

E. CHEYENNE AVENUE

N. NELLIS BOULEVARD

SITE

FOR SALE

±2.38 Acres of Land

3112 N. Nellis Boulevard, Las Vegas, NV 89115

**Zach McClenahan**

*Associate*

Direct: +1 702 836 3780

[zach.mcclenahan@colliers.com](mailto:zach.mcclenahan@colliers.com)

License # NV-S.198177

**Jerry Doty, SIOR**

*Executive Vice President*

Direct: +1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.0172045

**Paul Sweetland, SIOR**

*Vice Chairman*

Direct: +1 702 836 3750

[paul.sweetland@colliers.com](mailto:paul.sweetland@colliers.com)

License # NV-S.0043604



# Property Overview

**3112 N. Nellis Boulevard** is ±2.38 Acres of land and conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to I-15 via East Cheyenne Avenue.

## \$2,700,000.00

Sale Price

±2.38 Acres



Zoned IL (Industrial Light)



APN: 140-16-101-006



North Las Vegas Submarket



Fully Secured and Mostly Paved



±1,056 SF Building



## CONTACT US

### Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

### Jerry Doty, SIOR

Executive Vice President

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

### Paul Sweetland, SIOR

Vice Chairman

Direct: +1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604



# Site Aerial

Sale Price

\$2,700,000.00

▲ For illustration purposes only. Not to scale.

■ = Available



**Zach McClenahan**

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

**Jerry Doty, SIOR**

Executive Vice President

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

**Paul Sweetland, SIOR**

Vice Chairman

Direct: +1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

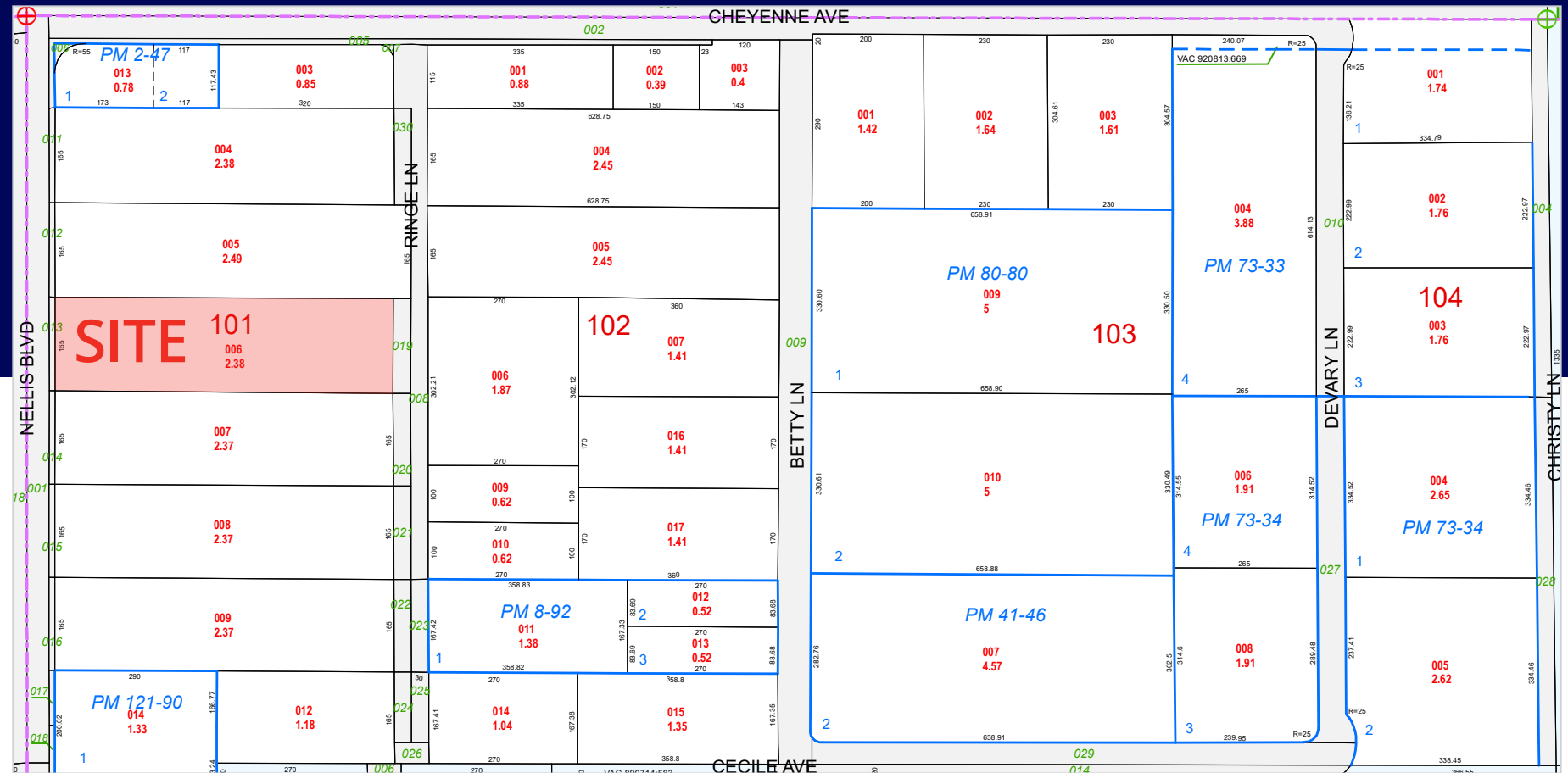
Colliers



# Parcel Map

APN: 140-16-101-006

For illustration purposes only. Not to scale.



**Zach McClenahan**

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

**Jerry Doty, SIOR**

Executive Vice President

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

**Paul Sweetland, SIOR**

Vice Chairman

Direct: +1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604





 For illustration purposes only. Not to scale.

 For illustration purposes only. Not to scale.





## ABOUT COLLIERS

\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

## CONTACT US

### Zach McClenahan

*Associate*

Direct: +1 702 836 3780

[zach.mcclenahan@colliers.com](mailto:zach.mcclenahan@colliers.com)

License # NV-S.198177

### Jerry Doty, SIOR

*Executive Vice President*

Direct: +1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.0172045

### Paul Sweetland, SIOR

*Vice Chairman*

Direct: +1 702 836 3750

[paul.sweetland@colliers.com](mailto:paul.sweetland@colliers.com)

License # NV-S.0043604



*Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over \$5.0 billion in annual revenues, a team of 24,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](http://corporate.colliers.com), X @Colliers or LinkedIn.*

*©2025 Colliers. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.*