

# CHEYENNE INDUSTRIAL PARK

Bldg 2: 4375 E Cheyenne Ave  
Las Vegas, NV 89115

Available For Lease / Sale!



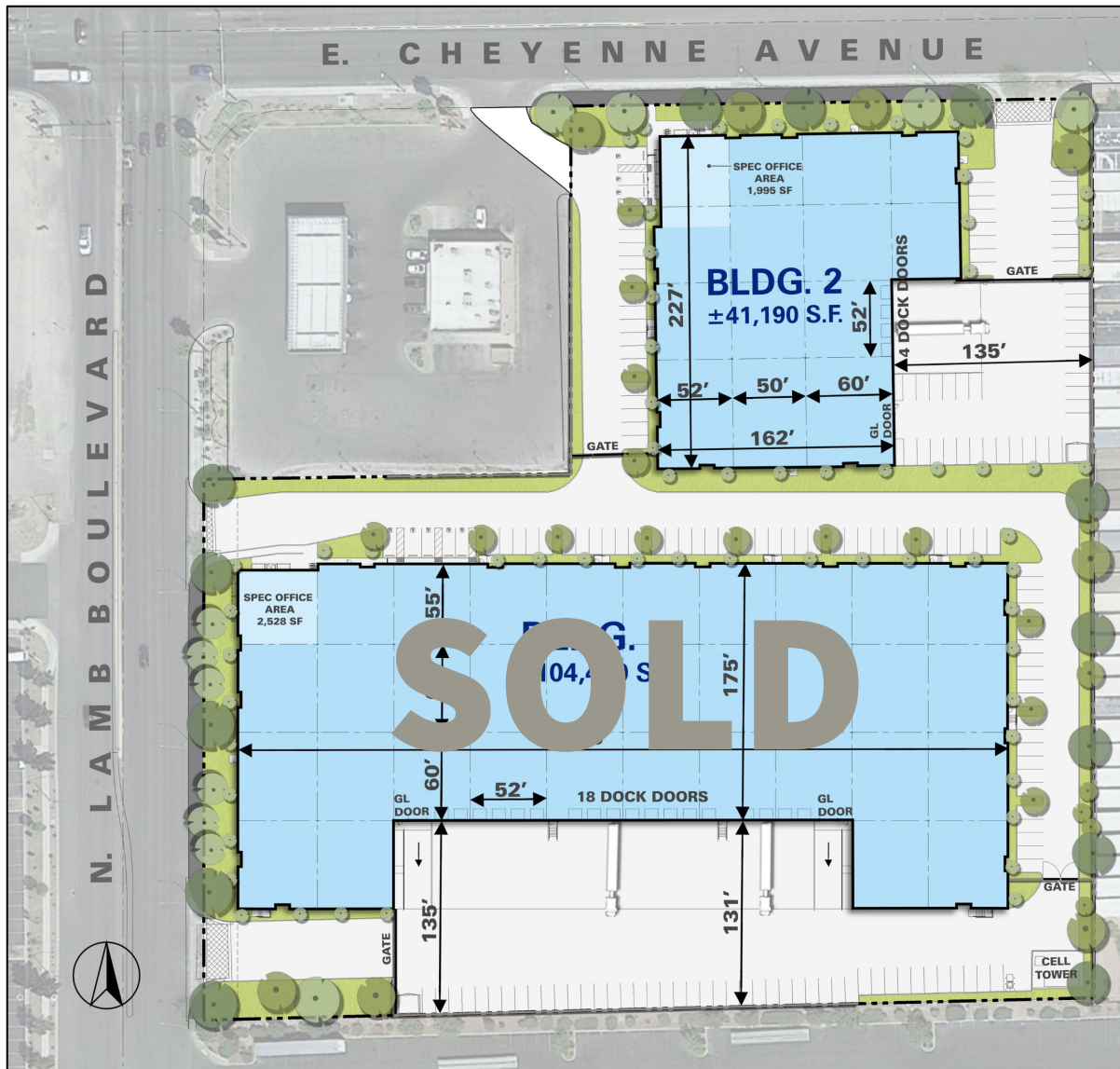
EXCLUSIVE BROKER:



