

SPECIAL RENT INCENTIVES
- LIMITED TIME OFFER



FOR SALE OR LEASE

CHEYENNE WEST CORPORATE CENTER
2545 W. Cheyenne Avenue, North Las Vegas, NV 89032



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The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Sun
Commercial Real Estate Inc.



TABLE OF CONTENTS

PROPERTY SUMMARY

SECTION 1

Property Summary
Property Photos
Floor Plan
Aerial Map
Assessor Parcel Map

MARKET OVERVIEW

SECTION 2

Area Demographics





PROPERTY SUMMARY

THE OFFERING

Sun Commercial Real Estate, Inc. is pleased to offer an exceptional opportunity to purchase or lease a single story $\pm 8,000$ square foot office-warehouse building. The subject property is only approximately 2.5 miles West of the I-15 and 3.5 miles East of the 95 Expressway for easy access to all parts of the Las Vegas Valley. The building is also just East of the North Las Vegas Airport.

HIGHLIGHTS

- Ideal for value-add investor or owner/user
- Includes $\pm 2,400$ SF of office with eight private offices, a breakroom, an IT room, reception, and restroom
- Warehouse is $\pm 5,600$ SF with one 12'x14' grade level door and two restrooms
- 100% HVAC (warehouse and office)
- Firesprinkler system
- 18' minimum clear height in warehouse
- 28 parking spaces
- M-2 zoning
- Located in a beautifully maintained business center

FOR SALE OR LEASE SUMMARY

Asking Price:	\$1,350,000
Asking Rate:	\$0.85/SF (NNN)
CAMs:	\$0.27/SF
Building Size:	$\pm 8,000$ SF
APN:	139-17-510-012
Zoning:	M-2 (General Industrial)

SPECIAL RENT INCENTIVES - LIMITED TIME OFFER

1. First 6 Months Rent Free! (Based on 66 month initial term and approved credit)
2. First Year Rent Rate Reduced 12% to \$.75/SF/mo NNN
3. Tenant Improvements Negotiable

PROPERTY DESCRIPTION

This subject property consists of a single story office - warehouse building built in 2004 that is 100% air conditioned! The subject property is vacant and perfect as a value-add investment, owner/user or for a tenant's use. The building is conveniently located in the Cheyenne West Corporate Center having the civic address of 2545 W. Cheyenne Avenue, North Las Vegas, NV 89032.



