

FOR SUBLEASE

2222 W Cheyenne Avenue

North Las Vegas, NV 89032



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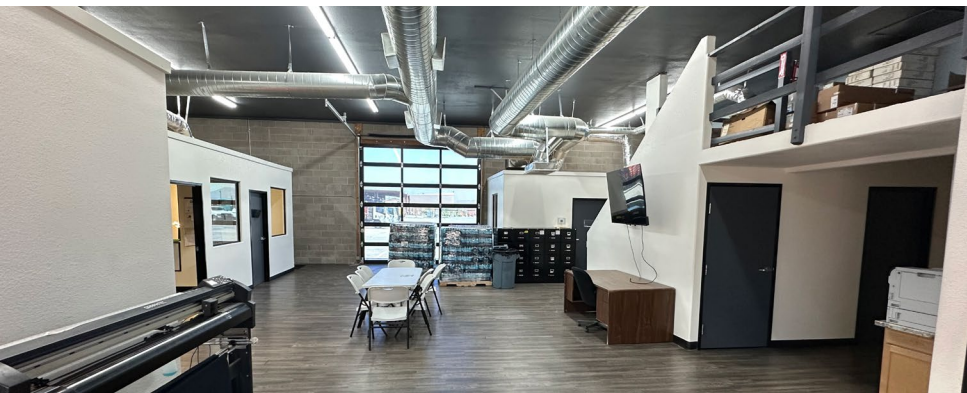


PROPERTY FEATURES

Now available for sublease, this versatile outdoor storage property features a ±5,000 SF freestanding office building situated on ±5.11 acres of lighted, secured yard space. The yard is primarily paved and fully fenced with an automatic gate for controlled access.

ADDITIONAL IMPROVEMENTS INCLUDE:

- ±5,037 SF covered work area (steel frame structure with concrete slab and power access)
- ±988 SF storage shed
- On-site water access
- Ample yard space for parking, outdoor storage, or fleet operations

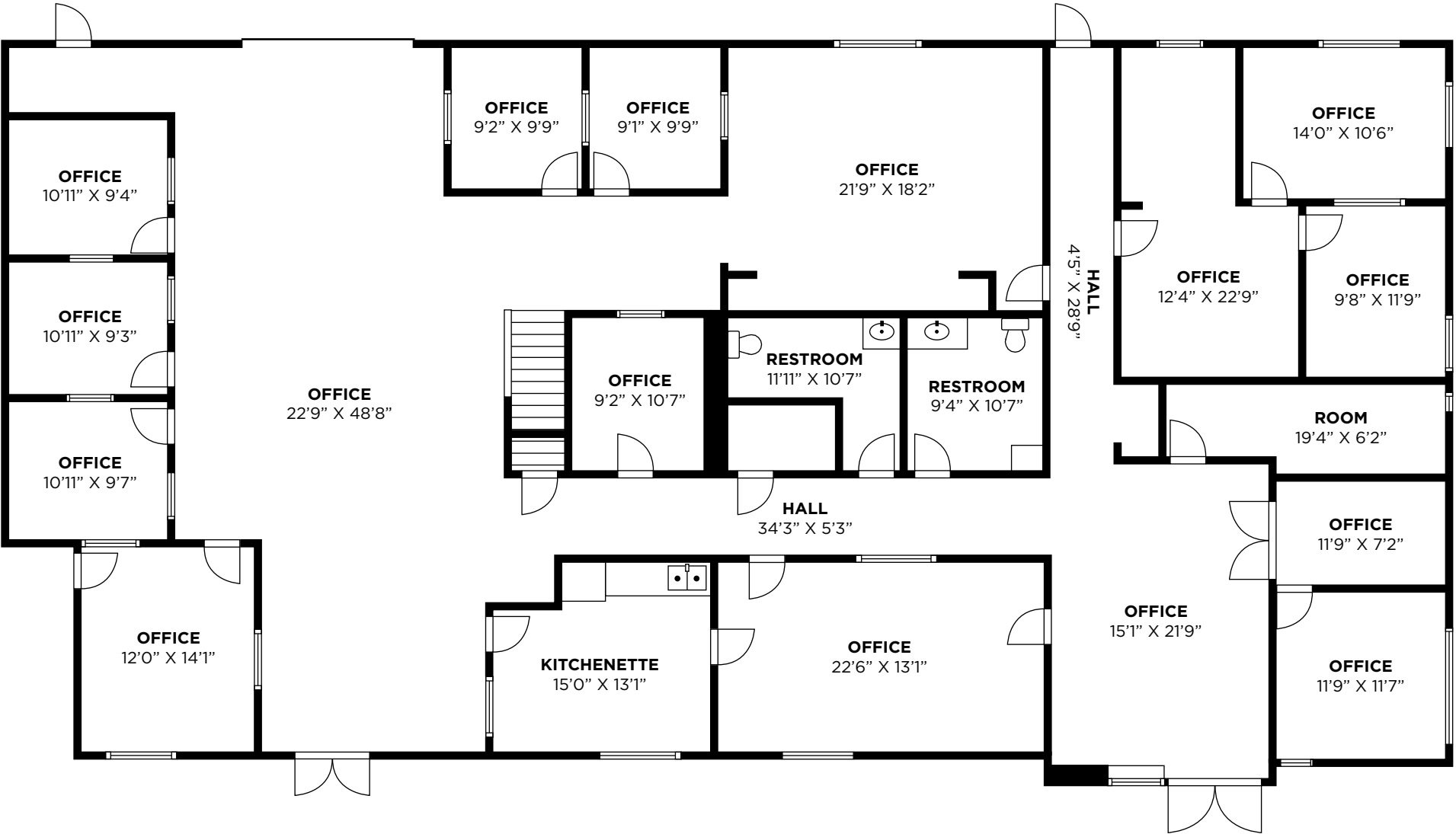


Building Size:	±5,000 SF
Type (Industrial/Land):	Industrial (IOS)
Land Size:	±5.11 AC
Parcel No.:	139-08-803-009
Rate:	Call for Pricing
Lease Type (NNN/Gross):	NNN
Office Size:	±5,000 SF
Grade Doors:	1
Sub Lease Expiry:	8/31/2030
Zoning:	M-2
Property Use:	Outdoor Storage
Year Built:	1996

Divisible to 2.5 Acres



OFFICE FLOOR PLAN



AERIAL MAP



AERIAL VIEW



PROPERTY PHOTOS





CONTACT

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