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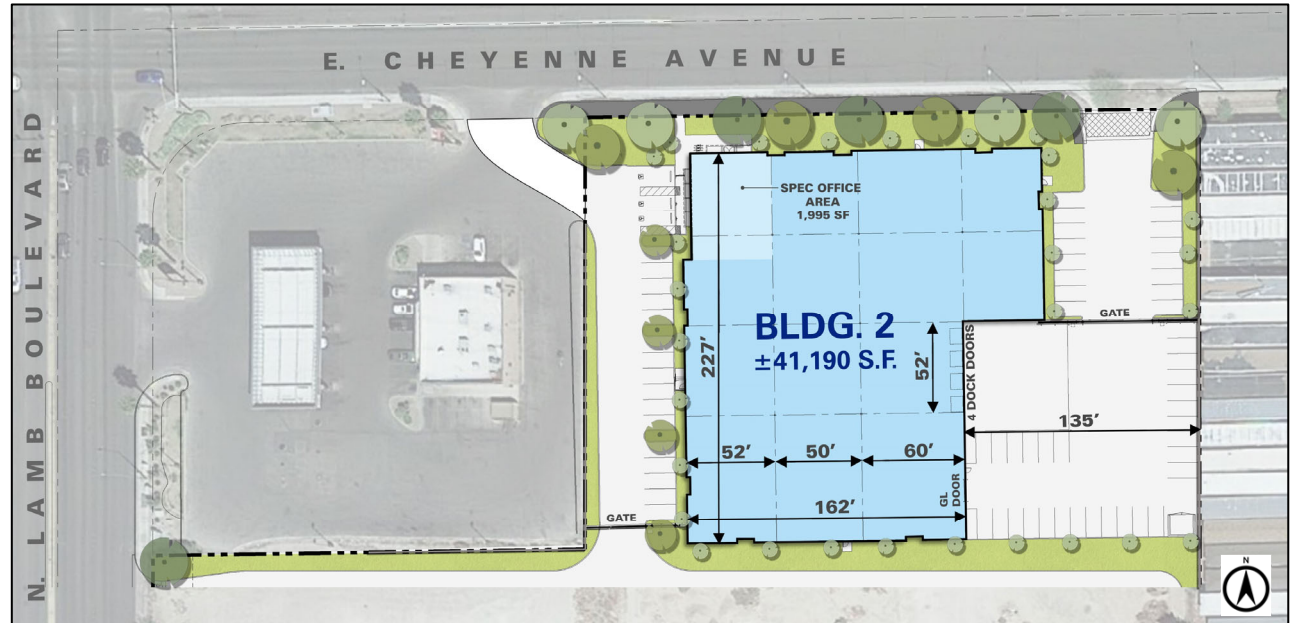
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GROUP

**41,190 SF Office/Warehouse Bldg.**



## Building 2 Features:

- ±41,190 Square Feet
- ±1,995 Square Feet of office space including separate men's and women's office and shop restrooms
- 30' clear height at first column
- TPO Roofing
- ESFR sprinklers (K-17 heads at 52 PSI)
- R-38 roof insulation with white scrim
- Evaporative cooled warehouse (3 air changes per hour)
- Warehouse LED lighting (30' candles at 3' AFF with 15' whips)
- 50' x 52' typical column spacing
- 60' speed bay
- 6" slab thickness
- 1,200-amps, 277/480V, 3-phase main switchboard with 2,000-amp UGPS
- Four (4) dock high doors (9' x 10')
- One (1) grade level door (12' x 14')
- ±135' truck court (Gated & Concrete)
- 63 auto parking stalls