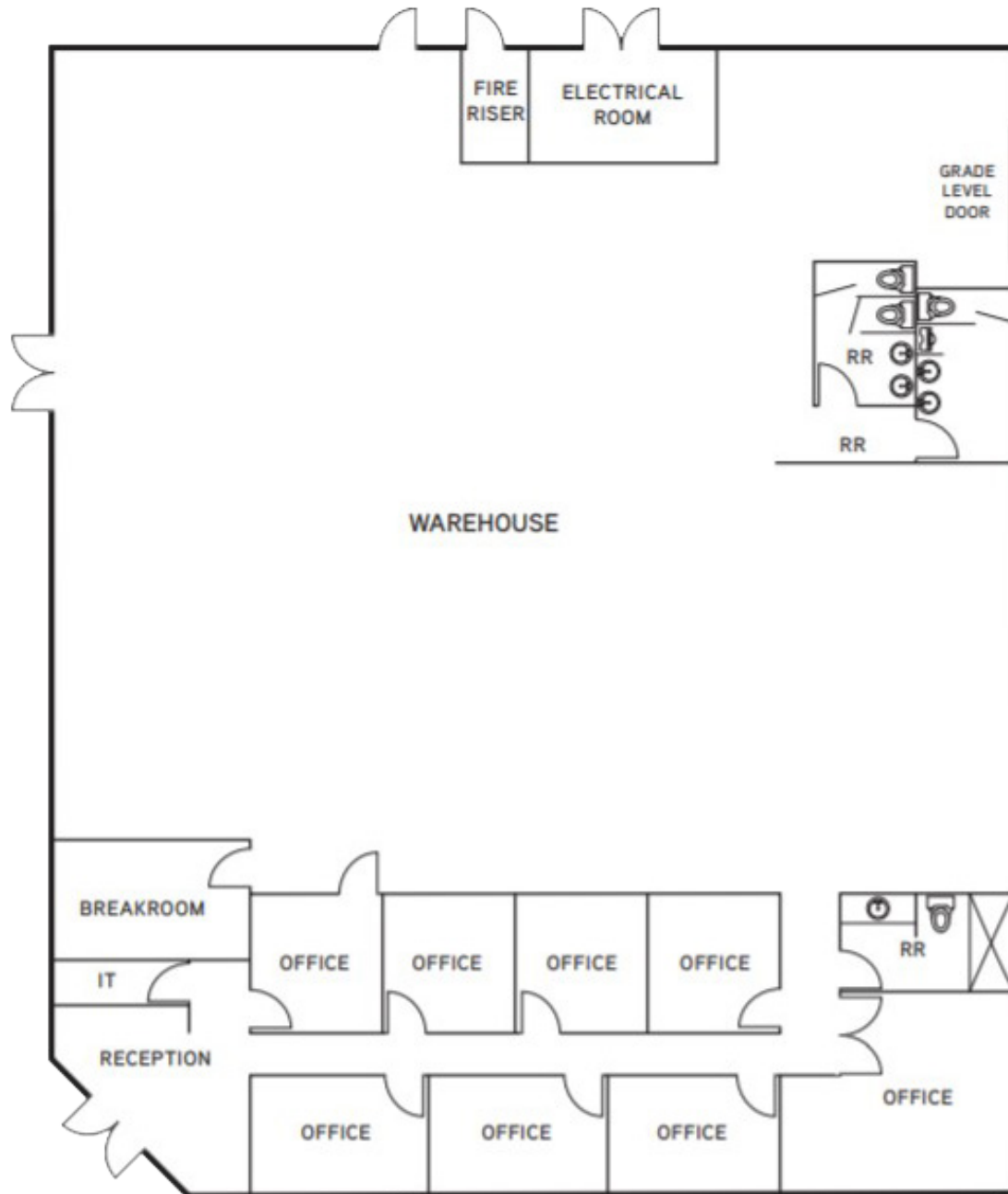


PROPERTY PHOTOS





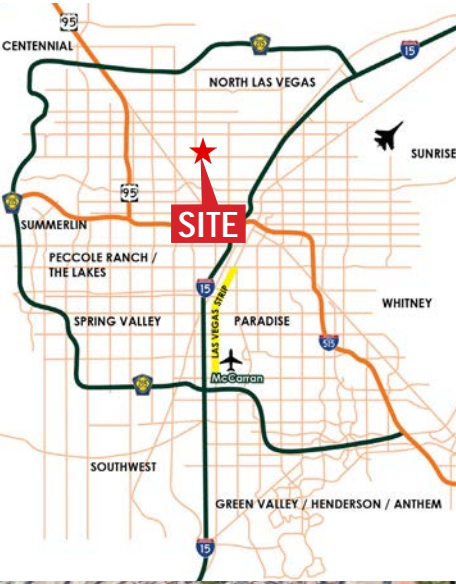
FLOOR PLAN



*Not to Scale.



