

FOR LEASE

4875 E CHEYENNE AVE | LAS VEGAS, NV 89115



CHEYENNE INDUSTRIAL CENTER

130,000 SF | FREESTANDING BUILDING | TURN-KEY WAREHOUSE

CBRE


BIXBY CAPITAL
MANAGEMENT

Location Highlights

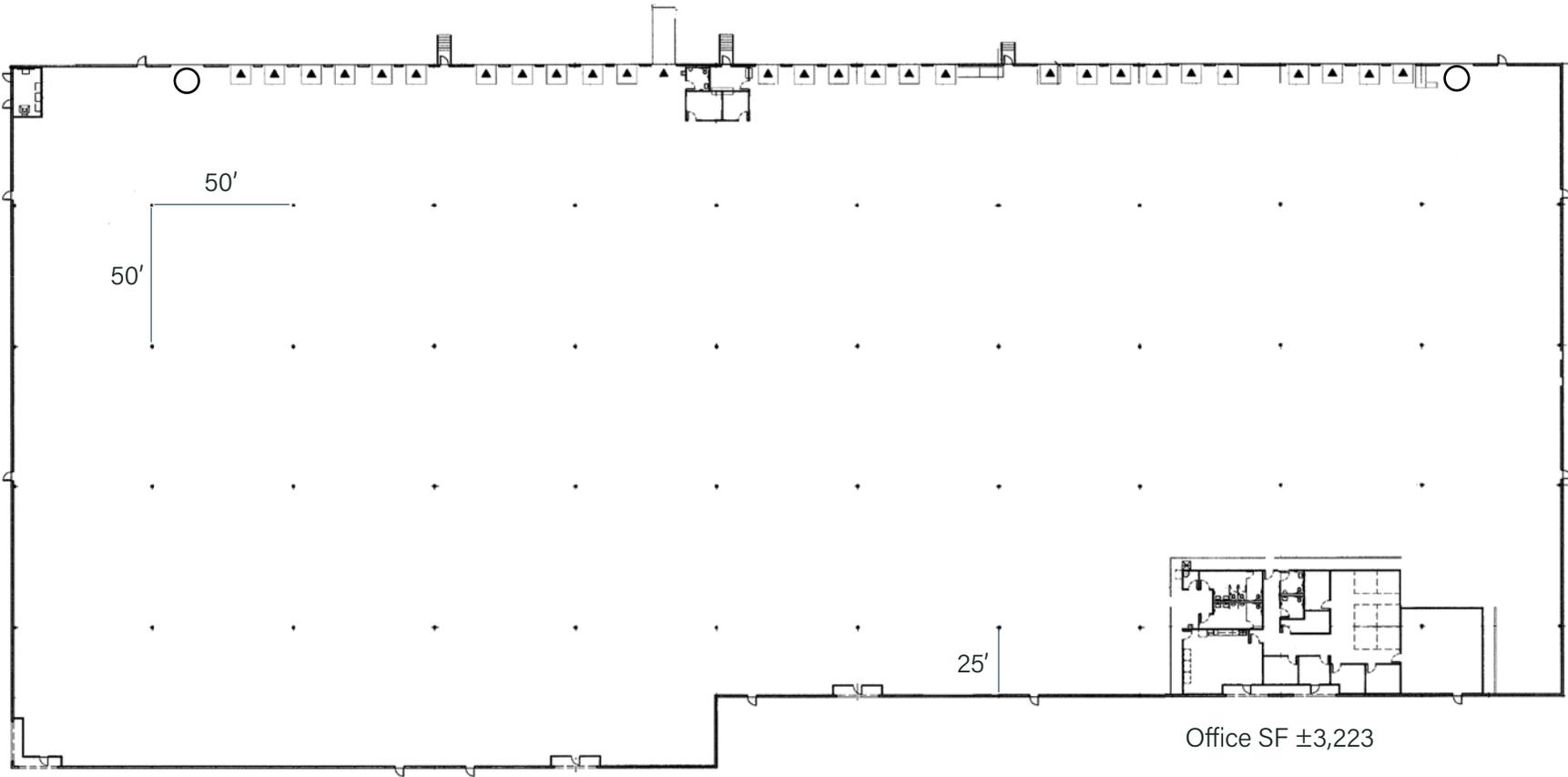
- + Located in the highly desired North Las Vegas submarket
- + 3.4 mi to I-15 freeway via Cheyenne Ave
- + 11.8 mi to Las Vegas Strip
- + 15.2 mi to Harry Reid International Airport
- + Numerous amenities along Cheyenne Ave
- + Zoning: I-L (Industrial Light)

