

±82,075 SF

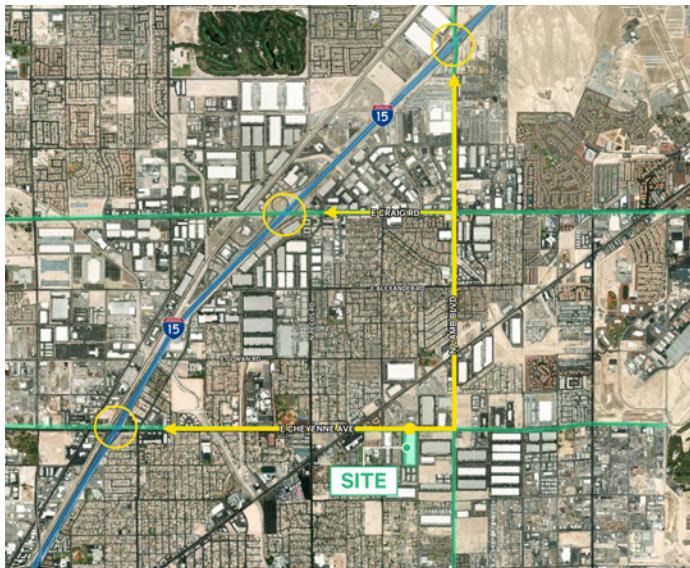


Industrial Space For Lease

## Prologis Cheyenne Distribution Center #4



4025 E. Cheyenne Avenue, Suite 115  
Las Vegas, NV 89115 USA



**Your single-source service for efficient move-in  
and operations: [prologisessentials.com](http://prologisessentials.com)**



Scan the QR code for more info!

### LOCATION

- ±2.13 miles to Cheyenne Ave. interchange
- ±3.10 to Craig Rd. interchange
- ±3.09 miles to Lamb Blvd. interchange
- Zoned: Design Manufacturing (M-D)
- Clark County jurisdiction

### FACILITY

- ±82,075 SF rear loaded unit
- ±2,166 SF office
- 11 dock doors (9' x 10')
- Pit levelers at each door
- 1 ramp to grade door (12' x 14')
- 2 grade/drive in doors
- 31' minimum clear height
- 52'x52' typical column spacing
- R-19 roof batt insulation
- 400 A, 277/480 V, 3-phase power
- 2% skylights
- Concrete tilt-up construction
- 135' truck court with 60' concrete apron
- ESFR sprinkler system
- Parking Ratio: 0.91/1,000 SF
- 24 trailer stalls
- Evaporative cooling in warehouse
- Gas service available

