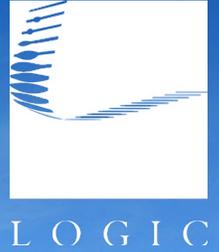


For Sale

# Cecile Business Park Phase II



4876 Cecile Ave.  
Las Vegas, NV 89115

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## Listing Snapshot



**Contact Broker**  
Sale Price



**± 4,172 SF**  
Total Square Footage



**North Las Vegas**  
Submarket

## Property Highlights

- Strategically located near the intersection of E. Cheyenne Ave. and N. Lamb Blvd., providing excellent access to I-15, US-95, and the 215 Beltway for efficient regional connectivity
- Building size: ± 4,172 SF
- Office SF: First Floor: ± 696 SF / Second Floor: ± 672 SF
- Brick masonry
- Year built: 2007
- Grade-level doors: 2 (12' x 14')
- Clear height: 20'
- Power: 200 Amps, 120/208V, 3-Phase
- APN: 140-17-510-020
- Zoning: Industrial Park (IP)
- Fenced yard: ± 4,500 SF

## Demographics

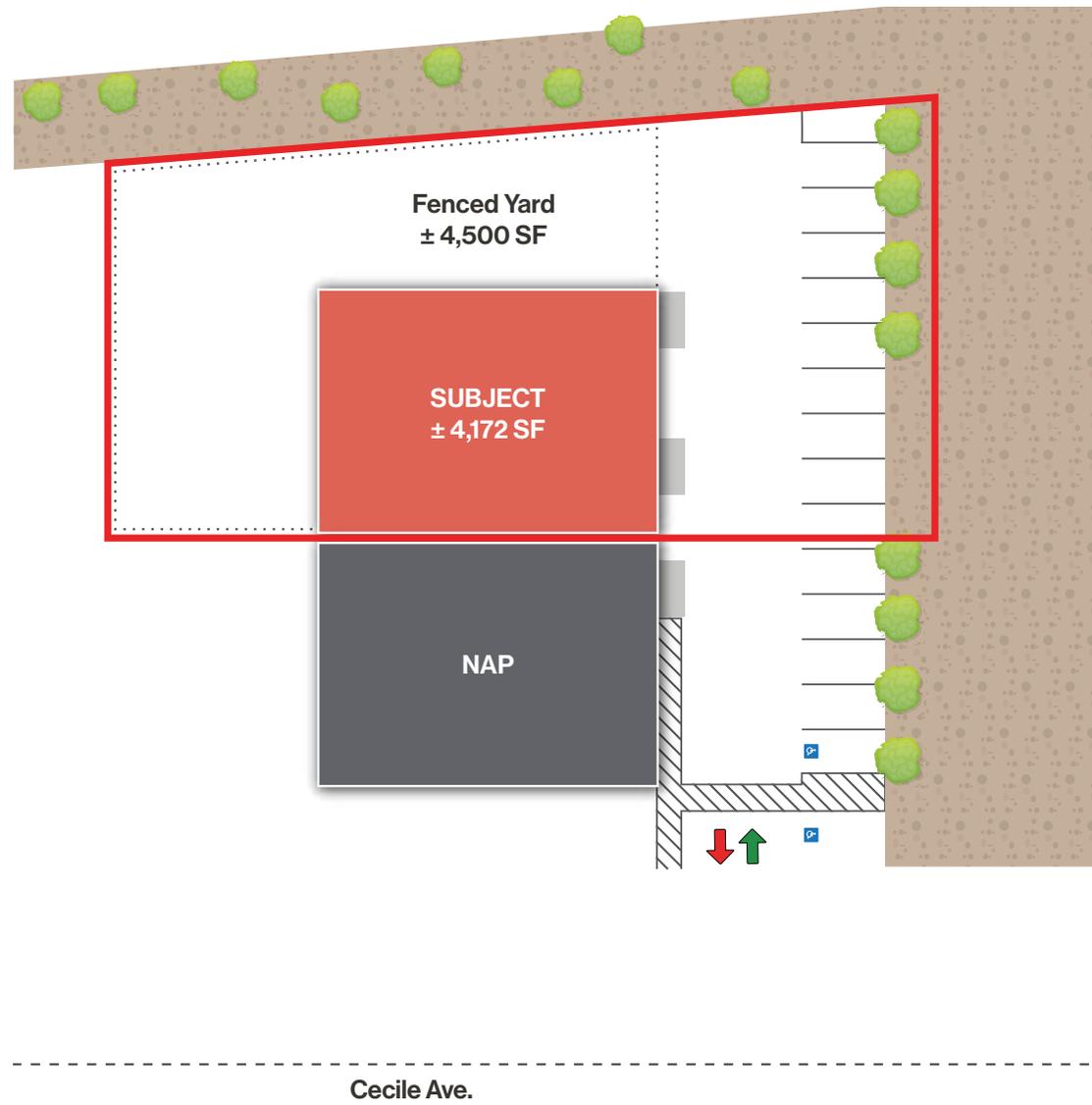
	1-mile	3-mile	5-mile
2025 Population	6,088	162,340	365,535
2025 Average Household Income	\$52,127	\$70,466	\$75,404
2025 Total Households	2,129	48,598	116,924





