

FOR SUBLEASE



3395 W. Cheyenne Ave., Suite 103, North Las Vegas, NV 89032

Cheyenne Airport Center

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Accelerating success.

Cheyenne Airport Center

Colliers

3395 W. Cheyenne Ave., Suite 103, North Las Vegas, NV 89032 | For Sublease

±3,456 SF Available

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



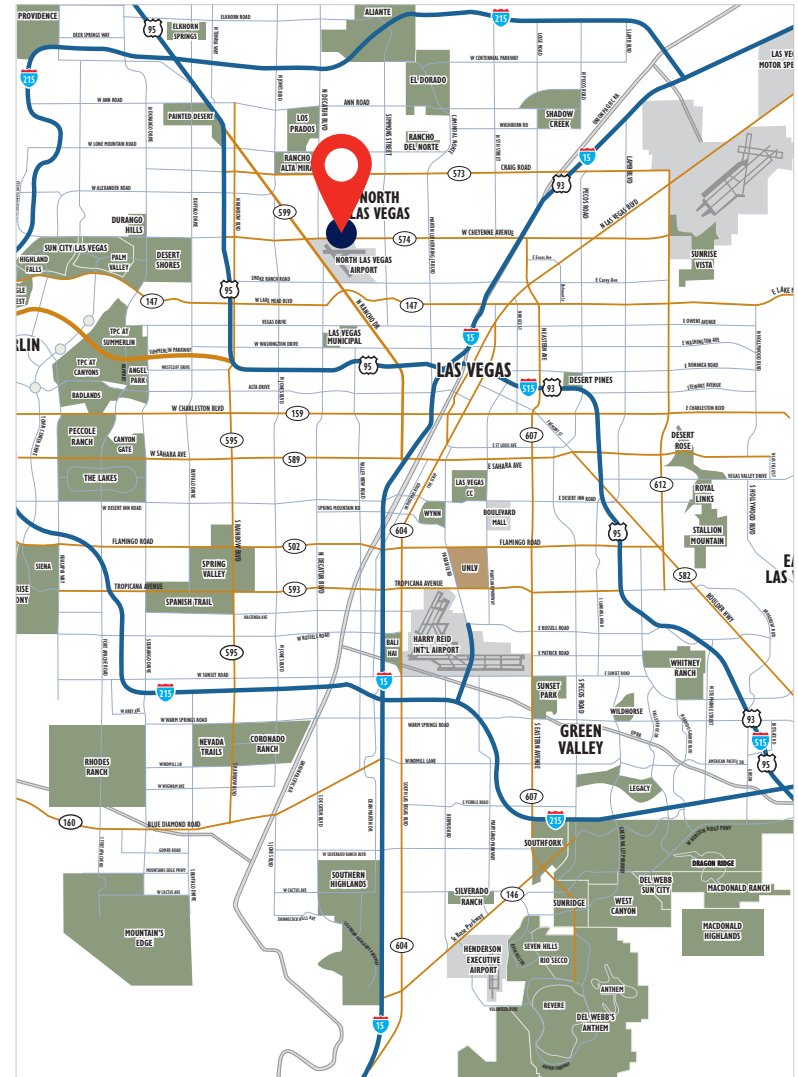
Sublease Rate

\$1.05 PSF, Mo

NNN Fees

\$0.432 PSF, Mo

Sublease Expiration: 12/31/2027



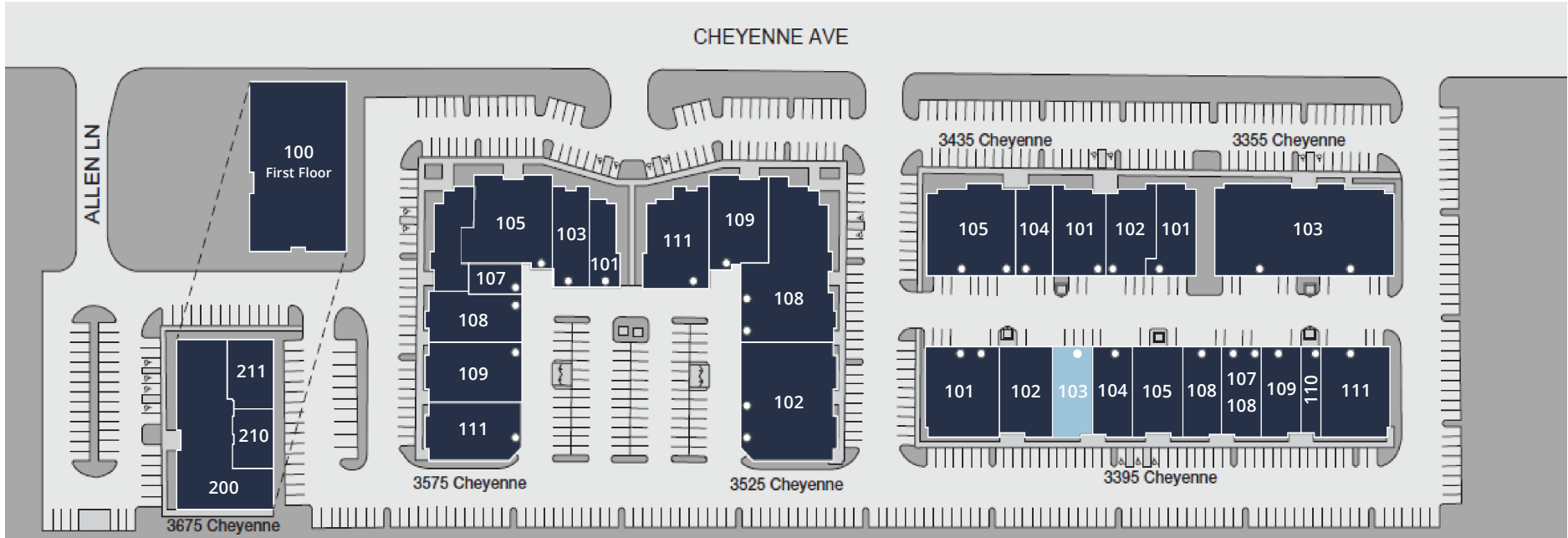
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Site Plan

Drawings not to scale. For illustration purposes only.



■ = For Lease ● = Grade Level Door

Building	Suite	Total SF	Warehouse SF	Office SF	Base Rent	CAMs
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3395 W. Cheyenne	103	±3,456 SF	±2,652 SF	±804 SF	\$1.05 PSF	\$0.432 NNN