AERIAL MAP





ASSESSOR PARCEL MAP

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T20S R61E

6125	124	123
7138	139	140
4163	162	161

Scale: 1" = 200'

Rev: 1/8/2019

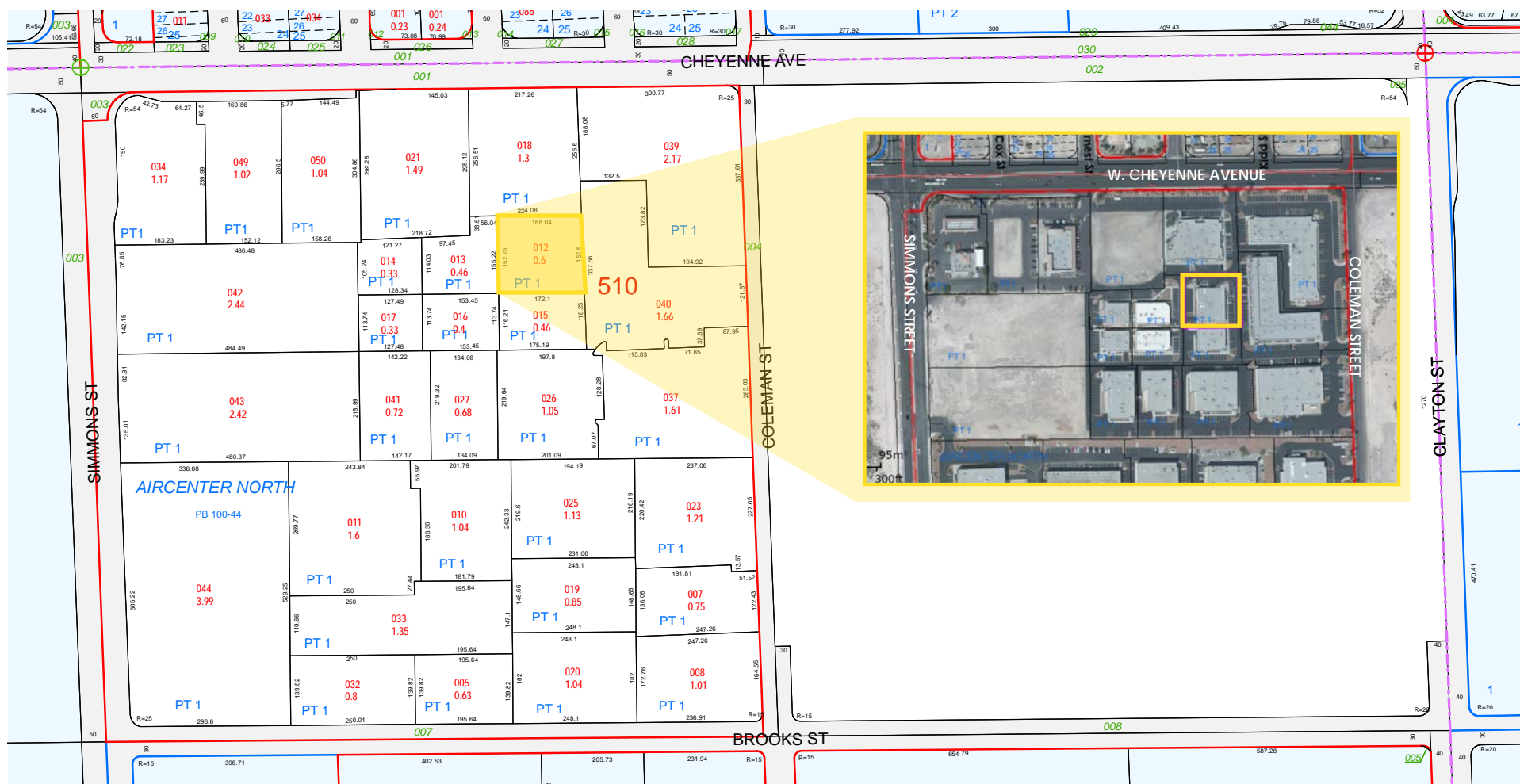
SEC. 17

