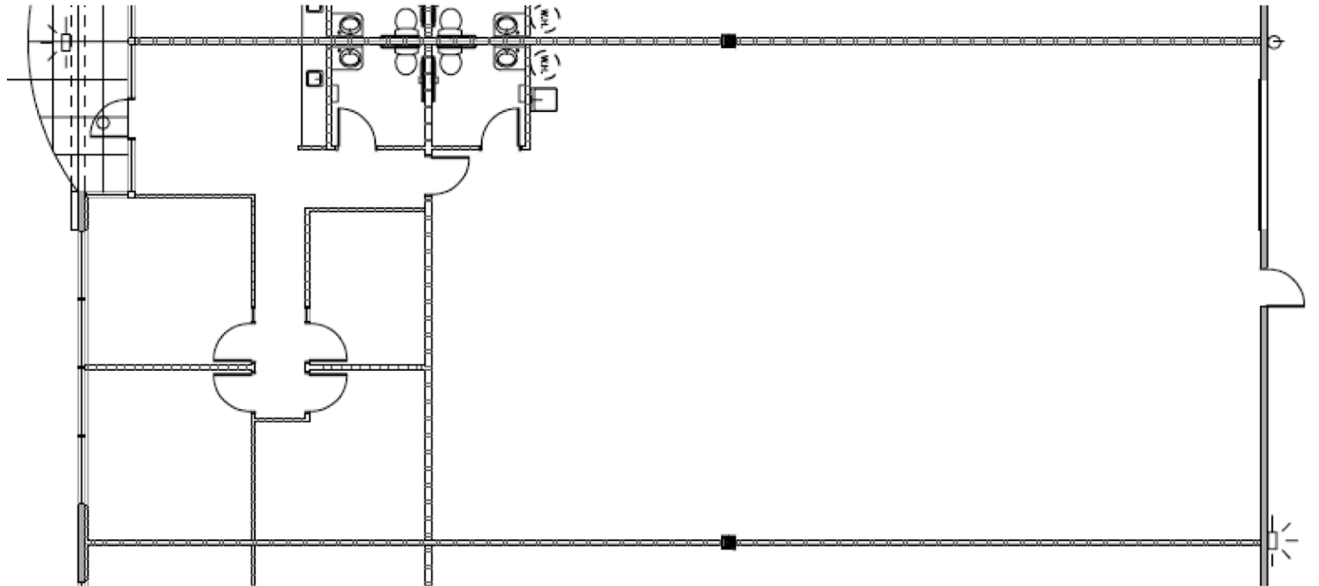
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
720-A110	3,845	1,187	2,658	18'	1 GL	\$1.15	\$0.303	\$5,586.79	7/1/25
580-C110	4,991	1,514	3,477	24'	1 DH/1 GL	\$1.05	\$0.33	\$6,887.58	7/1/25
570-D080	2,100	697	1,403	18'	1 GL	\$1.20	\$0.33	\$3,213.00	Now
570-D090	2,121	697	1,424	18'	1 GL	\$1.20	\$0.33	\$3,245.13	Now



Floorplans

720 West Cheyenne Avenue Suite A-110

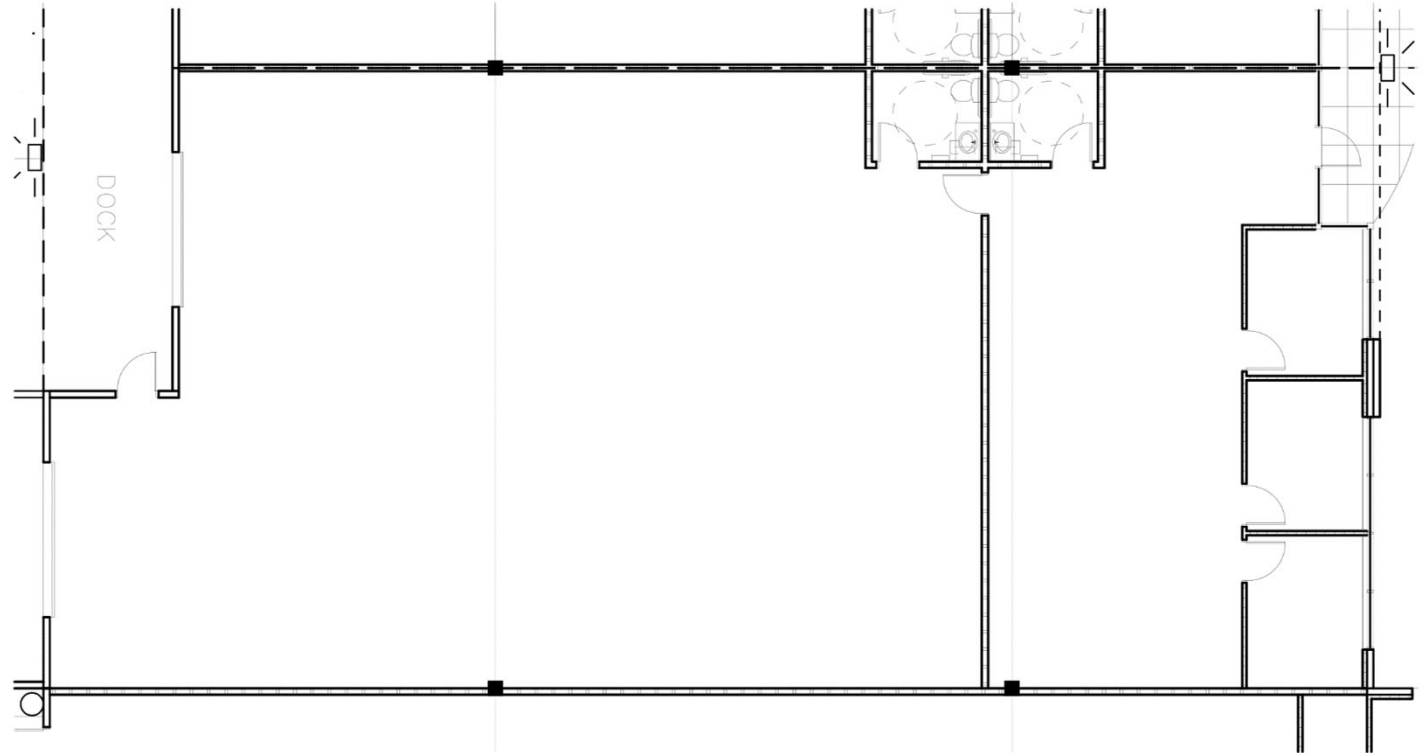
- 3,845 total s.f.
- 1,187 s.f. office
- 2,658 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.303 CAM
- \$5,586.79 monthly
- Available 7/1/25