### LANDLORD IMPROVEMENTS

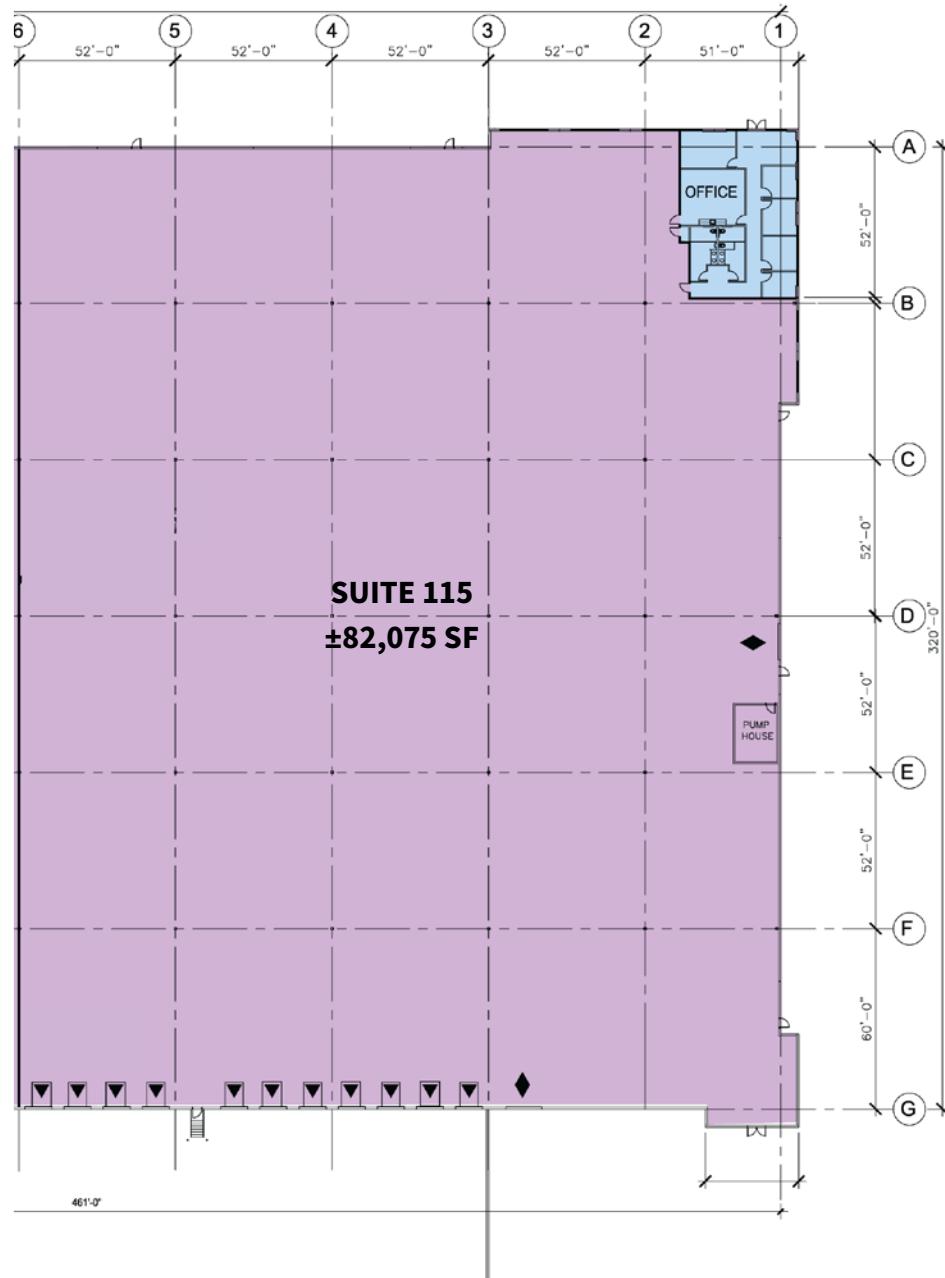
- LED Lights installed through office & warehouse
- New carpet and paint in office
- White box condition warehouse

