

INVESTMENT PROPERTY FOR SALE

±43,822 SF

ON ±3.41 ACRES

600 E. Cheyenne Avenue, Las Vegas, NV 89030



EXECUTIVE SUMMARY

This offering provides a rare opportunity to acquire a single tenant industrial property leased to Berger Transfer & Storage through March 31, 2029. Situated on the highly desirable North Las Vegas submarket, the property offers superior connectivity to I-15 via Cheyenne Avenue and is a short drive from the Las Vegas Strip and Harry Reid International Airport. The combination of a highly functional layout and hard-to-find yard component ensures that the property will remain a scarce and in-demand asset long term.





INVESTMENT HIGHLIGHTS



Stabilized Rental Income

100% leased to a single tenant, Berger Transfer and Storage, that has occupied the property for over 10 years. The lease has a current NOI of \$557,399 (4/1/26 - 3/31/27) and expires March 31, 2029.

Reach out to us for additional lease terms and details.



Recent Improvements

Lighting upgraded in 2023
Roof replaced in 2021
Asphalt resealed in 2023



Strengthening Market Fundamentals

Positive net absorption for 2025 surged 60% year-over-year. Driven by strong leasing activity and a decrease in construction deliveries over the last year, market wide vacancy dropped to 11.3% as of Q4 2025. Looking ahead, the limited amount of new construction and robust leasing momentum is expected to drive vacancy further downward.



Strategic Infill Location

The property has frontage on Cheyenne Ave and is 0.5 miles from I-15, 9.3 miles from the Las Vegas Strip, and 11.5 miles from Harry Reid International Airport.



Supply Constrained Asset Type

With less than 30% building coverage, the property fills a void in the market for product that is capable of accommodating trailer parking and outdoor storage requirements.



Additional Billboard Income

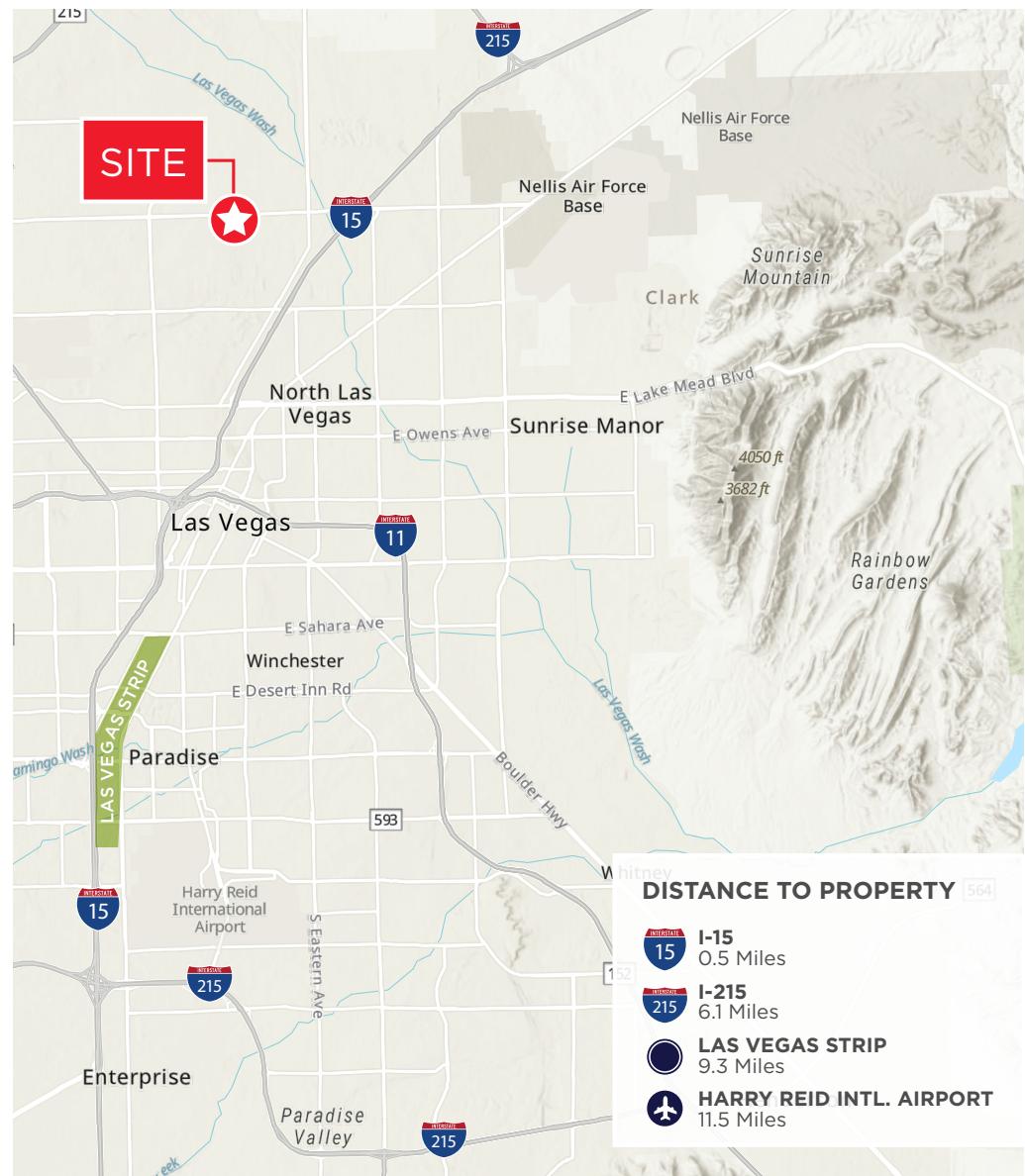
There is a billboard on site that is leased to Clear Channel Outdoor, LLC until 2032.

