

±82,075 SF

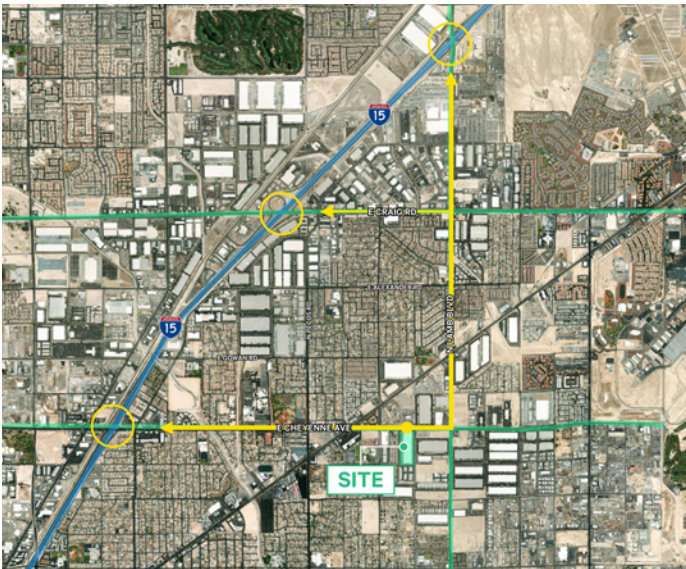
Industrial Space For Lease



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



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

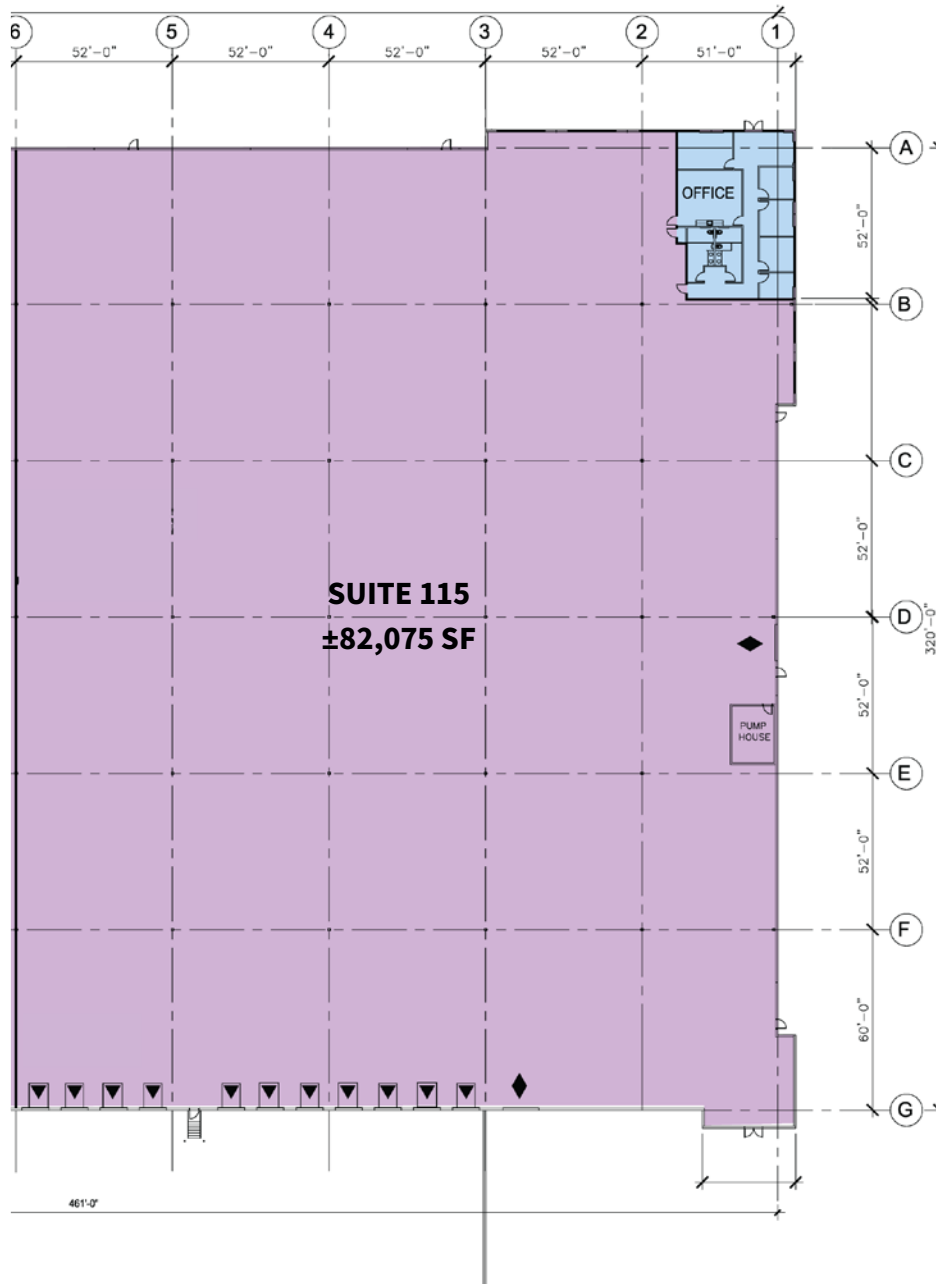
- LED Lights installed through office & warehouse
- New carpet and paint in office
- White box condition warehouse

