

FOR SUBLEASE



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

Cheyenne Airport Center

Charlie Newman

Brokerage Specialist

Direct: +1 702 425 5537

charlie.newman@colliers.com

License # NV-S.0196915

Gabe Telles

Vice President

Direct: +1 702 836 3758

gabe.telles@colliers.com

License # NV-B5.0022696

Pat Marsh, SIOR

Executive Vice President

Direct: +1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553

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Cheyenne Airport Center



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

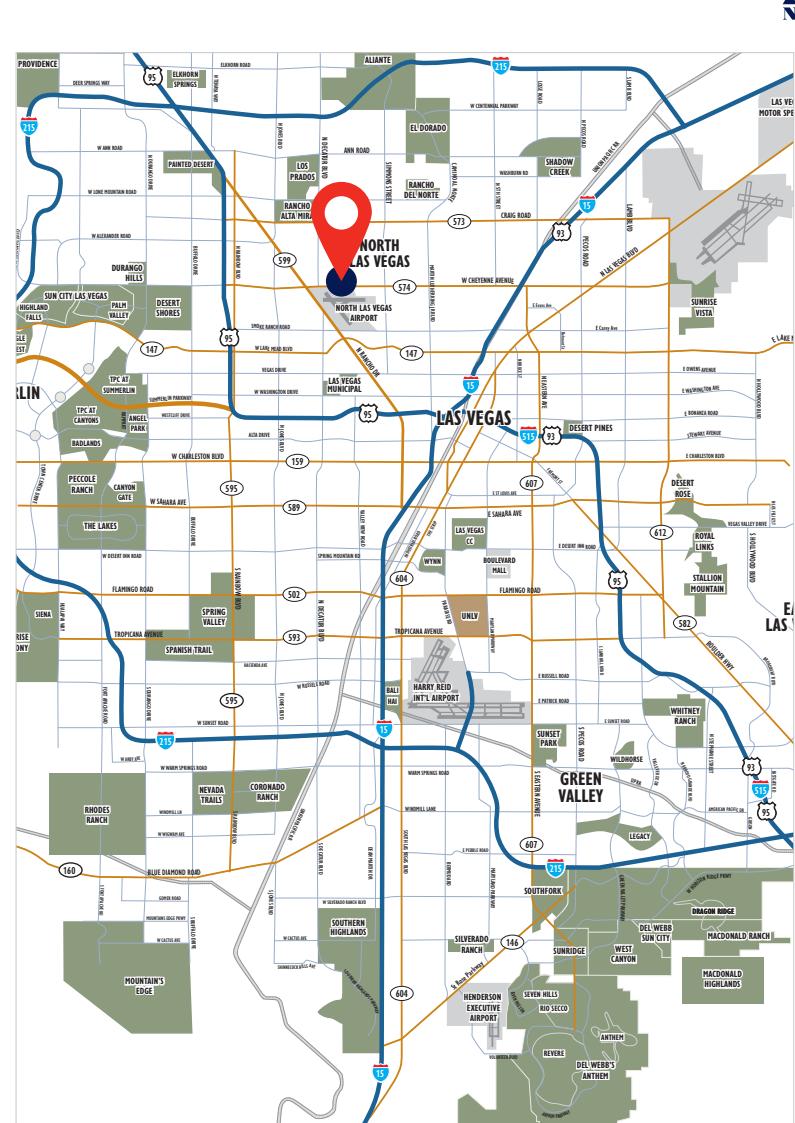
- Zoning: M-2
- Excellent Access to I-15, US-95 and I-215 Freeways
- Industrial, Warehouse, and Office Space Available
- Fire Sprinklers
- Power: ±225 Amp; 120/208 Volt and 277/480 Volt
- Grade Level Loading Doors