Reach out to us for additional details.

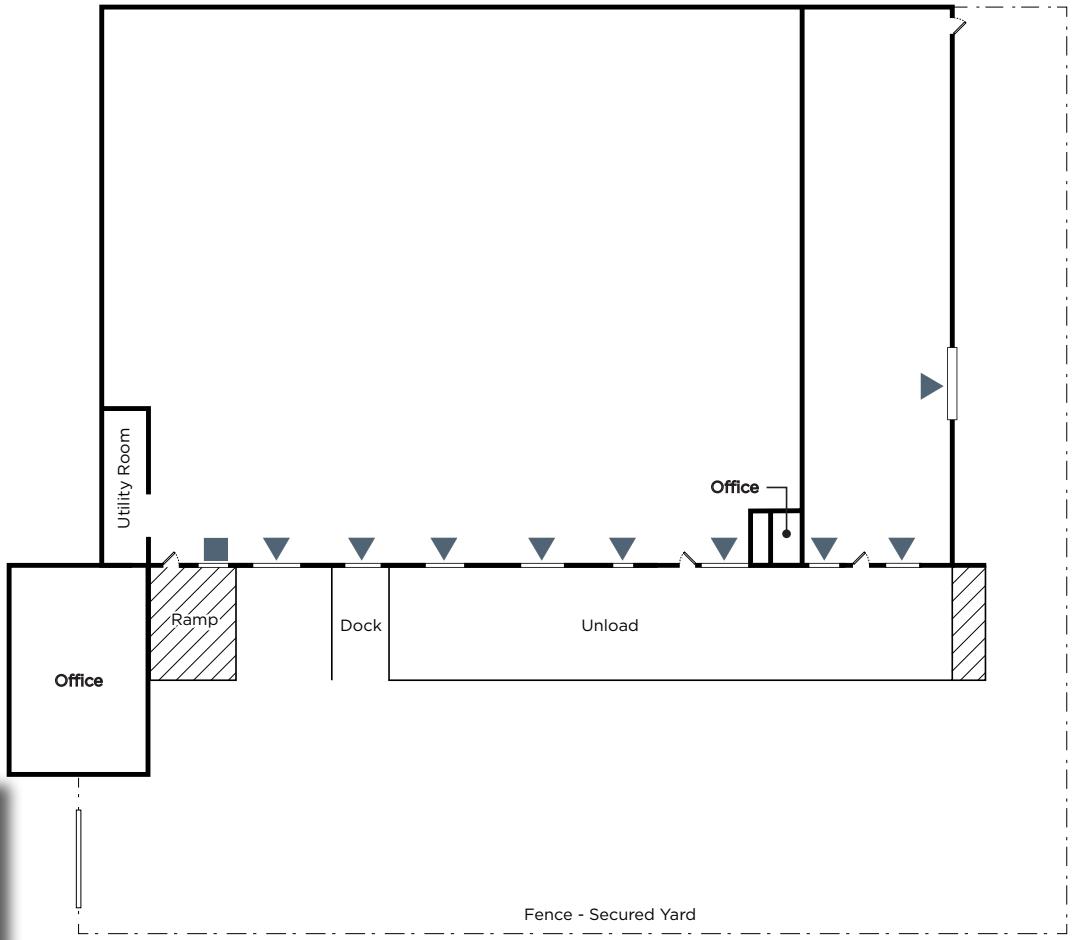
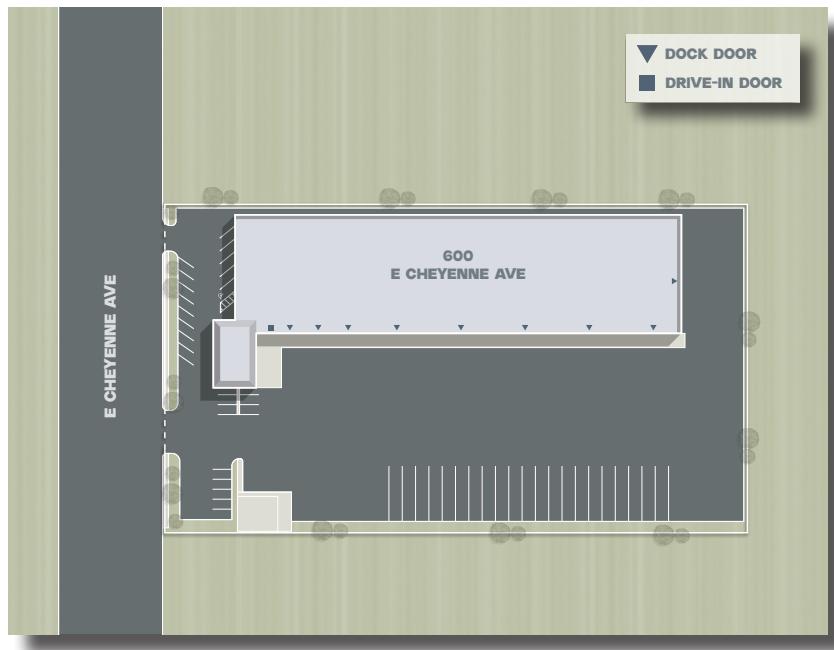
PROPERTY OVERVIEW

OVERVIEW

Address	600 E. Cheyenne Avenue
APN #	139-11-401-003
Zoning	General Industrial, M-2
Tenant	Berger Transfer & Storage
Total Square Footage	±43,822 SF
Office Build-out (First Level)	±2,000 SF
Office Build-out (Second Level)	±2,000 SF
Warehouse	±39,822 SF
Acreage	3.41 AC
Construction Year	1987
Clear Height	26' - 27'
Loading Doors	<p>10 Total</p> <ul style="list-style-type: none"> • 1 dock high • 1 drive-in • 6 roll-up doors on pony dock platform • 2 pony docks
Power	TBD
Fire Suppression	.33 GPM / 2,460 SF

