

# CHEYENNE WEST CORPORATE CENTER

2645 W. Cheyenne Avenue, North Las Vegas, NV 89032

AVAILABLE  
For Sale

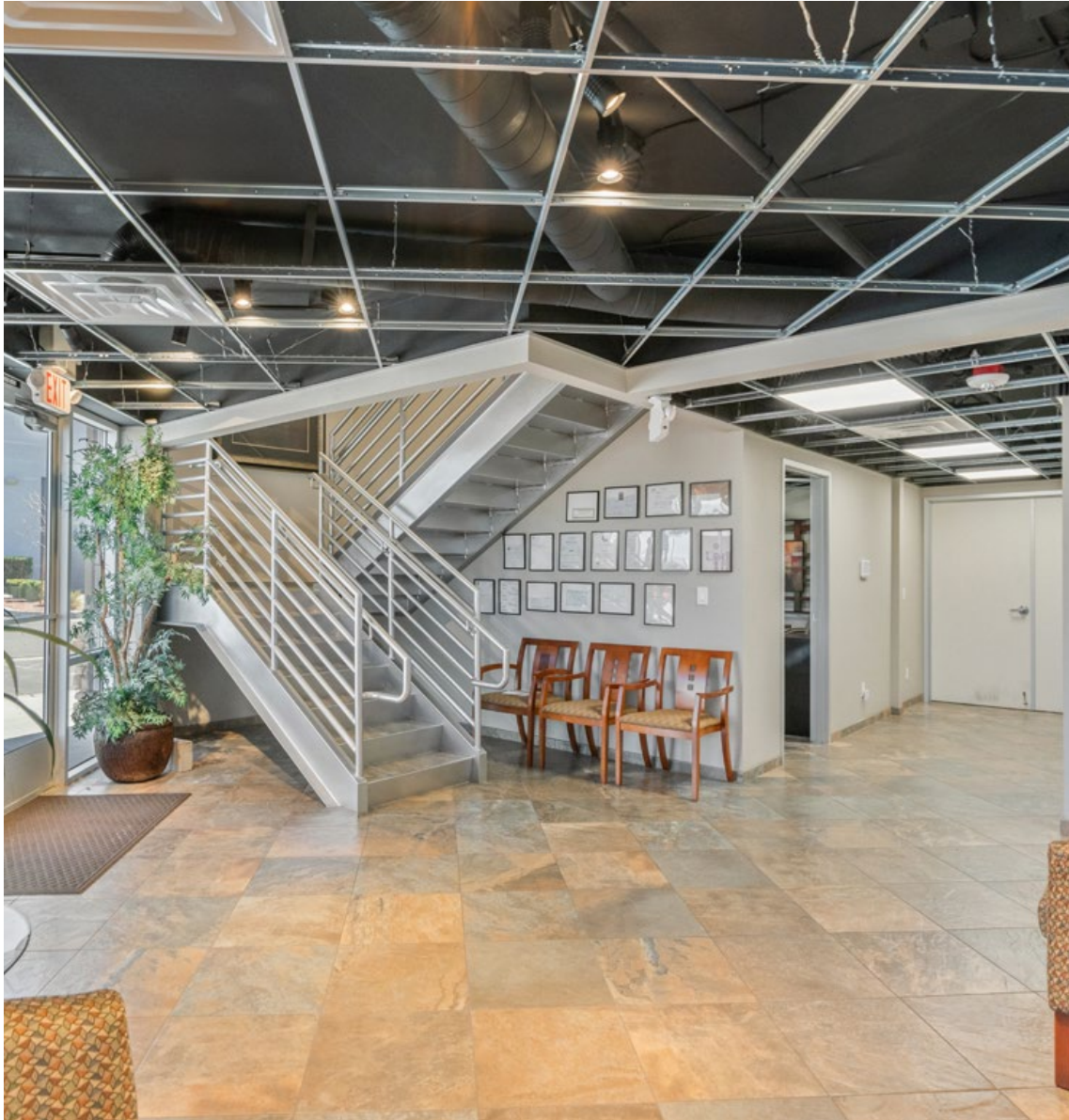


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## Sale Details



**\$2,805,705**

Sale Price



**\$315 PSF**

Price per Square Foot



**±8,907 SF**

Available Space

## Property Highlights

- Owner user opportunity
- Located within the Cheyenne West Corporate Center
- APN: 139-17-510-013
- High end two story office & a swamped cooled warehouse
  - Reception, breakroom, conference room, 6 private offices, mezzanine office space and large open office areas
  - Executive office with private bathroom
  - Four (4) restrooms
- Zoned for General Industrial (M-2)
- Clear Height: ±18'
- Grade Level Door: One (1) roll-up door (12' x 14')
- Power: 800 amps • 120/208 volt • 3-phase
- Parking: 17 surface stalls (7 covered)
- Built: 2004 | Remodeled: 2017
- Potentially within the opportunity zone

## Sale Highlights

**\$2,805,705**

Sale Price

**±8,907 SF**

Available Space

**\$315 SF**

Price per Square Foot

**\$348/mo.**

Estimated Association Dues



