

9 W. DEHLI AVE.

NORTH LAS VEGAS, NEVADA 89032

9 W. DEHLI AVE.



W. DEHLI AVE.

E. CHEYENNE AVE.

AVAILABLE

ERIC A. MOLFETTA, SIOR

Industrial | Land | Investment | Development

📞 702 296 4848

✉ eric@northcap.com

License #: NV BS.1002310

AMANDA IRVING

Industrial | Land | Investment | Development

📞 303 204 0952

✉ amanda@northcap.com

License #: NV S.0177576

NORTHCAP 
COMMERCIAL

Tivoli Village
400 S Rampart Blvd. Ste 220
Las Vegas, NV 89145
www.northcapcommercial.com

HIGHLIGHTS

RBA:

18,000 SF

LAND AREA:

4.81 AC (209,524 SF)

YEAR BUILT:

1988

PARKING SPACES:

6.00/1,000 SF
108 Surface Spaces

LOT SIZE:

4.81 AC

PARCEL ID:

139-10-703-003

ZONING:

M - 2

9 W. DEHLI AVE

North Las Vegas, NV 89032

OVERVIEW

NorthCap is proud to present **9 West Delhi Avenue**, a premier 4.81-acre Industrial Outdoor Storage (IOS) site located in the thriving North Las Vegas Industrial Submarket. Zoned M2, this fully secured property is improved with approximately ±18,000 SF of office/warehouse space, offering a versatile solution for a wide range of industrial users.

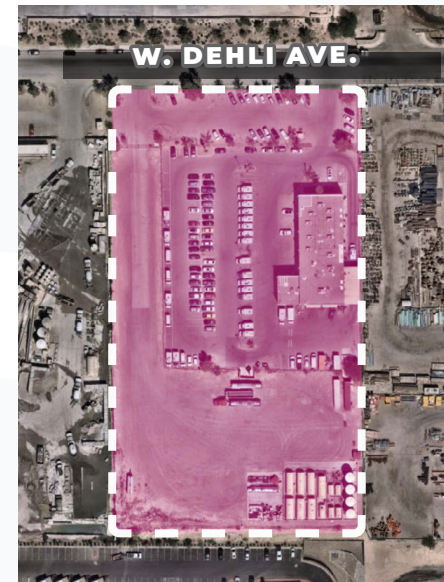
Strategically positioned with direct access to I-15, East Cheyenne Avenue, and North 5th Street, the site features multiple ingress and egress points, ensuring seamless connectivity and operational efficiency.

This is a great property to secure an IOS facility or a well-located industrial hub, 9 West Delhi Avenue delivers the infrastructure, access, and flexibility to support business growth.

PROPERTY HIGHLIGHTS

- Land Size: 4.81 Acres
- Building Size: ±18,000SF of freestanding office/warehouse
- Location: I-15 & East Cheyenne Avenue
- APN: 139-10-703-003
- Year Built: 1988
- Clear Height: 14'
- Grade Level Loading: 2 Doors
- Zoning: M2 (General Industrial City of NLV)
- Parking: 6/1,000SF
- Power: 2,000amps 3-phase 480 vault (Heavy)

THE OPPORTUNITY • 9 W. DEHLI AVE.







NORTHCAP



COMMERCIAL



ERIC A. MOLFETTA, SIOR

Industrial | Land | Investment | Development

☎ 702 296 4848

✉ eric@northcap.com

License #: NV BS.1002310

AMANDA IRVING

Industrial | Land | Investment | Development

☎ 303 204 0952

✉ amanda@northcap.com

License #: NV S.0177576

NORTHCAP



COMMERCIAL

Tivoli Village
400 S Rampart Blvd. Ste 220
Las Vegas, NV 89145
www.northcapcommercial.com