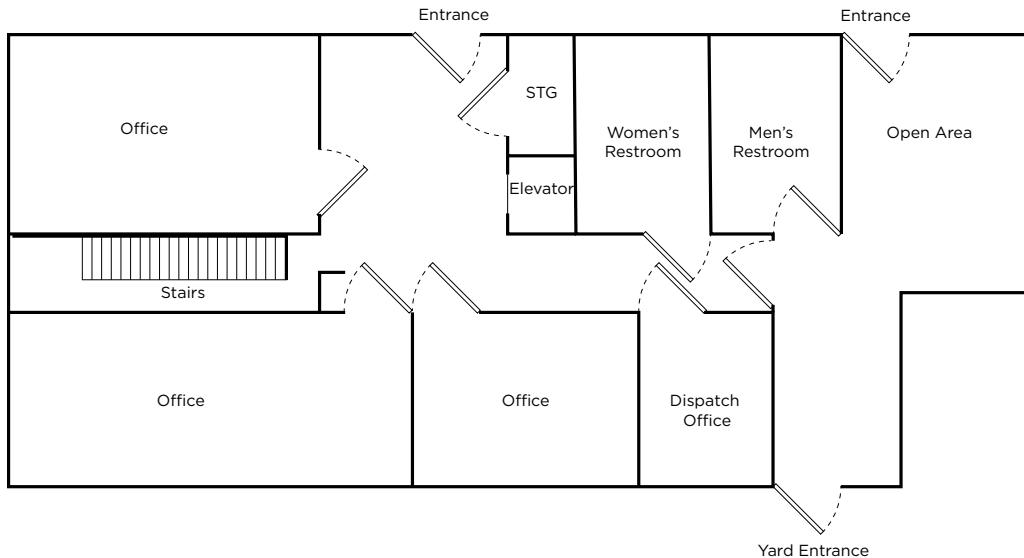


SITE & SPACE PLAN

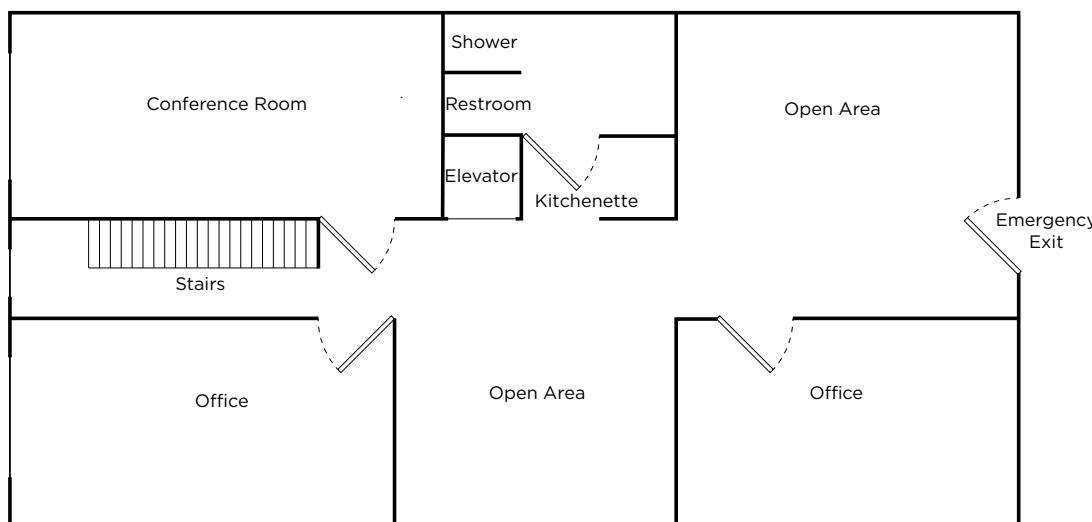