## Property Overview

MDL Group is pleased to present 2645 W. Cheyenne Avenue, North Las Vegas ("The Property"). The ±8,907 SF Building, constructed in 2004, is a great owner user opportunity for a buyer looking for high-end two-story office & warehouse. The property features ±6,242 SF high-image, ultramodern interior with a reception area, six (6) private offices, conference room, breakroom, three (3) open office bullpens and four (4) restrooms. The warehouse is ±2,440 SF with one (1) grade level door and 800 amps / 120/208 volt / 3-phase power. There are 17 available surface parking stalls, 7 of which are covered parking.

## Area Overview

This property is located on W. Cheyenne Avenue in North Las Vegas, within the Cheyenne West Corporate Center, surrounded by retail and restaurant amenities. The location provides easy access to freeways with 3 miles to the I-15 Freeway, 5.3 miles to the CC-215 Beltway, and minutes away from the North Las Vegas airport. West Cheyenne Corporate Center is a convenient drive to the heart of Summerlin and less than a 15 minute drive to downtown Las Vegas.



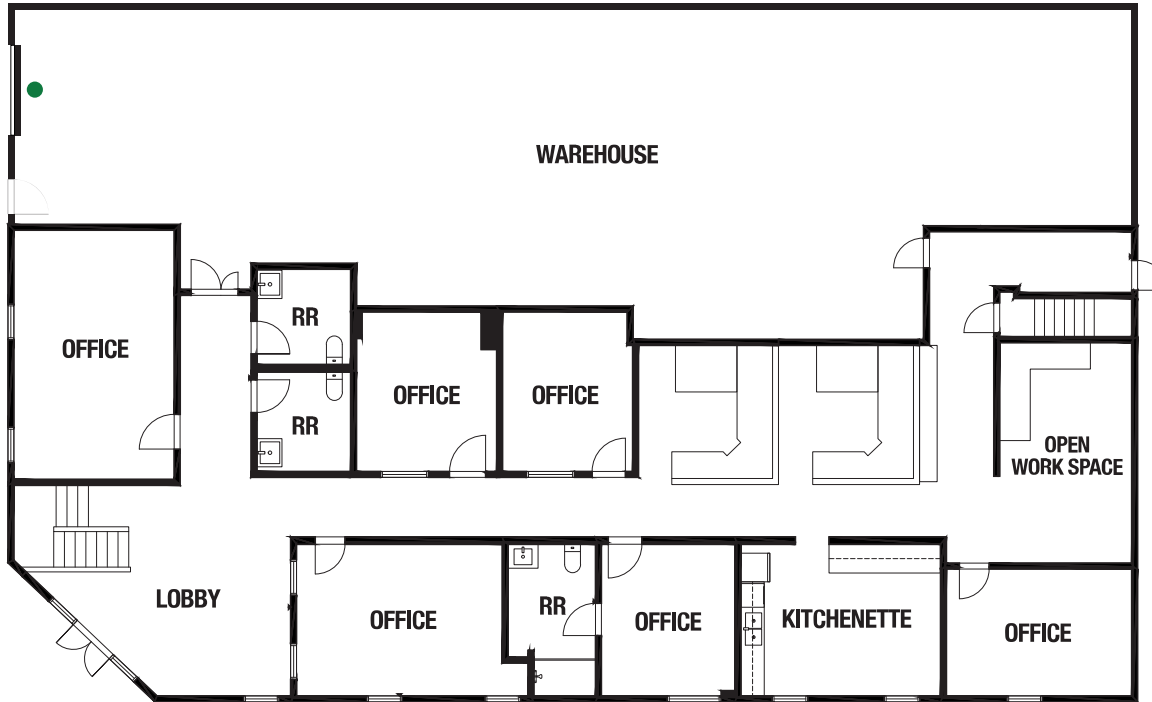
● Power Retail ● Hospital ● Golf & Recreation ● Airport