±82,075 SF

Industrial Space For Lease



Prologis Cheyenne Distribution Center #4



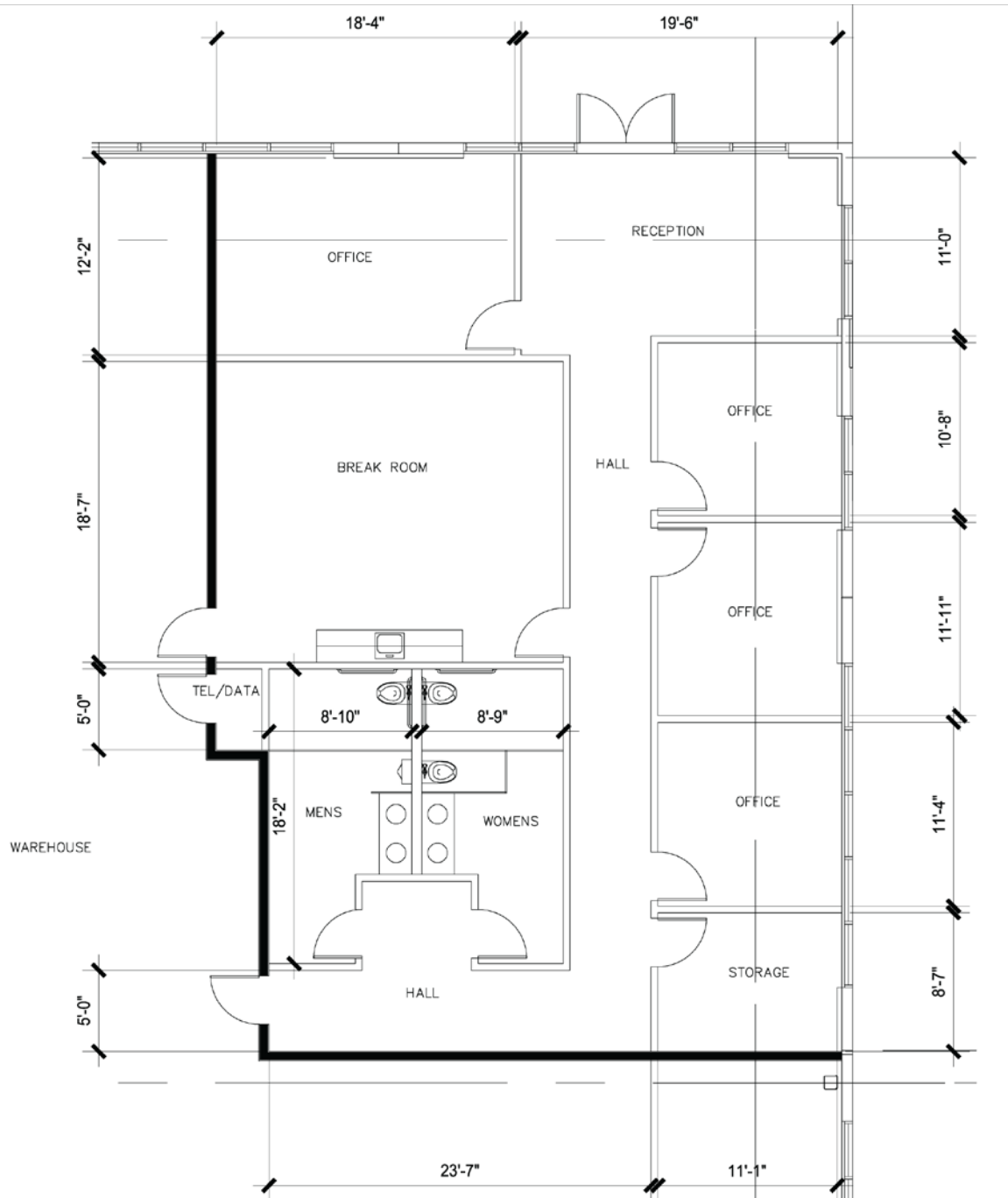
±82,075 SF

Industrial Space For Lease



Prologis Cheyenne Distribution Center #4