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

MAP N 2 NE 4

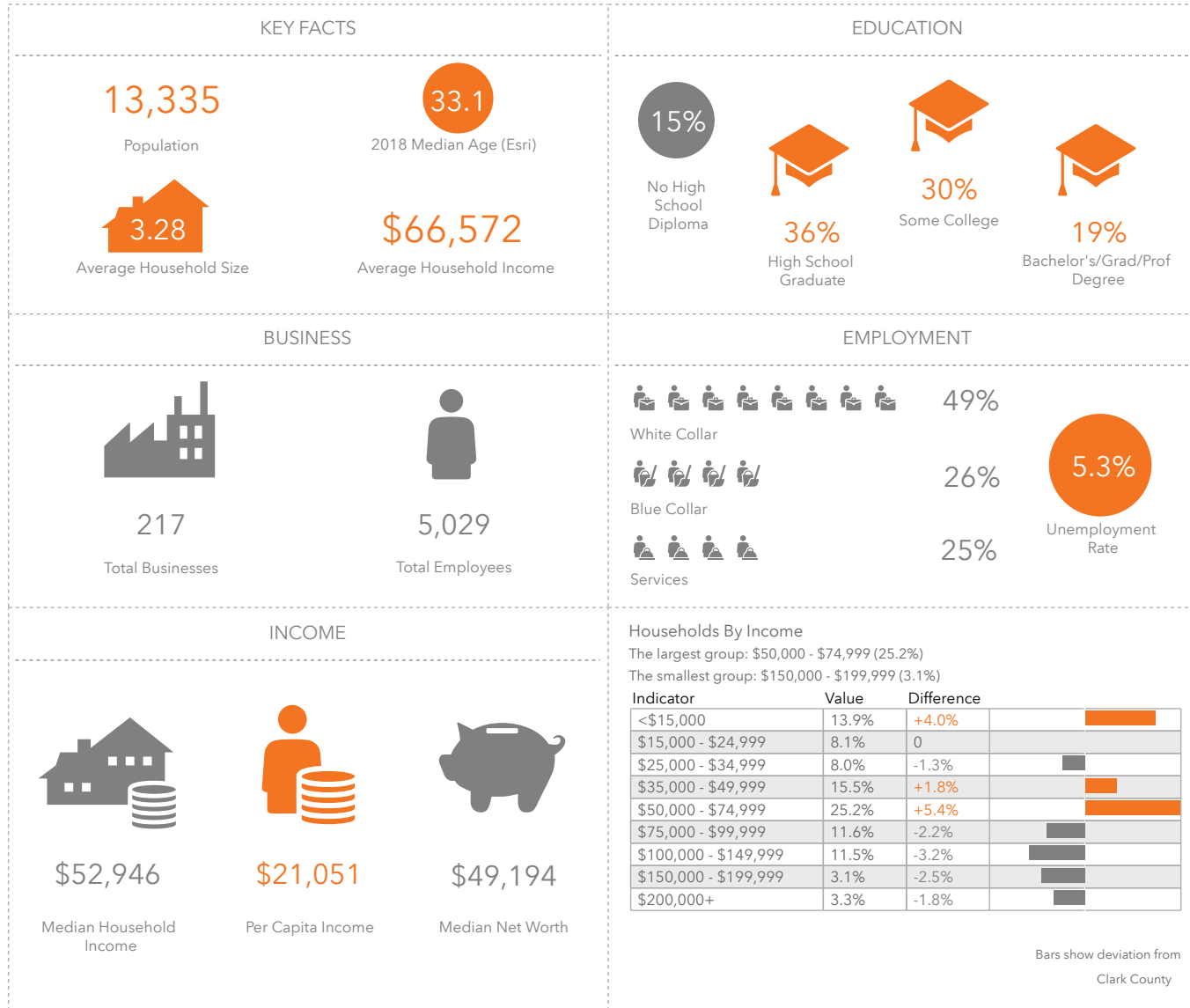
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6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-17-5