### First Floor Office

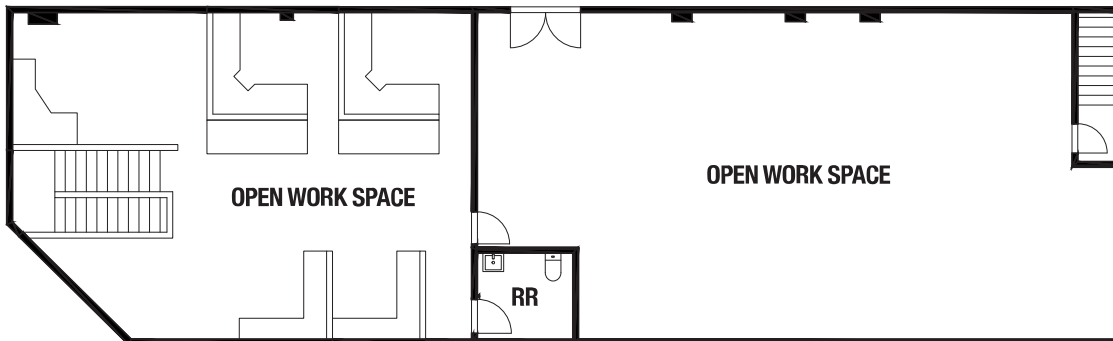


### Suite Details

- + **Total SF:** ±8,907
  - **Warehouse SF:** ±2,440
  - **Office SF:** ±6,242  
(1st Floor: ±3,552 SF & 2nd Floor: ±2,690 SF)
  - **Electrical Room Riser SF:** ±225
  - + **Grade Level Door:** One (1) 12'x14'
  - + **Clear Height:** ±18'
  - + **Sprinklers:** Yes
  - + **Power:** 800 amps • 120/208 volt • 3-phase
  - + **Association Dues:** \$348/mo.
- Grade Level Door

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

### Second Floor Office













# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**

Land Area  
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



## Market Overview

# North Las Vegas

*The Epicenter of Commerce, Manufacturing, and Logistics in Southern Nevada*

North Las Vegas presents a compelling opportunity for commercial real estate investors and businesses. The city fosters a business-friendly environment with favorable regulations, attractive tax benefits, and a commitment to economic growth. This pro-business climate, coupled with a growing infrastructure and a skilled workforce, makes North Las Vegas an ideal location for a variety of commercial ventures.

With deep historical roots tied to Nellis Air Force Base, North Las Vegas has a strong foundation in aviation and defense. The base's presence contributes significantly to the local economy and fosters innovation within the aerospace and defense sectors.

North Las Vegas has emerged as a prominent commercial, manufacturing, and logistical hub. Its strategic location along the I-15 freeway, a major trade route connecting the Las Vegas Valley to western coastline ports, provides unparalleled access to key markets. With a one-day turnaround from Los Angeles ports and even faster turnaround times from other major regional hubs, North Las Vegas offers significant logistical advantages for businesses involved in transportation, distribution, and logistics.

North Las Vegas offers a more affordable option compared to other parts of Clark County, making it an attractive location for both businesses and residents. This affordability translates to lower operating costs for businesses and a more accessible housing market for employees, contributing to a more competitive business environment.