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Cheyenne Airport Center



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Suite 103

3395 W. Cheyenne Avenue

- ±3,456 Total SF
- ±2,652 SF Warehouse
- ±804 SF Office
- 100% HVAC
- One (1) Grade Level Door



Sublease Rate

\$1.05 PSF, Mo

NNN Fees

\$0.432 PSF, Mo

Sublease Expiration: 12/31/2027

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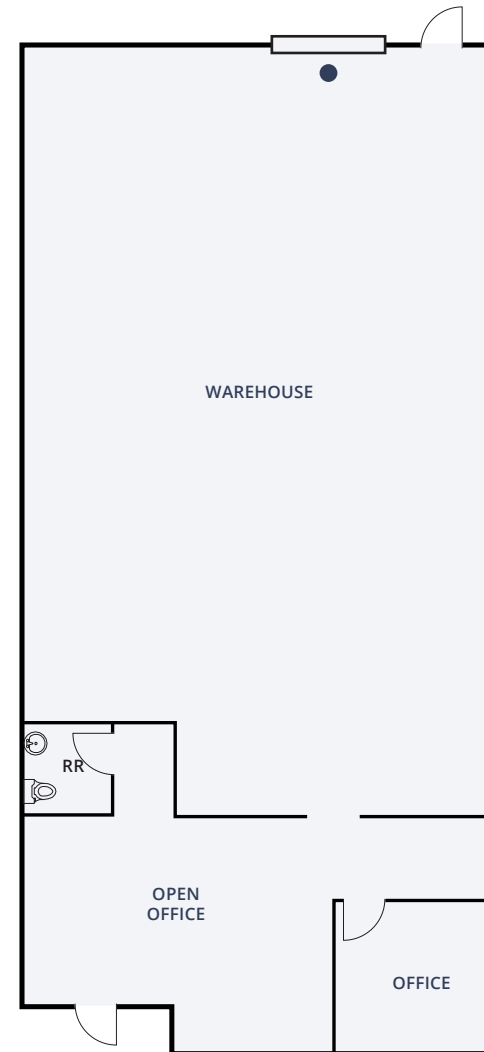
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Property Images



\$4.9B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
23,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. Fueled by visionary leadership, Colliers has consistently delivered approximately 20% compound annual investment returns for shareholders for 30 years. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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