

CHEYENNE WEST CORPORATE CENTER

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

AVAILABLE
For Sale



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Sale Details



~~\$2,449,425~~
\$2,200,000

Sale Price



~~\$275~~
\$247 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 (or large office), 5 private offices, mezzanine office space and large open office areas
 - One of the private offices is an executive office with private bathroom
 - Five (5) 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

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Sale Price

±8,907 SF

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~~\$275~~

\$247

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 lobby / reception area, five (5) private offices, a conference room (or large office), break room, two (2) utility rooms, three (3) open office bullpens and five (5) 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.



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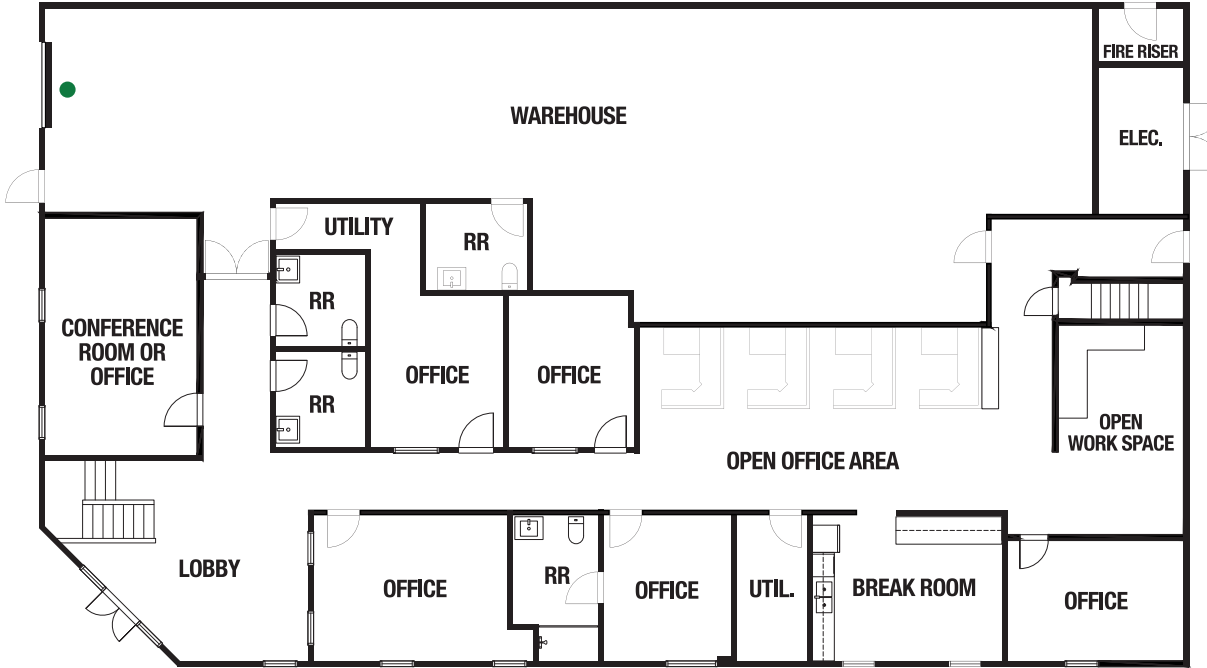
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● Power Retail ● Hospital ● Golf & Recreation ● Airport

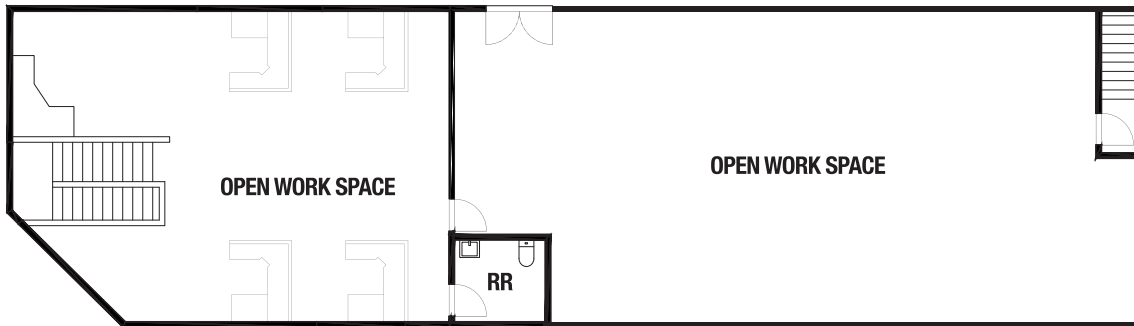




First Floor Office



Second Floor Office



Sale Details

\$		
\$2,449,425 \$2,200,000	\$275 \$247	±8,907 SF
Sale Price	Price per Sq.Ft.	Available Space

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.