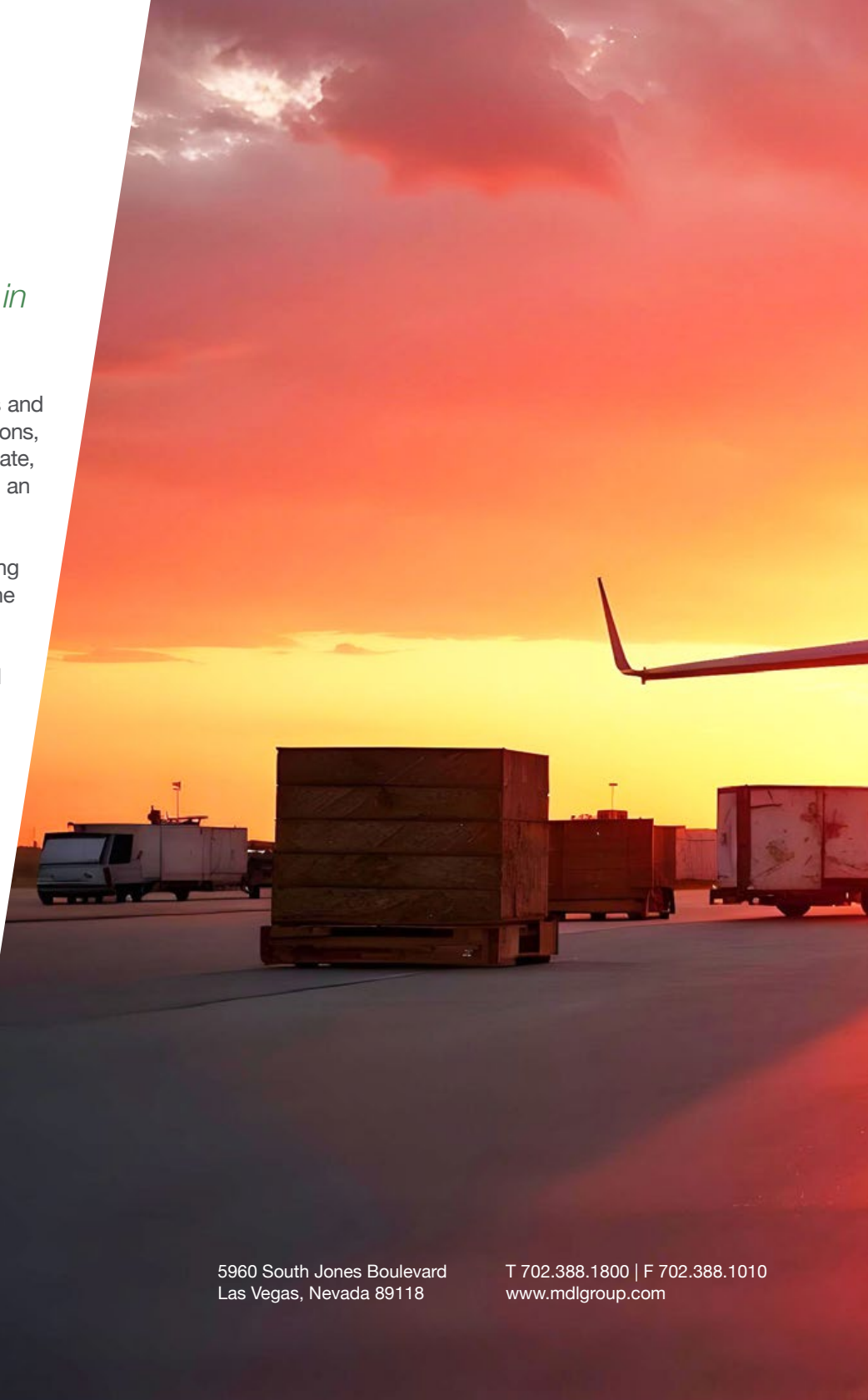
The city continues to evolve with exciting developments on the horizon. The NLV Village, a 19-acre mixed-use project, will be the largest redevelopment project in the city's history. This ambitious undertaking will feature 200,000 square feet of retail space, 125,000 square feet of medical office space, and is projected to create 900 new jobs. Upon completion, NLV Village is expected to become a vibrant walkable district with a variety of shopping and dining options, further enhancing the city's appeal and attracting new businesses and residents.



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The city's proximity to major transportation corridors, including the I-15 freeway and key airports, coupled with its strong industrial base and growing economy, makes it an ideal location for logistics, manufacturing, and a diverse range of businesses.



# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: [www.wikipedia.com](http://www.wikipedia.com)





# Nevada Tax Advantages

## NEVADA

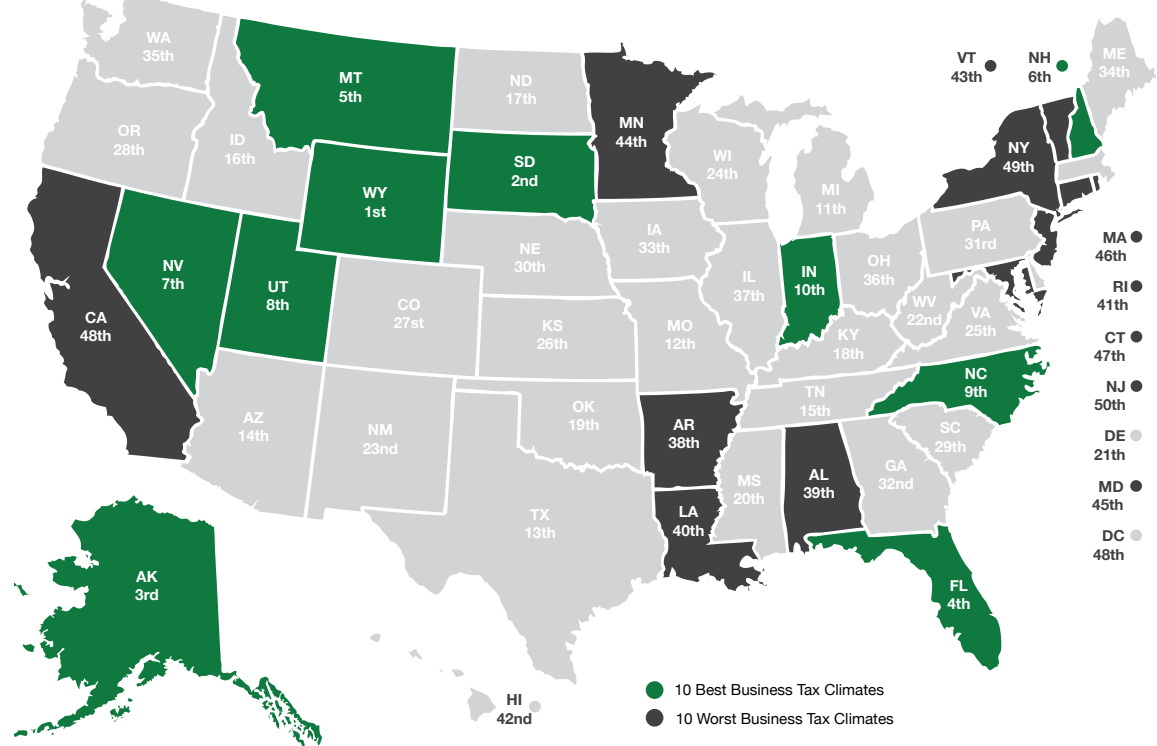
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



### Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)



#### Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



#### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



#### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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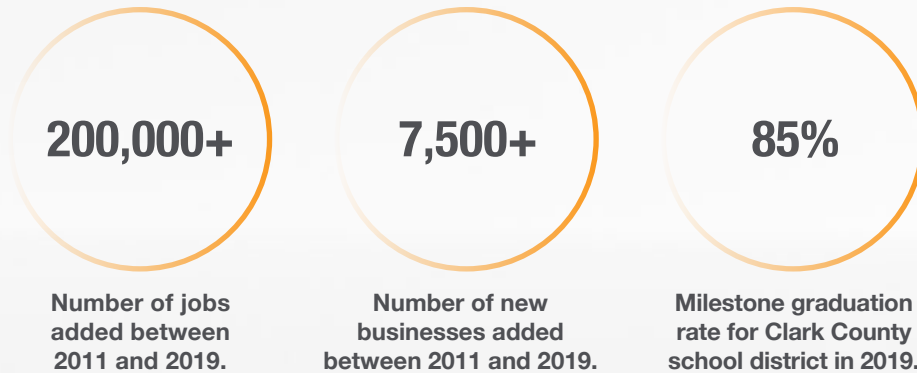