Building Highlights

TOTAL SF	130,000 SF
SITE AREA	±6.64 acres
OFFICE SF	±3,223 SF
CLEAR HEIGHT	30' at First Column
DOCK DOORS	28 doors
DOCK EQUIPMENT	28 mechanical pit levelers with seals 22 dock lights 5 dock fans
GRADE DOORS	2
SPRINKLERS	ESFR
POWER	2,000 A, 277/480 V, 3-Phase
LIGHTING	LED warehouse lighting
COOLING	Evaporative coolers in warehouse with 4 HVLS fans
TRUCK COURT	200' shared
AUTO PARKING	±100 spaces
YEAR BUILT	2007
CONSTRUCTION	Concrete Tilt-Up



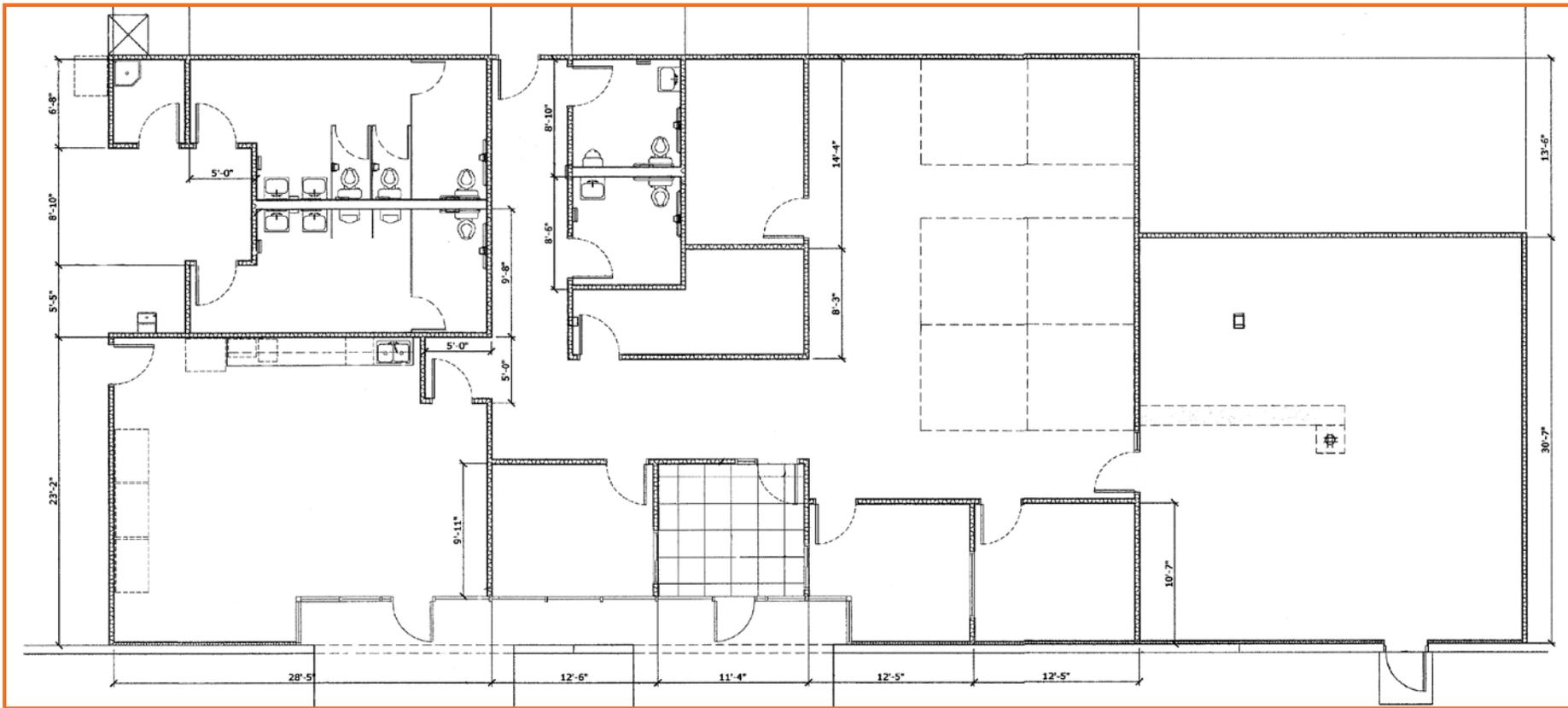
WAREHOUSE FLOOR PLAN - 130,000 SF



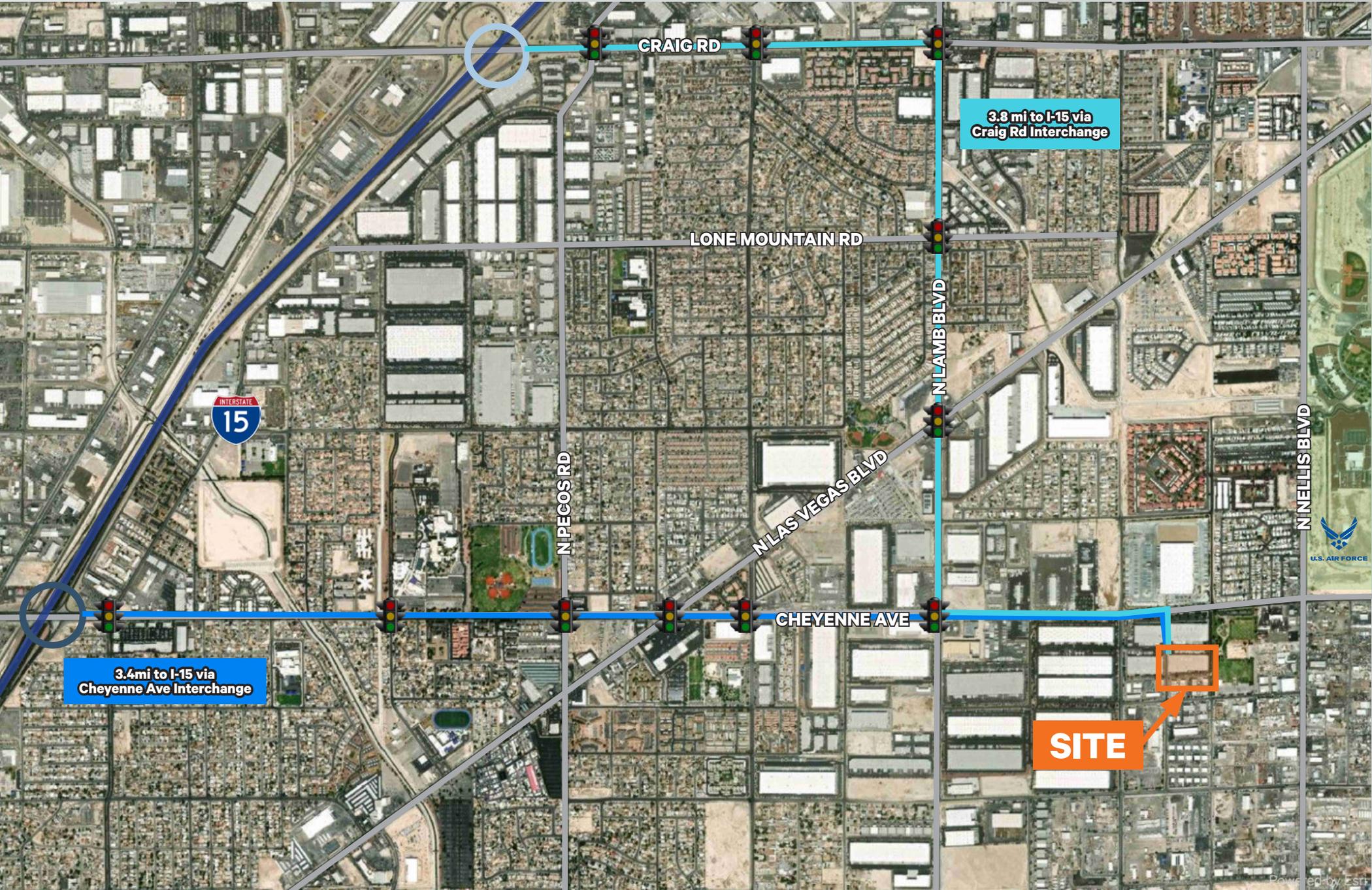
- ▲ Dock Door
- Grade Door

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OFFICE FLOOR PLAN - ±3,223 SF