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, data.census.gov, lvgea.org, wikipedia.com

North Las Vegas

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

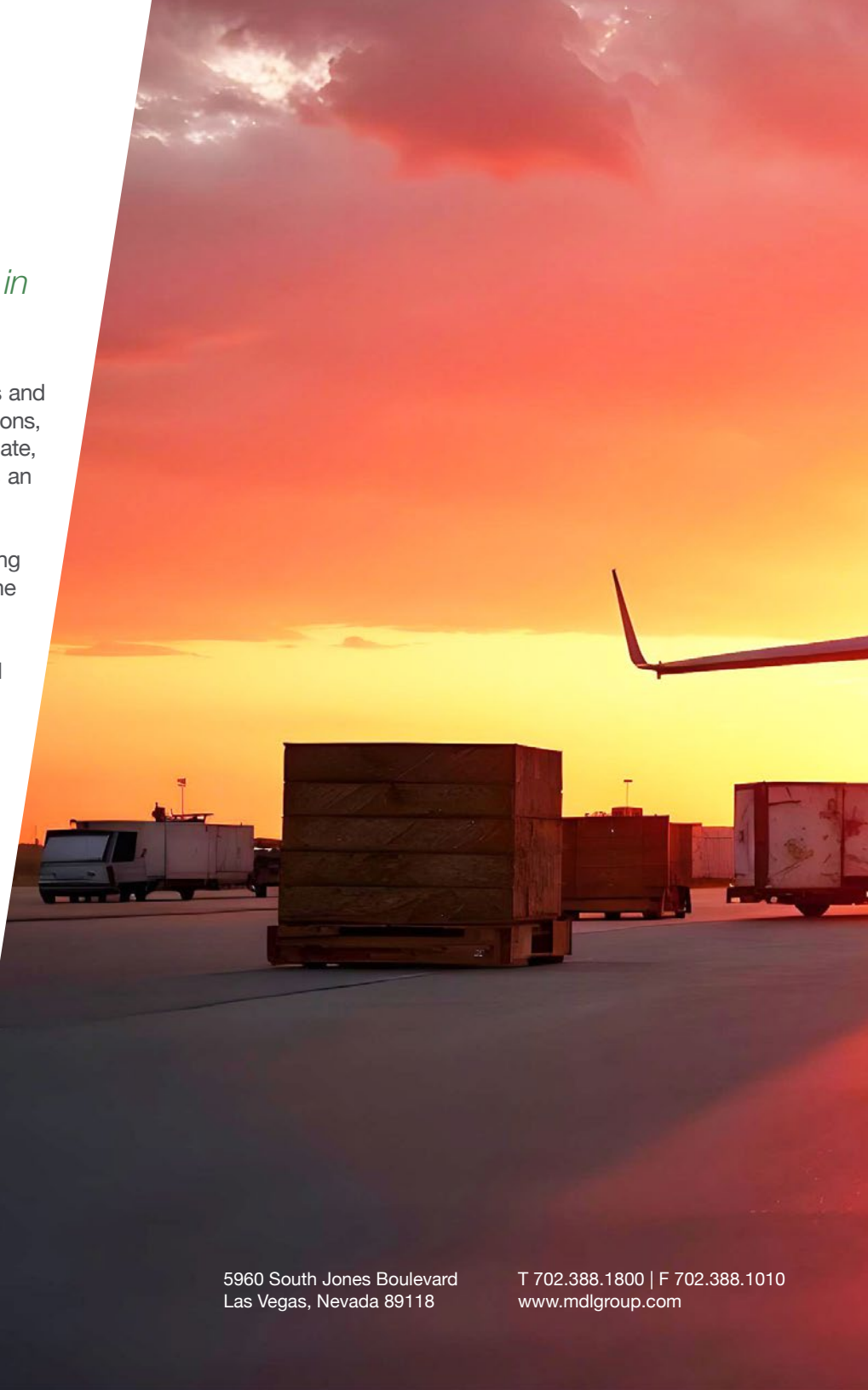
North Las Vegas presents a compelling opportunity for commercial real estate investors and businesses. The city fosters a business-friendly environment with favorable regulations, attractive tax benefits, and a commitment to economic growth. This pro-business climate, coupled with a growing infrastructure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



