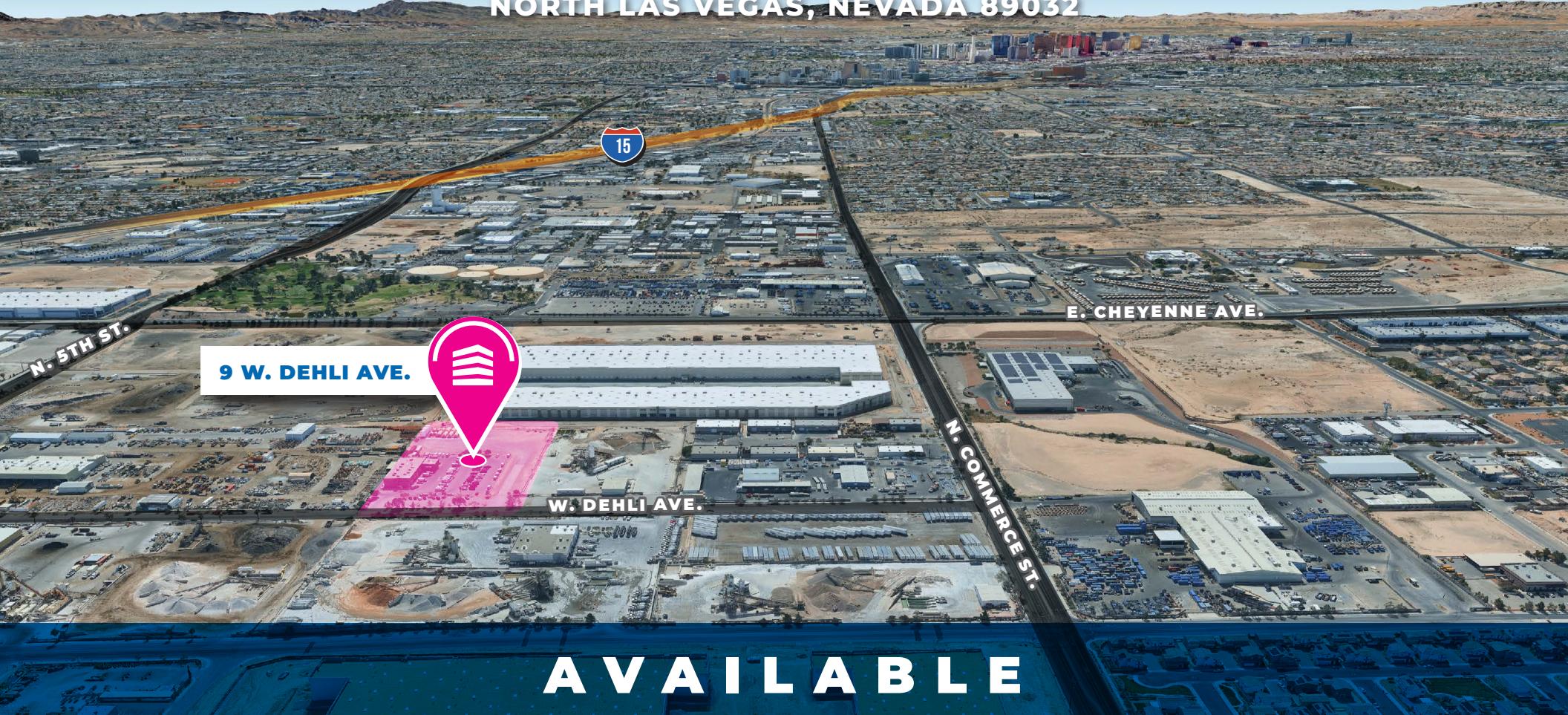


# 9 W. DEHLI AVE.

NORTH LAS VEGAS, NEVADA 89032



**ERIC A. MOLFETTA, SIOR**

Industrial | Land | Investment | Development

702 296 4848

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License #: NV BS.1002310

**AMANDA IRVING**

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303 204 0952

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**NORTHCAP**  
COMMERCIAL

Tivoli Village  
400 S Rampart Blvd. Ste 220  
Las Vegas, NV 89145  
[www.northcapcommercial.com](http://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** MedicWest  
AMBULANCE

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 NV)
- Parking: 6/1,000SF
- Power: 2,000amps 3-phase 480 vault (Heavy)





AERIAL • 9 W. DEHLI AVE.







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