OFFICE PLAN

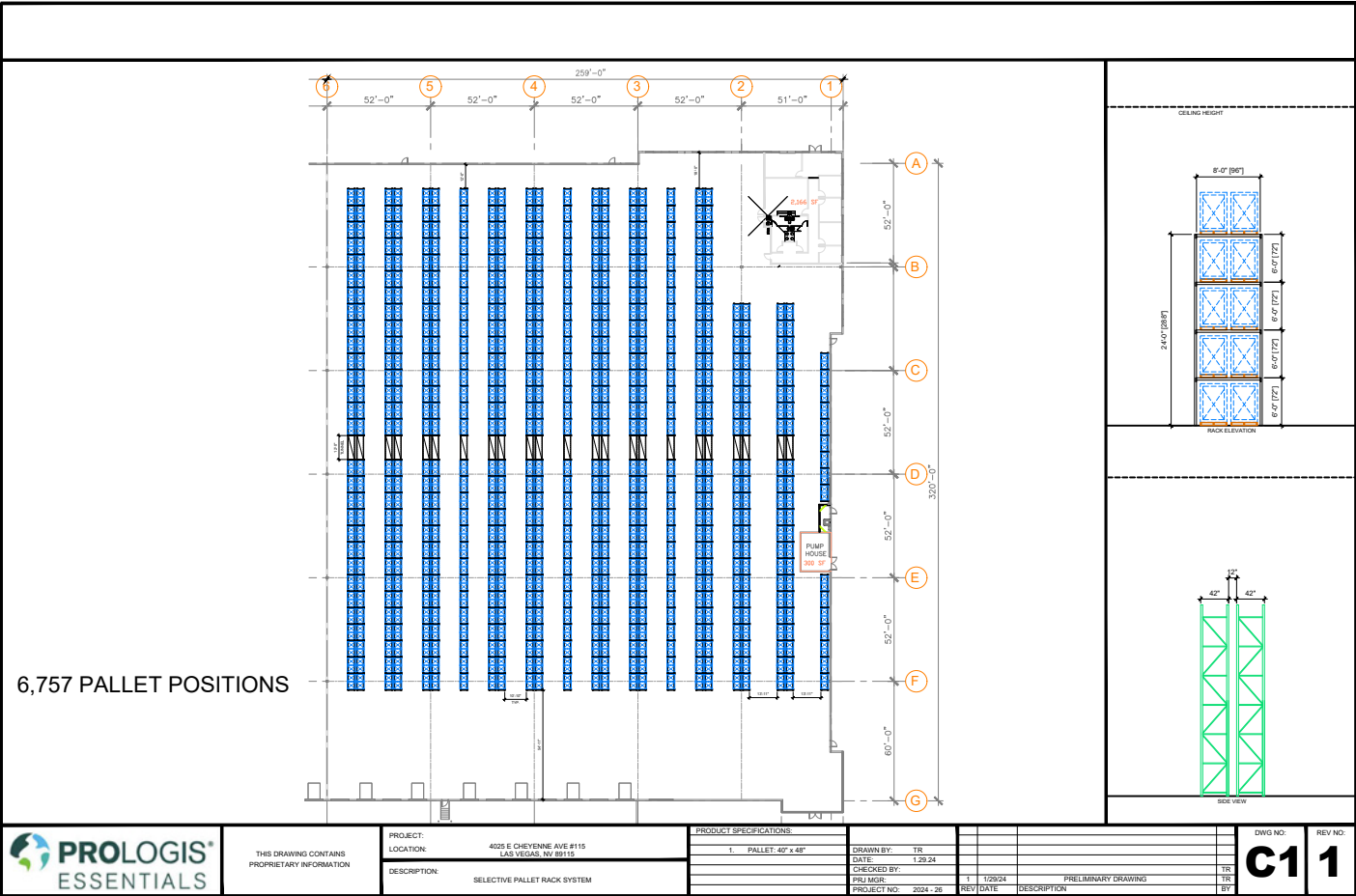


±82,075 SF
Industrial Space For Lease



Prologis Cheyenne Distribution Center #4

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