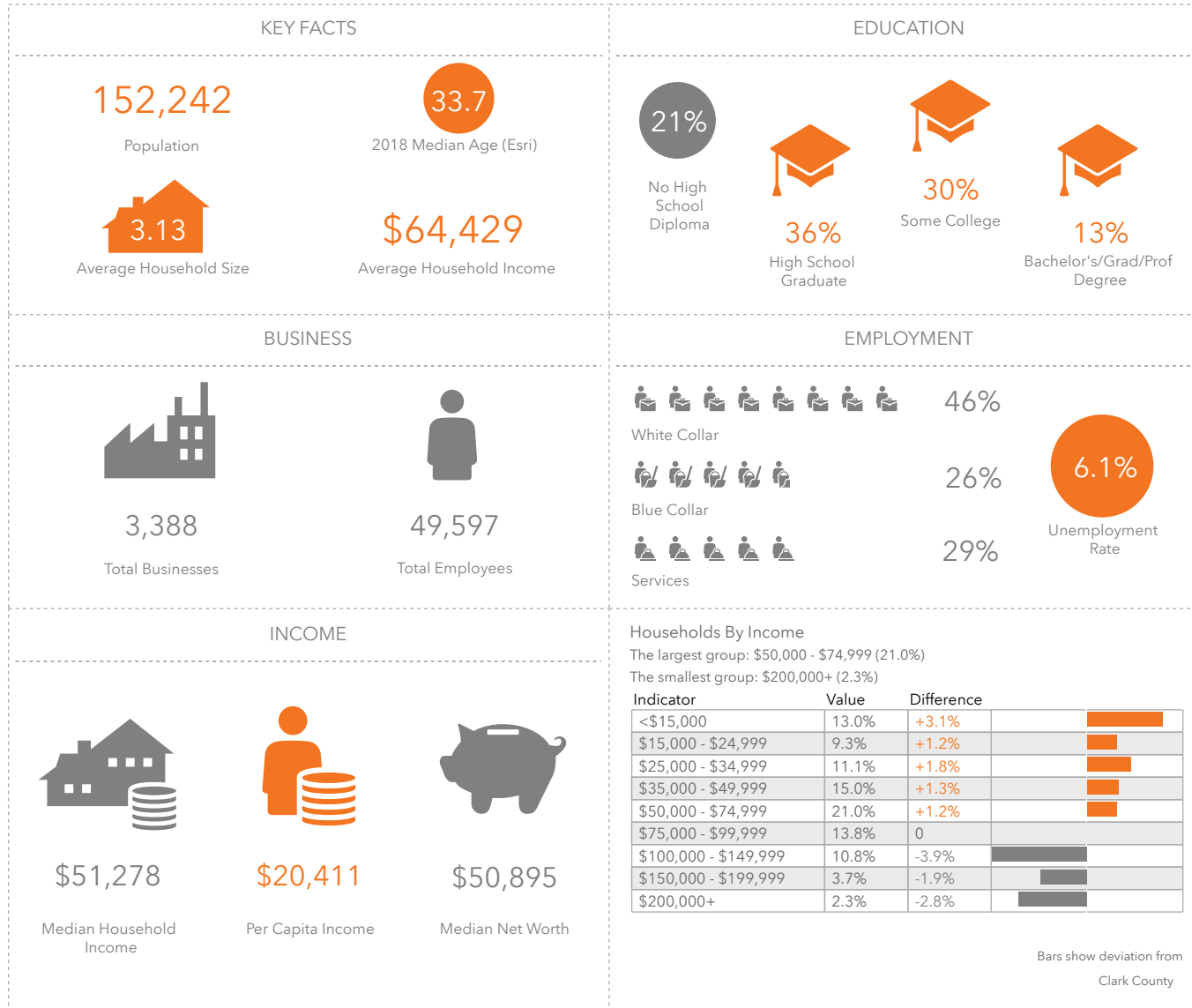
AREA DEMOGRAPHICS (1 MILE RADIUS)



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.