Floorplans

580 West Cheyenne Avenue Suite C-110

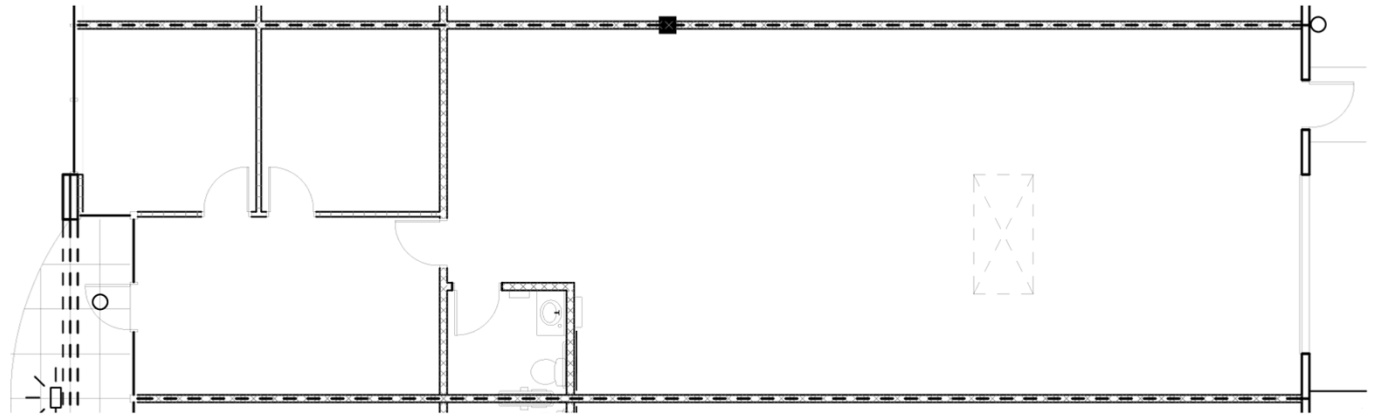
- 4,991 total s.f.
- 1,514 s.f. office
- 3,477 s.f. warehouse
- One (1) dock door
- One (1) 12' x 12' grade door
- \$1.05/s.f. NNN
- \$0.33 CAM
- \$6,887.58 monthly
- Available 7/1/25



Floorplans

570 West Cheyenne Avenue Suite D-080

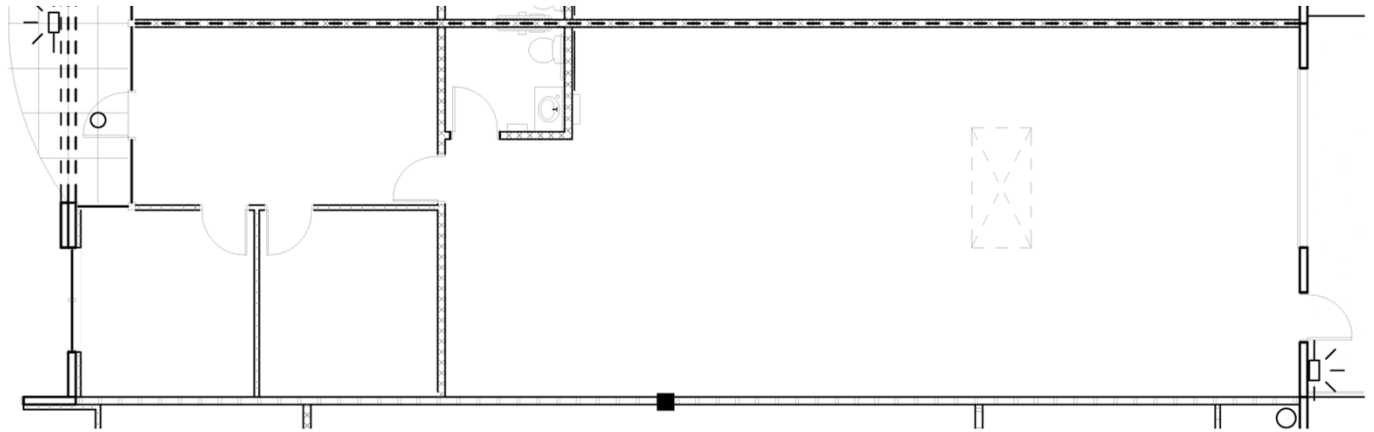
- 2,100 total s.f.
- 697 s.f. office
- 1,403 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.20/s.f. NNN
- \$0.33 CAM
- \$3,213.00 monthly
- Available now



Floorplans

570 West Cheyenne Avenue Suite D-090

- 2,121 total s.f.
- 697 s.f. office
- 1,424 s.f. warehouse
- One (1) 12' x 14' grade door
- Shared dock
- \$1.20/s.f. NNN
- \$0.33 CAM
- \$3,245.13 monthly
- Available now





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