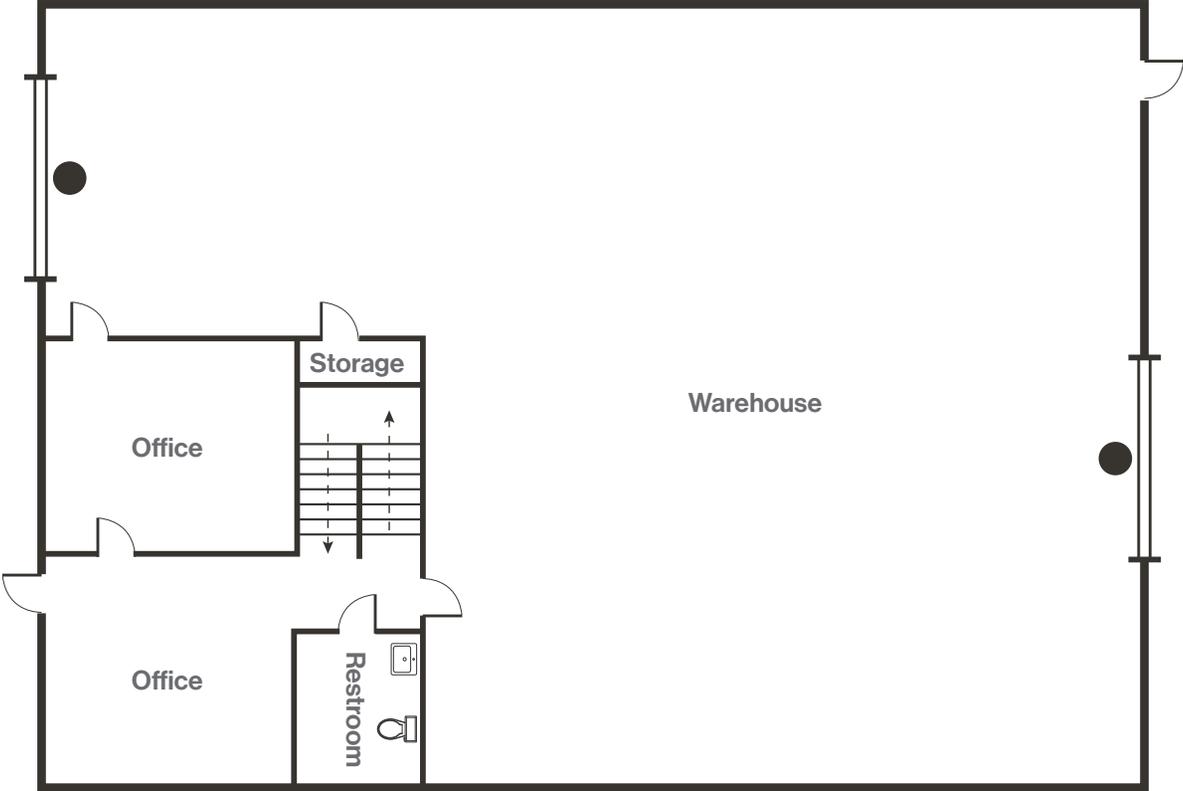
# Site Plan

 Subject     Available     Fenced Yard     NAP

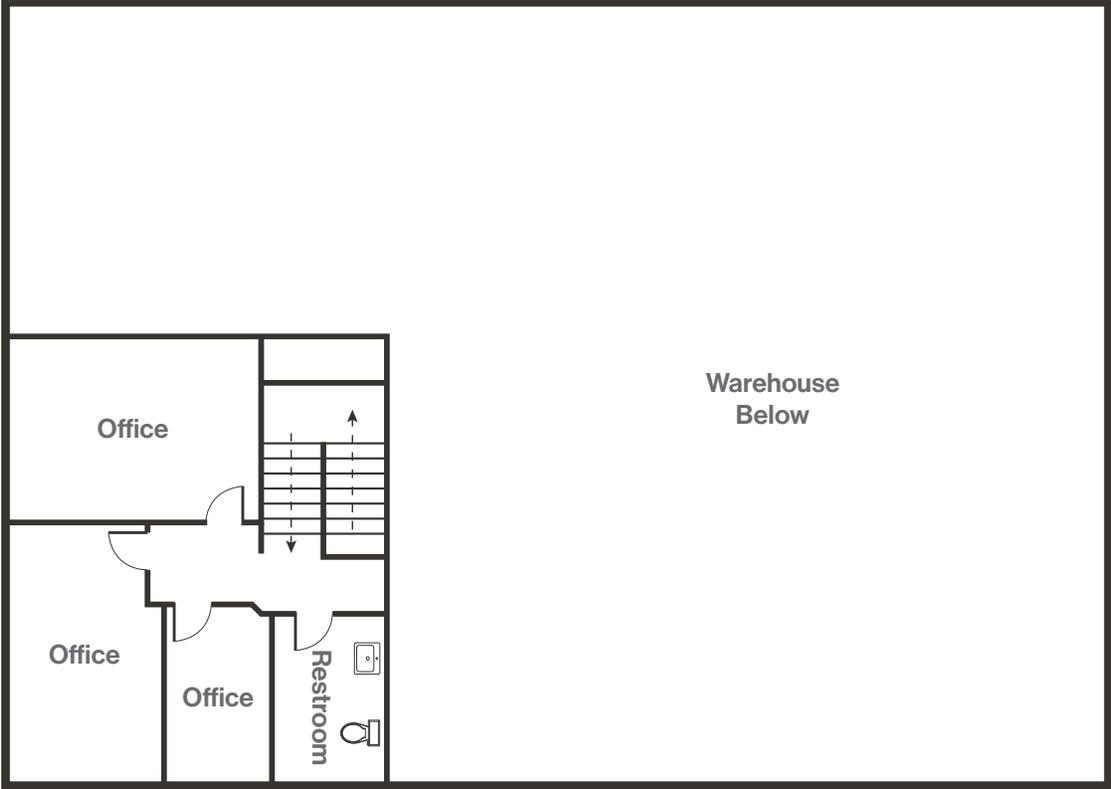


Floor Plan | First Floor  
± 696 SF

● Grade Level Door



Floor Plan | Second Floor  
± 672 SF

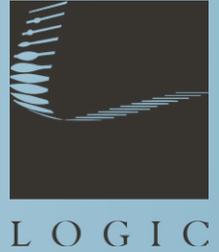


Property Photos



# LOGIC Commercial Real Estate

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connect with us on LinkedIn

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For inquiries please reach out to our team.

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