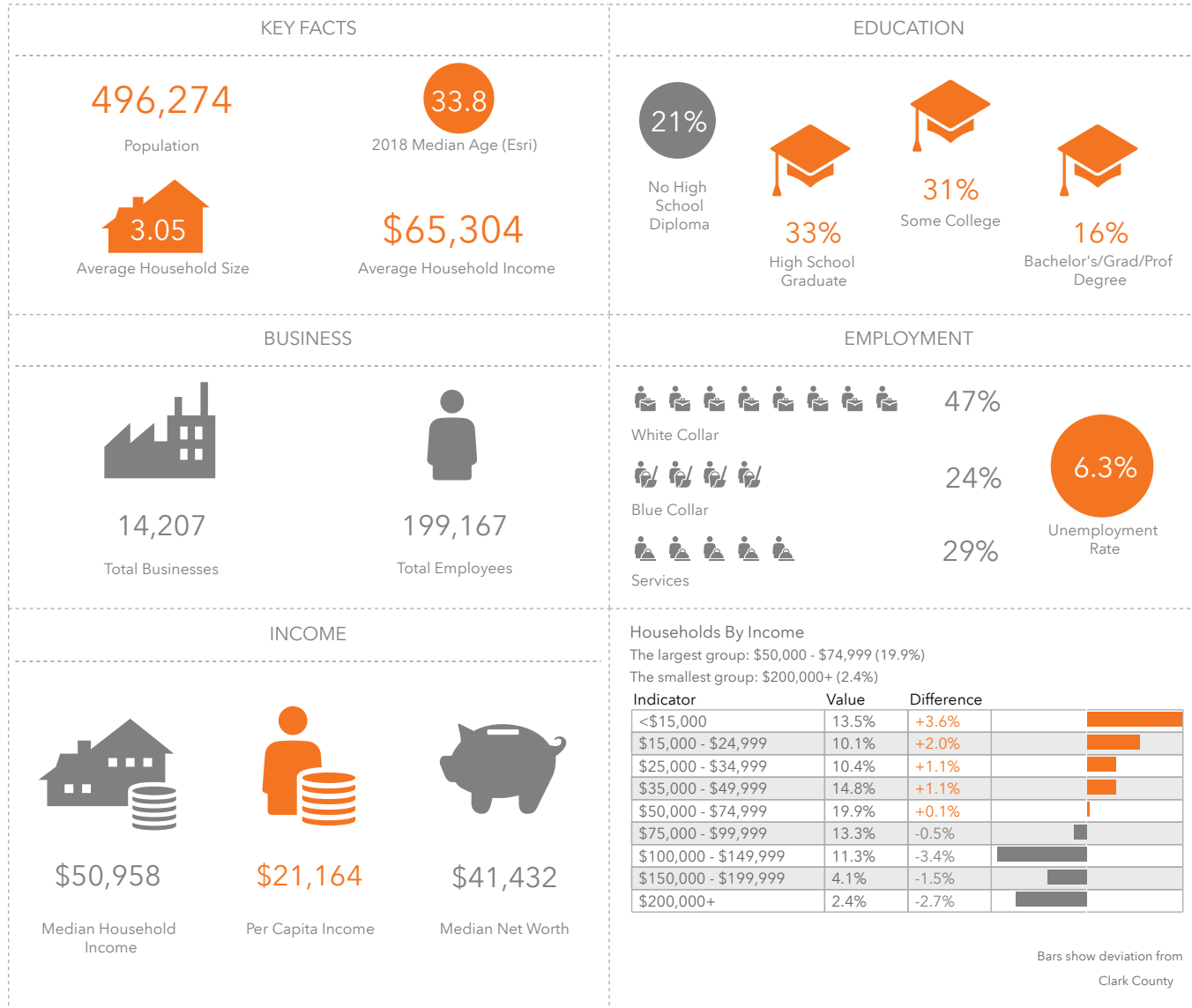
AREA DEMOGRAPHICS (3 MILE RADIUS)



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.



AREA DEMOGRAPHICS (5 MILE RADIUS)



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.