OFFICE SPACE PLAN

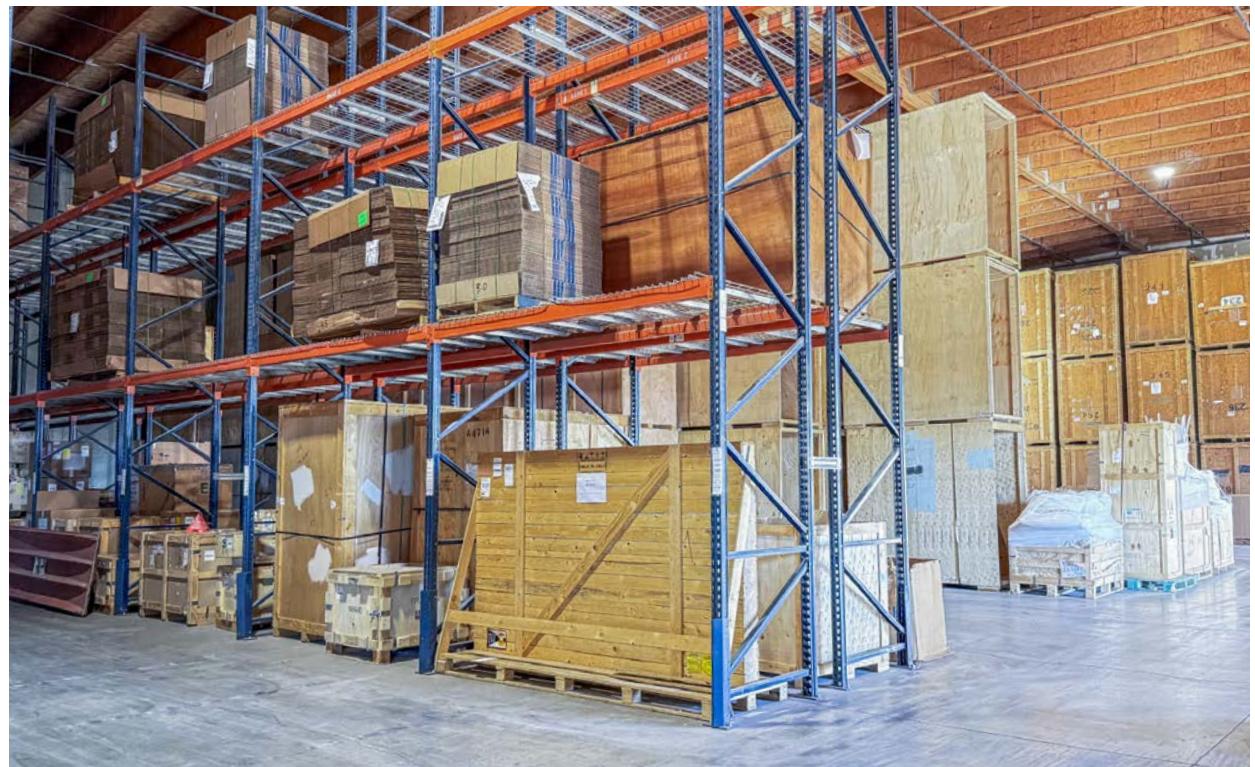
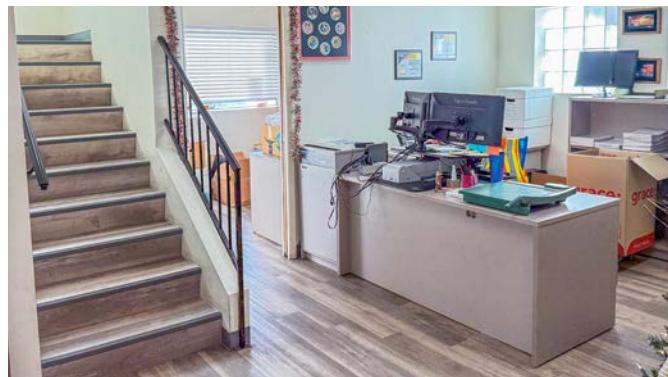
FIRST FLOOR



