

OWNED BY
RISING
Realty Partners



3435 W. Cheyenne Avenue, North Las Vegas, NV 89032 | For Lease

Cheyenne Airport Center

Located along the Cheyenne Technology Corridor

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Accelerating success.

Cheyenne Business Center

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±3,443 SF Available For Lease

Cheyenne Airport Center is a Class A multi-tenant industrial park located in North Las Vegas, Nevada. Originally constructed in 2006, the ±10.1 acre property contains five buildings totaling ±143,983 SF of industrial and office space currently supporting 20 tenants.

HIGHLIGHTS

- Zoning: M-2
- Fire Sprinklers
- Excellent Access to I-15, US-95 and I-215 Freeways
- Power: ±225 Amp; 120/208 Volt and 277/480 Volt
- Industrial, Warehouse, and Office Space Available
- Grade Level Loading Doors

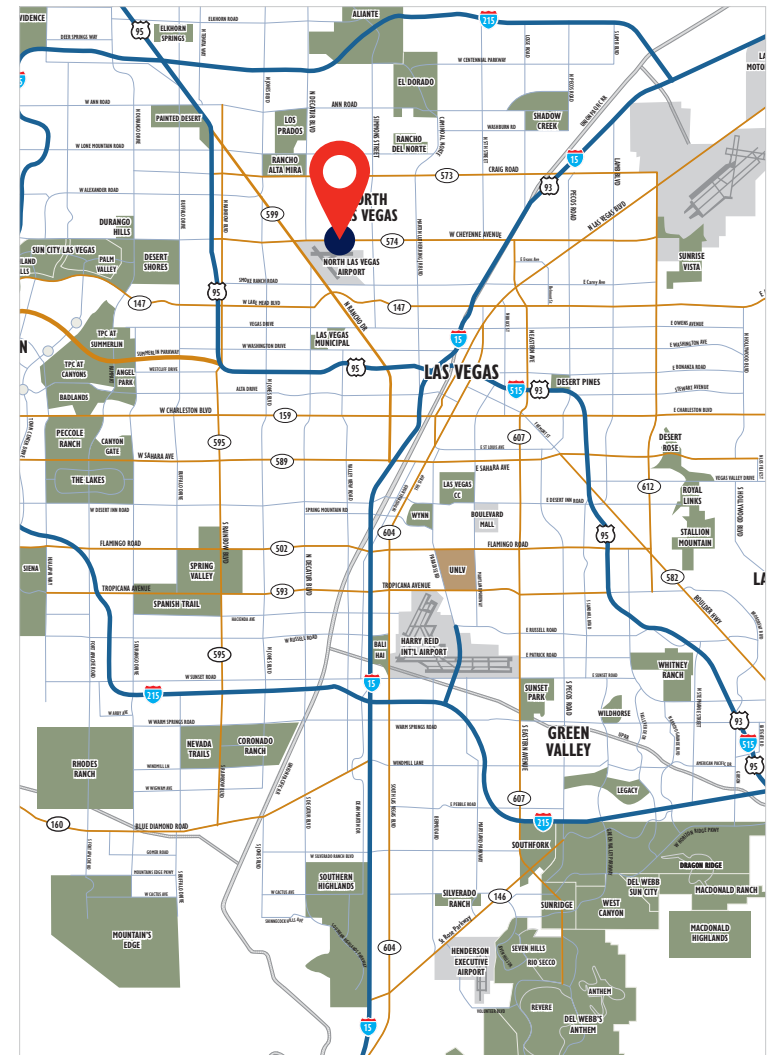


Lease Rate

\$1.30 PSF, Mo

NNN Fees

\$0.432 PSF, Mo



Cheyenne Business Center

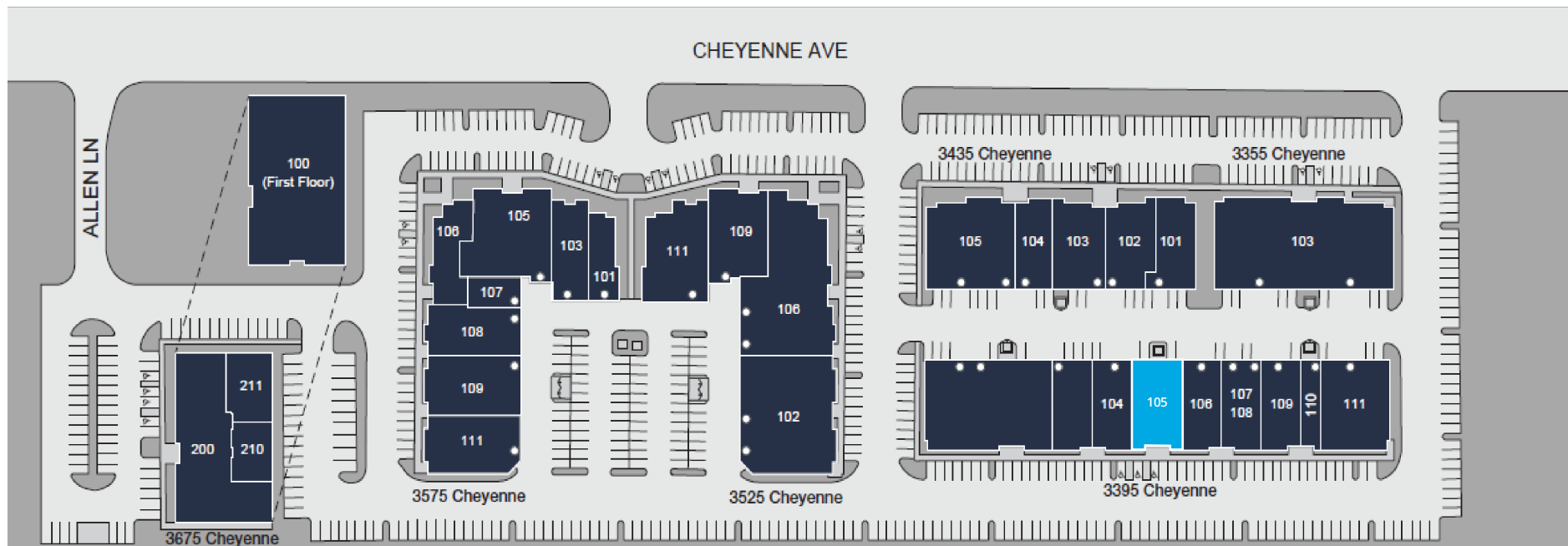
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Site Plan

 = For Lease



Building	Suite	Total SF	Base Rent	CAMs	Total Monthly Cost
3395 Cheyenne	105	±3,443 SF	\$1.30 PSF	\$0.432 NNN	\$5,963.28

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Suite 105

3395 W. Cheyenne Avenue

- ±3,443 Total SF
- ±894 Office SF
- ±2,549 Warehouse SF
- Available Now

Total Monthly: \$5,963.28/Mo

Asking Rate: \$1.30 PSF/Mo

NNN: \$0.432 PSF/Mo

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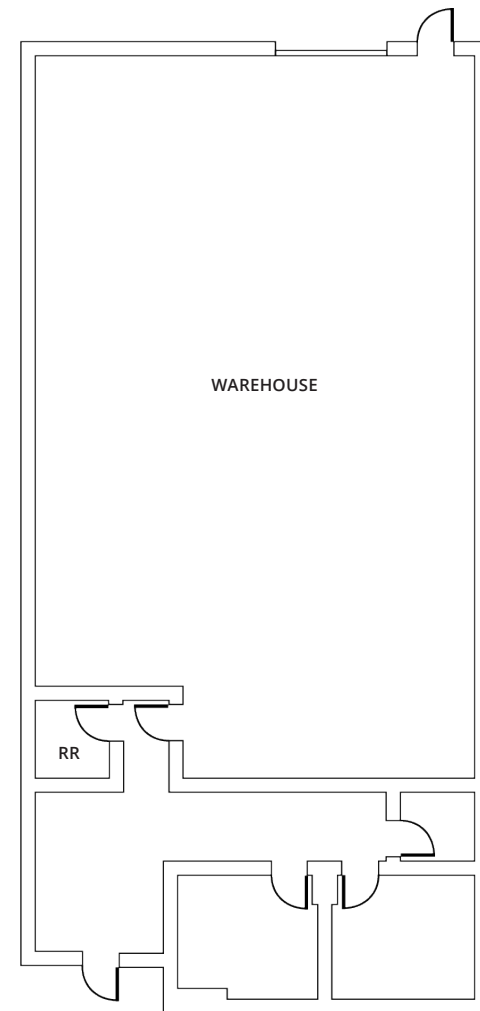
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