



2805

N. RANCHO DRIVE

CBRE

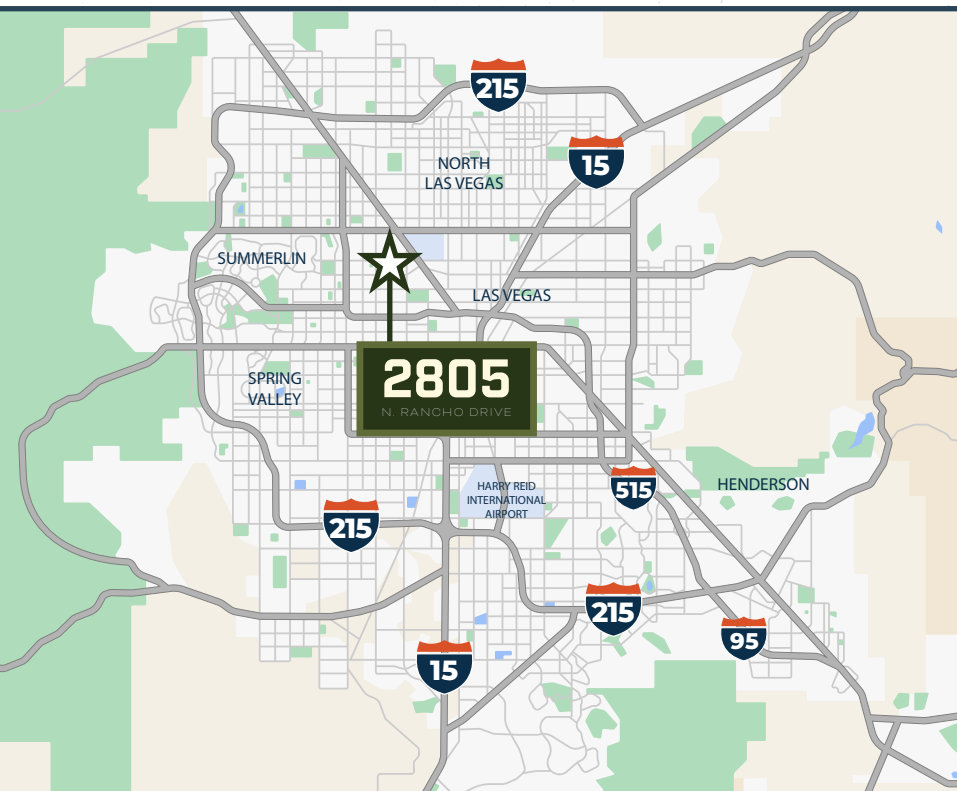
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Property Highlights

2805 Rancho is a ±1.47 Acre vacant commercial land site, located across the street from the North Las Vegas Airport on the NWC of Rancho Drive and Decatur Blvd, and just south of Cheyenne Avenue; C-2 zoning for general commercial uses. All off-site improvements are completed, and a Phase 1 and Soils Reports are complete and available.

NORTH LAS VEGAS AIRPORT OFFERS STRATEGIC ADVANTAGES FOR BUSINESSES INCLUDING TAX ADVANTAGES, DEEP LABOR POOL AND AFFORDABILITY.



**1.47
Acres**

SIZE

\$832,431.60 (\$13.00/SF)

SALE PRICE

AERIAL MAP

DISTANCES TO:

I-15 Freeway	1.8 miles	Las Vegas "Strip"	1.9 miles
I-215 Freeway	3.4 miles	Harry Reid Int'l Airport	4.2 miles



2805
N. RANCHO DRIVE

Matter Logistics Center
at West Cheyenne

SunPoint West

Simmons Airpark

North Las Vegas
Airport

Windsor
Commerce Park



2805

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CONTACTS

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OFFERING MEMORANDUM

**1.47 ACRES
FOR SALE**

CBRE