Sublease Rate
\$1.05 PSF, Mo

NNN Fees
\$0.432 PSF, Mo

Sublease Expiration: 12/31/2027



Cheyenne Airport Center

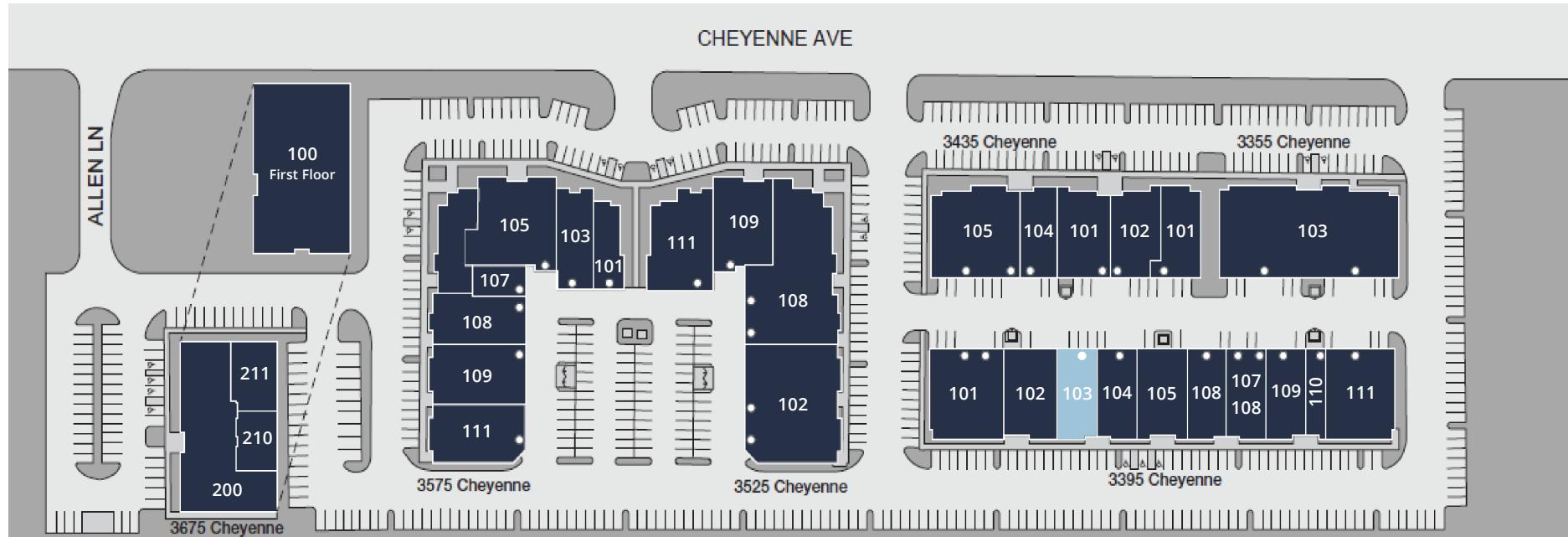


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Drawings not to scale. For illustration purposes only.



Site Plan



■ = For Lease ● = Grade Level Door

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

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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



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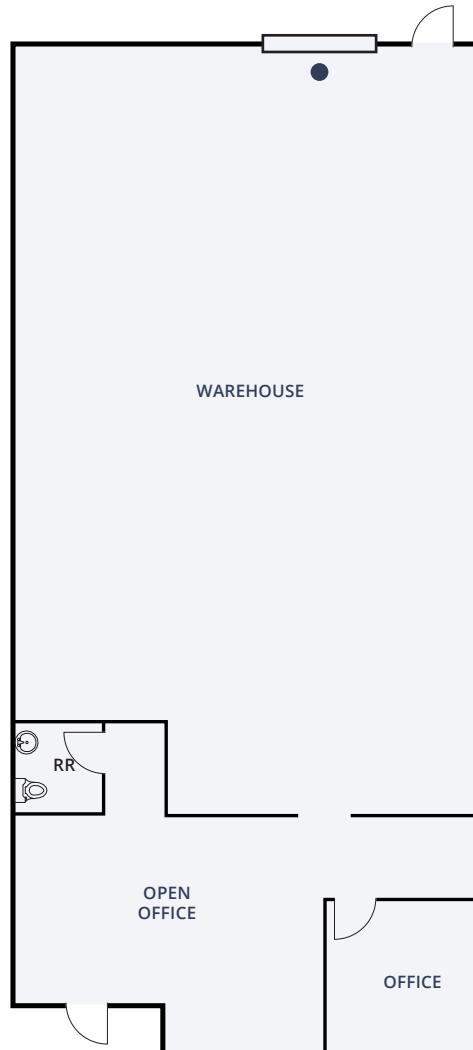
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Executive Vice President

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● = Grade Level Door

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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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Brokerage Specialist

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Vice President

Direct: +1 702 836 3758

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License # NV-BS.0022696

Pat Marsh, SIOR

Executive Vice President

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