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# Southern Nevada Growth



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

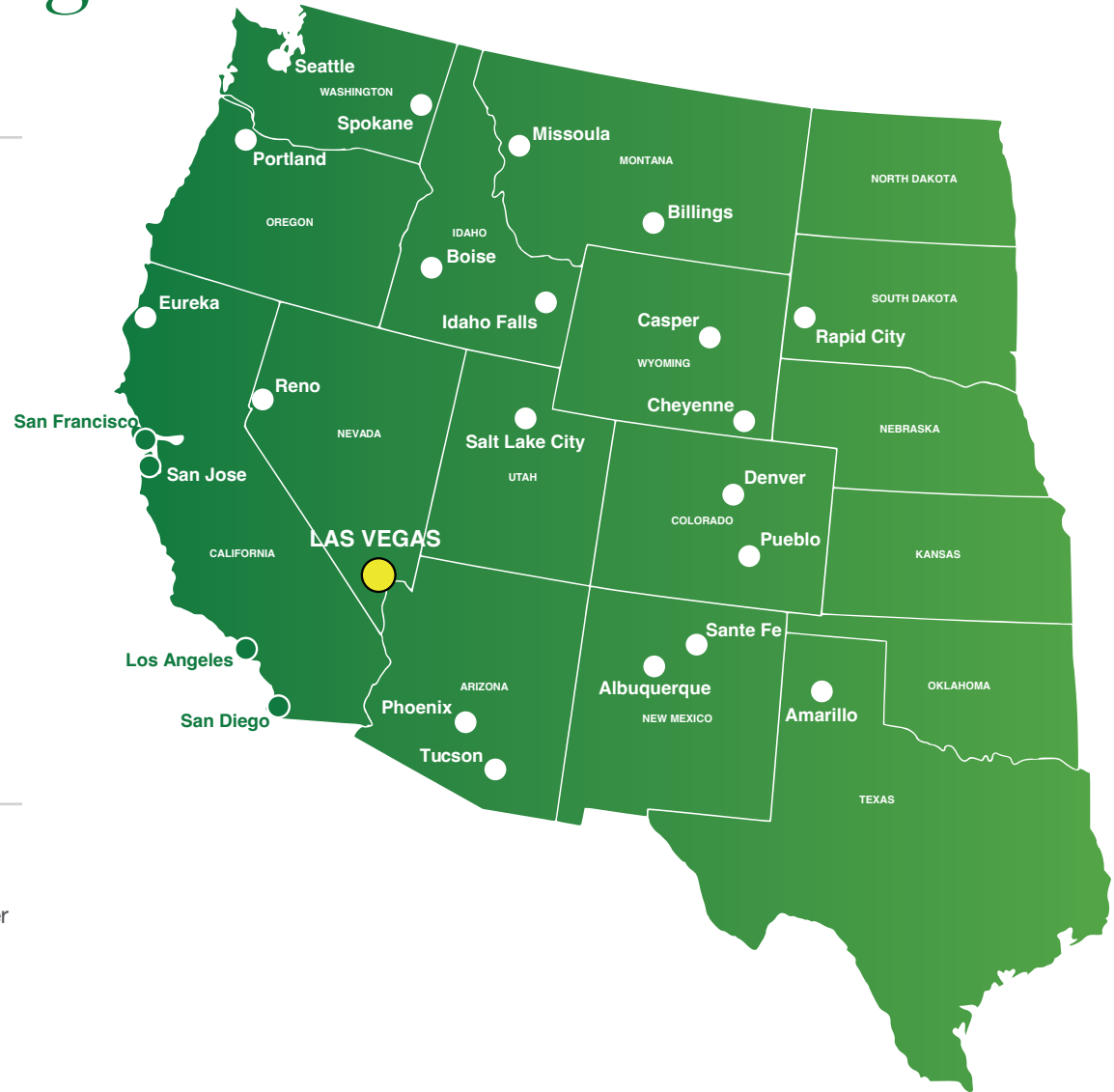
*Source: Las Vegas Global Economic Alliance (LVGEA)*



Market Overview

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



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## Disclaimer

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This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

## Investment Sales Team

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