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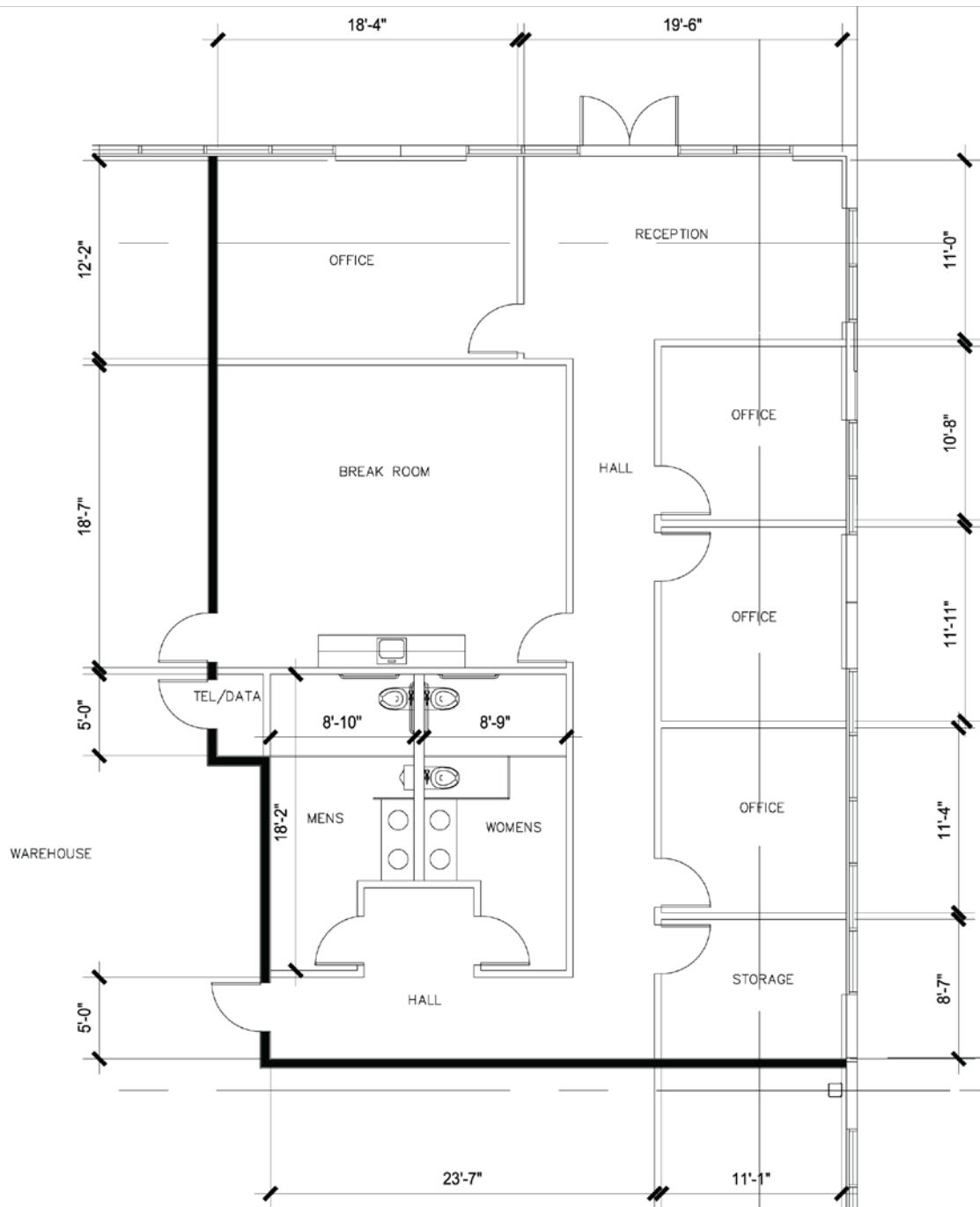
±82,075 SF