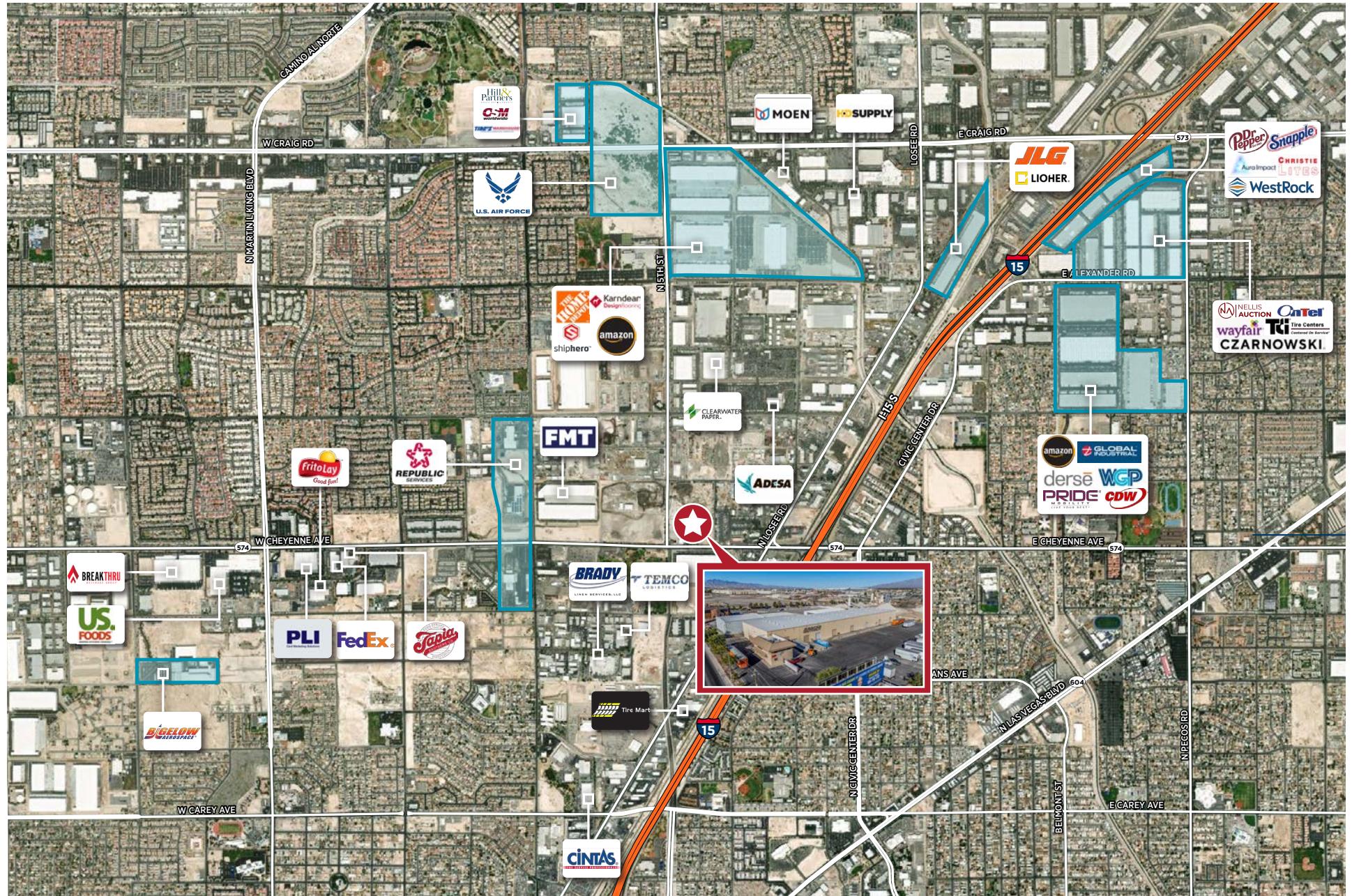
SECOND FLOOR



PROPERTY IMAGES



SUBMARKET MAP



DOWNTOWN LAS VEGAS



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