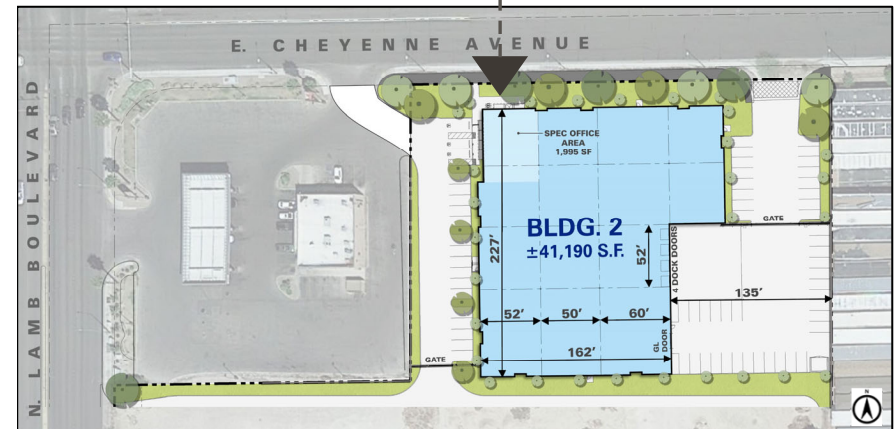
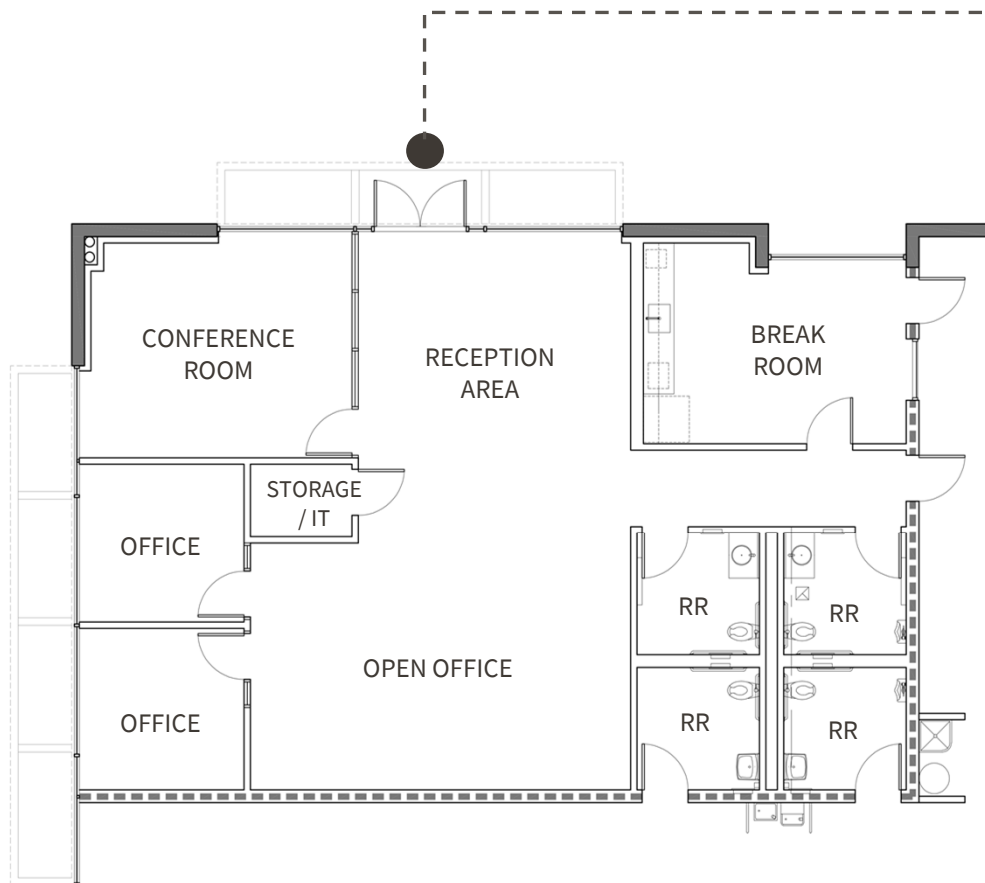


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Building 2  
±1,995 SF Spec Office

# CHEYENNE INDUSTRIAL PARK

Bldg 1: 3130 N Lamb Blvd ±104,440 SF  
Bldg 2: 4375 E Cheyenne Ave ±41,190 SF  
Las Vegas, NV 89115