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### OFFICE PLAN



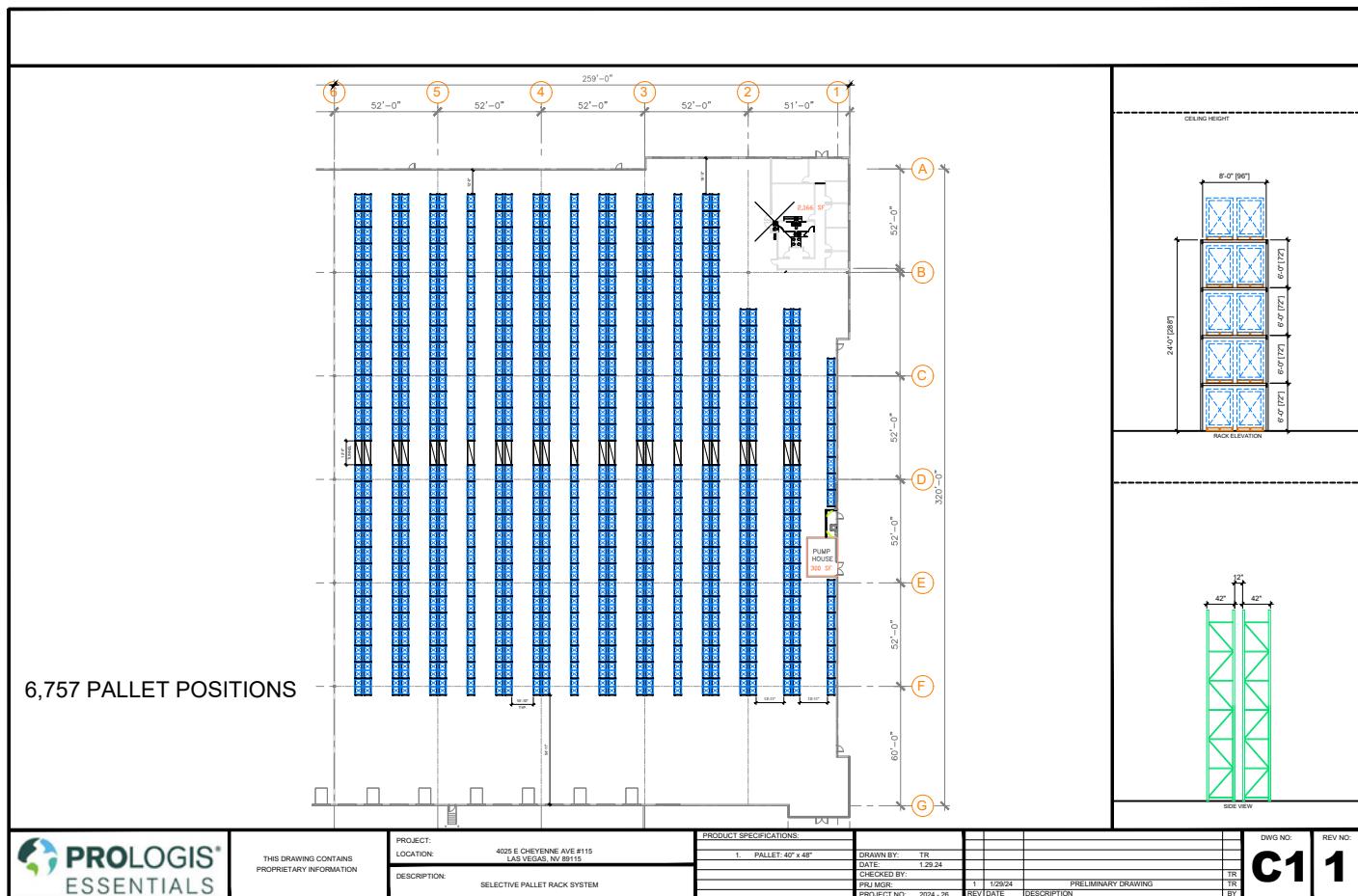
±82,075 SF

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### RACKING CONCEPT

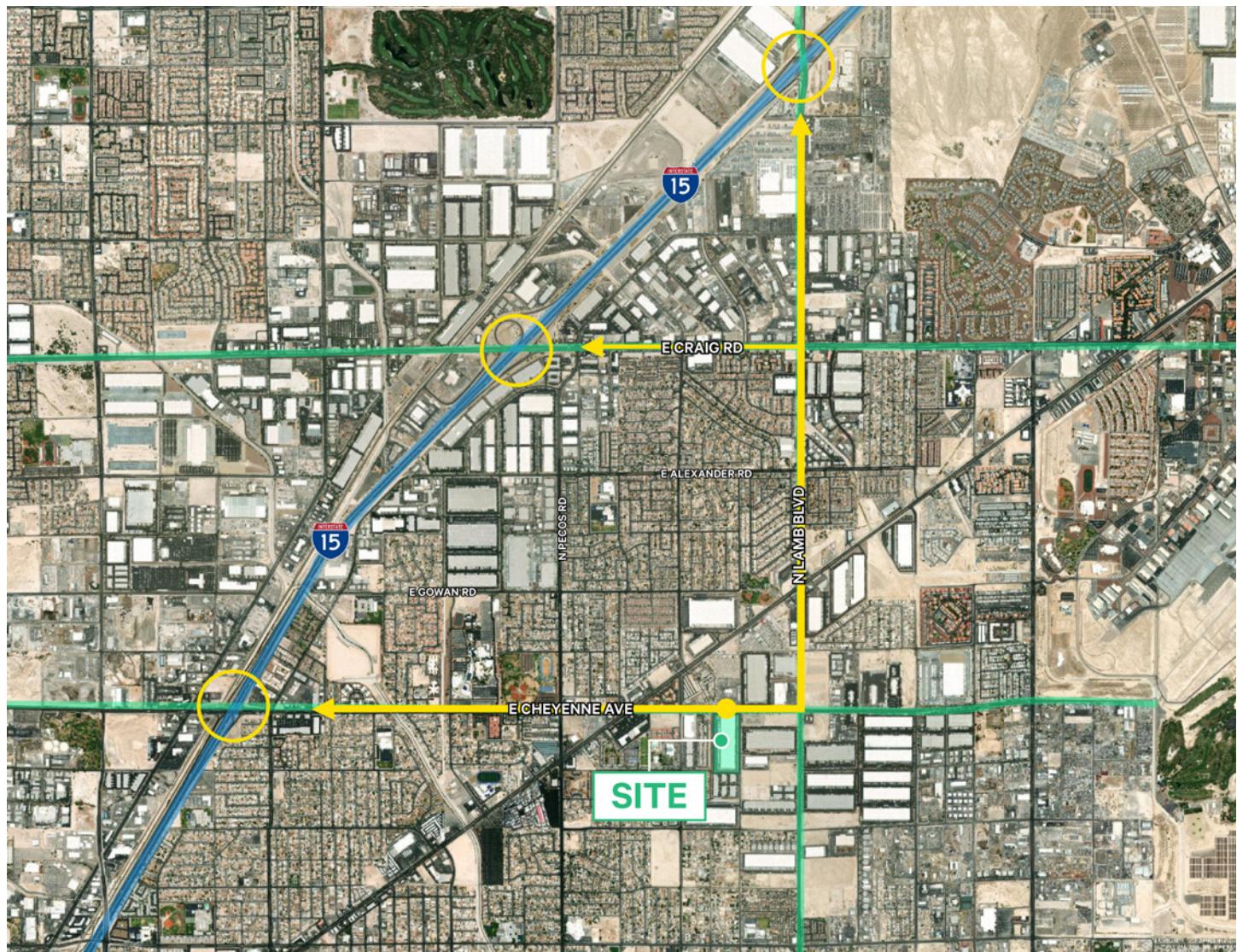


±82,075 SF

Industrial Space For Lease



## Prologis Cheyenne Distribution Center #4



**CBRE**

**Sean Zaher, SIOR**

Senior Vice President  
sean.zaher@cbre.com  
ph +1 702 369 4863  
LIC. S.0175473  
8548 Rozita Lee Ave.  
Suite 200  
Las Vegas, NV 89113 USA

**Kelsey Higgins**

Senior Associate  
kelsey.higgins@cbre.com  
ph +1 702 369 4812  
LIC. S.0192524  
8548 Rozita Lee Ave.  
Suite 200  
Las Vegas, NV 89113 USA

**Lisa M. Brady**

Vice President - Market Officer  
lbrady@prologis.com  
ph +1 702 891 9141  
LIC. B.1002217.LLC  
3883 Howard Hughes Pkwy.  
Suite 850  
Las Vegas, NV 89169 USA

**Renee Carroll**

Senior Leasing Manager  
rcarroll@prologis.com  
ph +1 702 891 9503  
3883 Howard Hughes Pkwy.  
Suite 850  
Las Vegas, NV 89169 USA