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 Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

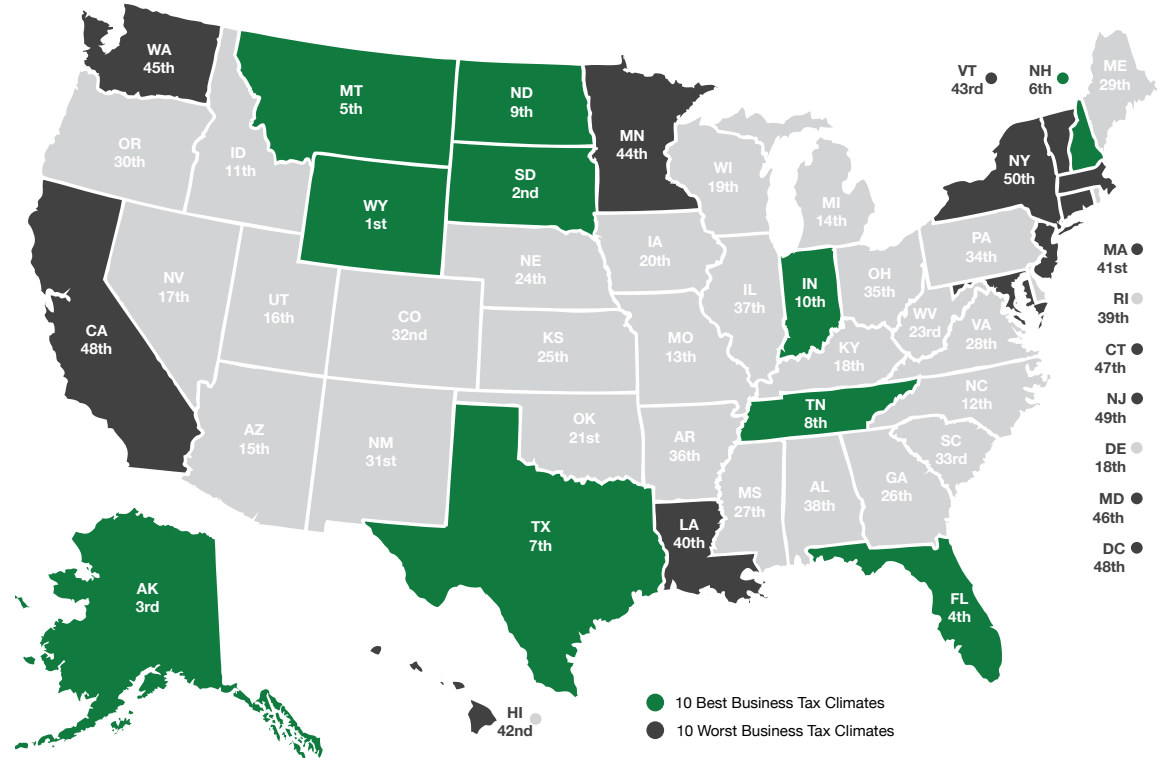
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

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

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation’s 2025 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



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

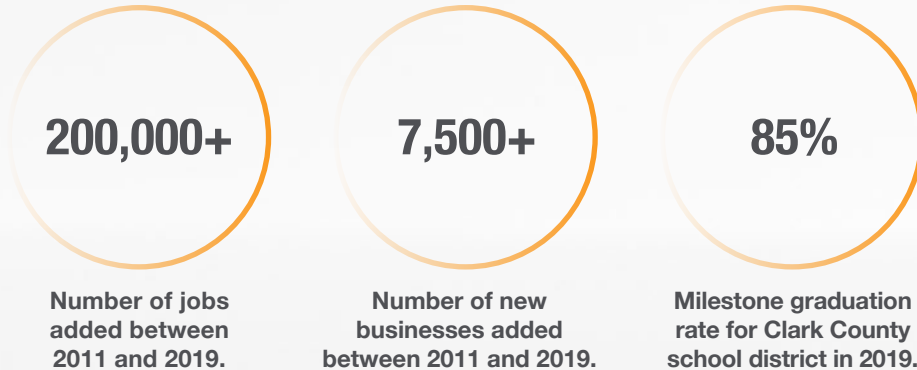
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



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.