PROXIMITY MAP

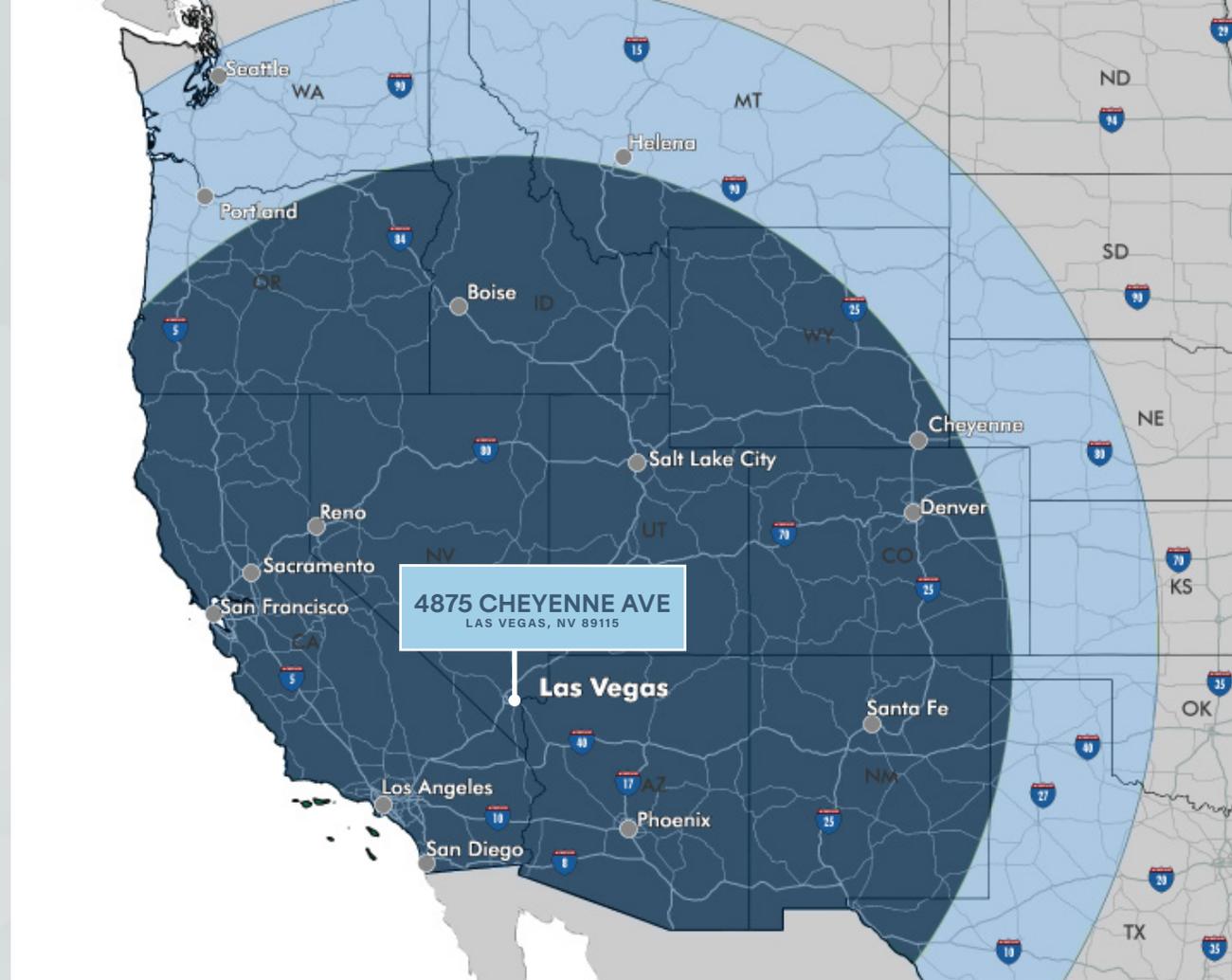


LOCATION & TRANSPORTATION

- I-15 Interchange is ±3.3 miles from site
- Harry Reid International Airport is ±12.9 miles from site
- The Las Vegas Strip is ±12.4 miles from site

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- FedEx Freight - 3 miles
 - FedEx Ship Center - 5.3 miles
 - FedEx Air Cargo - 12.9 miles
 - FedEx Ground - 18.4 miles
 - UPS Freight Service Center - 3.1 miles
 - UPS Customer Center - 6.7 miles
 - UPS Air Cargo - 12.9 miles
 - US Post Office - 16.5 miles

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- Port of Long Beach - 292 miles
 - Port of Los Angeles - 293 miles
 - Port of San Diego - 345 miles
 - Port of San Francisco - 573 miles



● One-Day Truck Service
 ● Two-Day Truck Service

City	Miles	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min
Phoenix, AZ	300	4 hrs, 39 min
San Diego, CA	327	4 hrs, 46 min
Salt Lake City, UT	424	5 hrs, 50 min
Reno, NV	452	6 hrs, 55 min
San Francisco, CA	562	8 hrs, 2h0 min
Sacramento, CA	565	8 hrs, 14 min

City	Miles	Time (est.)
Boise, ID	634	9 hrs, 31 min
Santa Fe, NM	634	9 hrs, 8 min
Denver, CO	752	10 hrs, 45 min
Cheyenne, WY	837	11 hrs, 52 min
Helena, MT	907	12 hrs, 31 min
Portland, OR	982	15 hrs, 44 min
Seattle, WA	1,129	16 hrs, 52 min

LAS VEGAS BUSINESS FACTS



BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



LABOR OVERVIEW

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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CBRE

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