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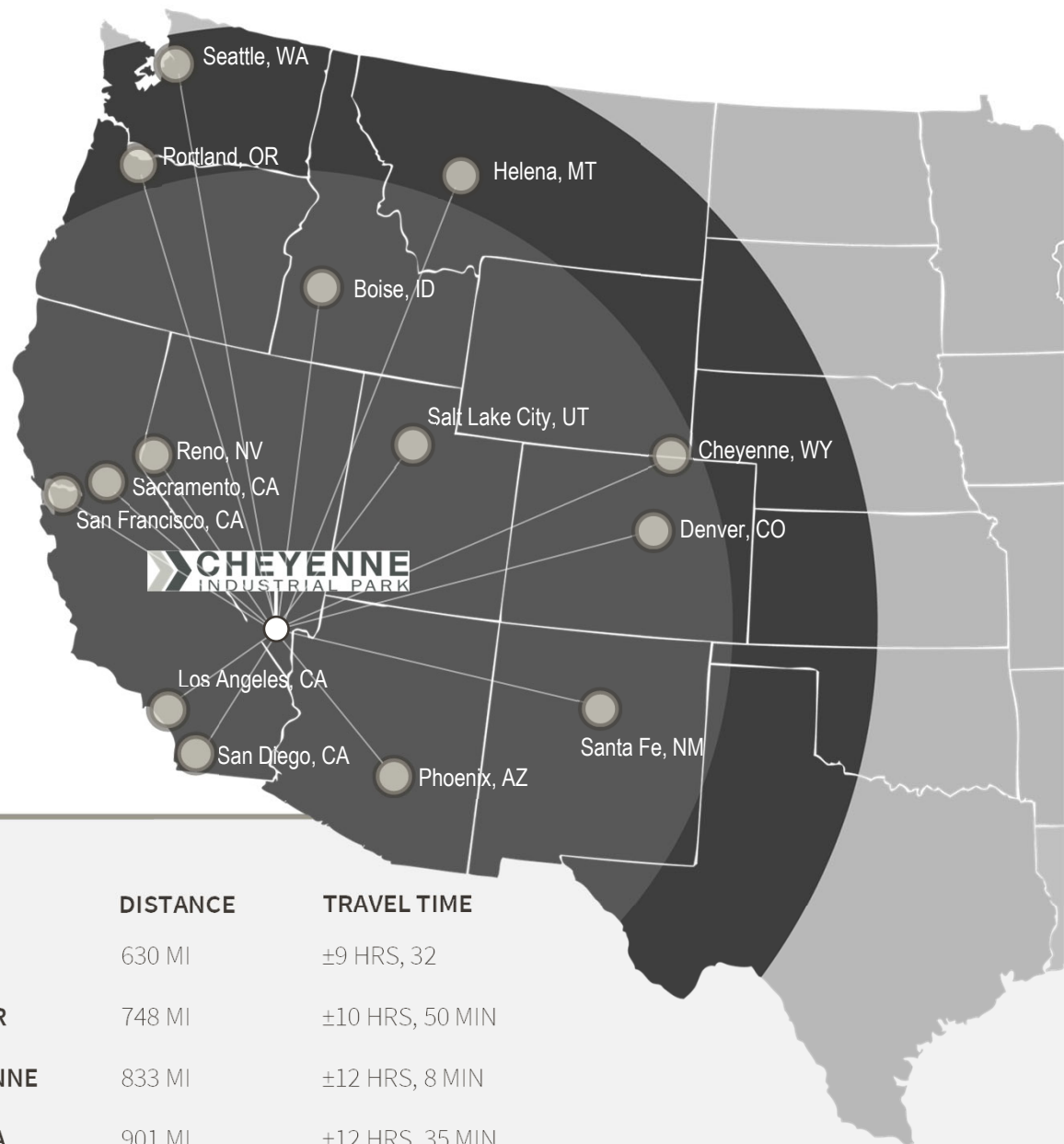


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# Transit Analysis from Las Vegas

-  **ONE DAY TRUCK SERVICE**  
19.4% OF U.S. POPULATION
-  **TWO DAY TRUCK SERVICE**  
23.3% OF U.S. POPULATION



|                | DISTANCE | TRAVEL TIME    |
|----------------|----------|----------------|
| LOS ANGELES    | 270 MI   | ±4 HRS         |
| PHOENIX        | 298 MI   | ±4 HRS, 38 MIN |
| SALT LAKE CITY | 421 MI   | ±5 HRS, 51 MIN |
| RENO           | 448 MI   | ±7 HRS, 1 MIN  |
| ALBUQUERQUE    | 574 MI   | ±8 HRS, 20 MIN |
| SAN FRANCISCO  | 568 MI   | ±8 HRS, 29 MIN |

|          | DISTANCE | TRAVEL TIME     |
|----------|----------|-----------------|
| BOISE    | 630 MI   | ±9 HRS, 32      |
| DENVER   | 748 MI   | ±10 HRS, 50 MIN |
| CHEYENNE | 833 MI   | ±12 HRS, 8 MIN  |
| HELENA   | 901 MI   | ±12 HRS, 35 MIN |
| PORTLAND | 974 MI   | ±15 HRS, 29 MIN |
| SEATTLE  | 1,125 MI | ±15 HRS, 29 MIN |

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For information on state-based incentive  
packages please feel free to visit  
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