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.

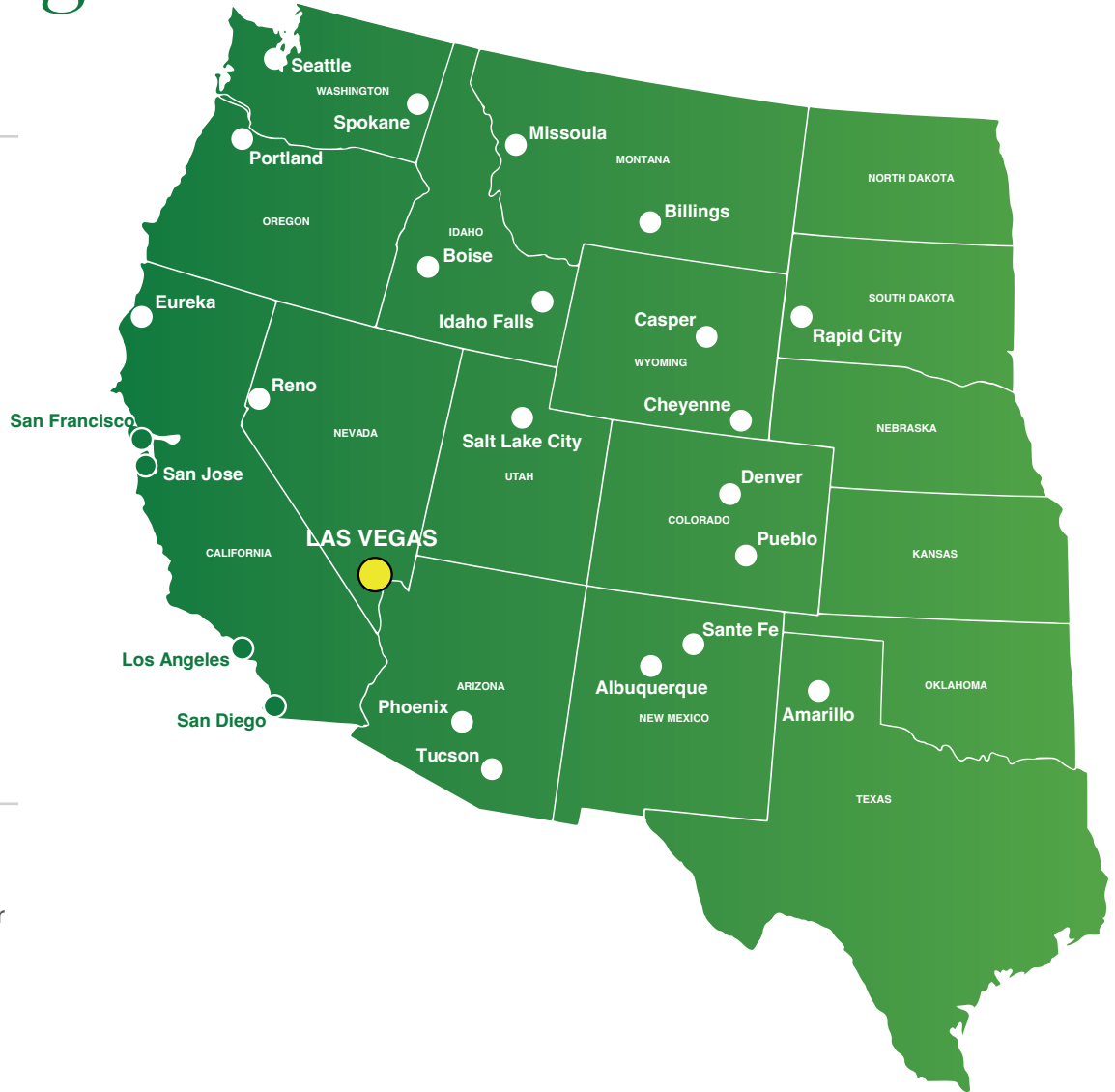
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

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)

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



Shipping and Mailing Services

UPS	FedEx	UNITED STATES POSTAL SERVICE
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--

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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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

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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