

FOR SUBLEASE



3395 W. Cheyenne Ave., Suite 103, North Las Vegas, NV 89032

# Cheyenne Airport Center

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Accelerating success.

# Cheyenne Airport Center

Colliers

3395 W. Cheyenne Ave., Suite 103, North Las Vegas, NV 89032 | For Sublease

## ±3,456 SF Available

Cheyenne Airport Center is a Class A multi-tenant industrial park located in North Las Vegas, Nevada. Originally constructed in 2006, the ±10.1 acre property contains five buildings totaling ±143,983 SF of industrial and office space currently supporting 20 tenants.

### HIGHLIGHTS

- Zoning: M-2
- Excellent Access to I-15, US-95 and I-215 Freeways
- Industrial, Warehouse, and Office Space Available
- Fire Sprinklers
- Power: ±225 Amp; 120/208 Volt and 277/480 Volt
- Grade Level Loading Doors



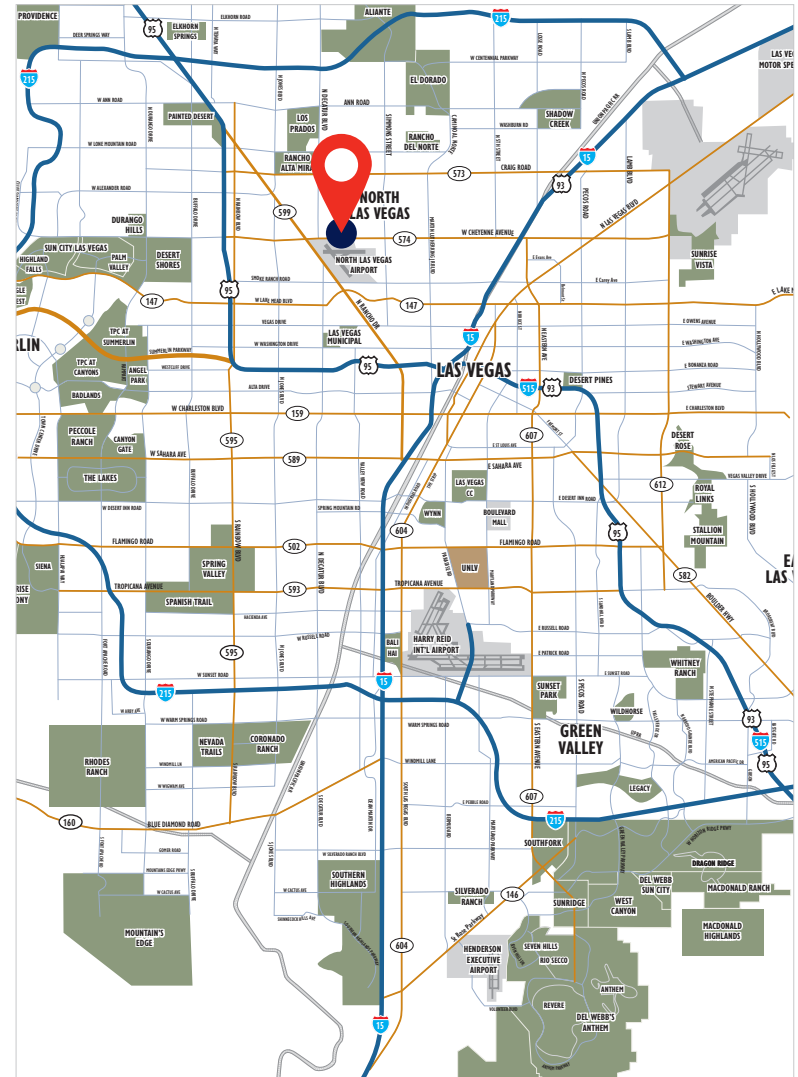
Sublease Rate

\$1.05 PSF, Mo

NNN Fees

\$0.432 PSF, Mo

Sublease Expiration: 12/31/2027



# Cheyenne Airport Center

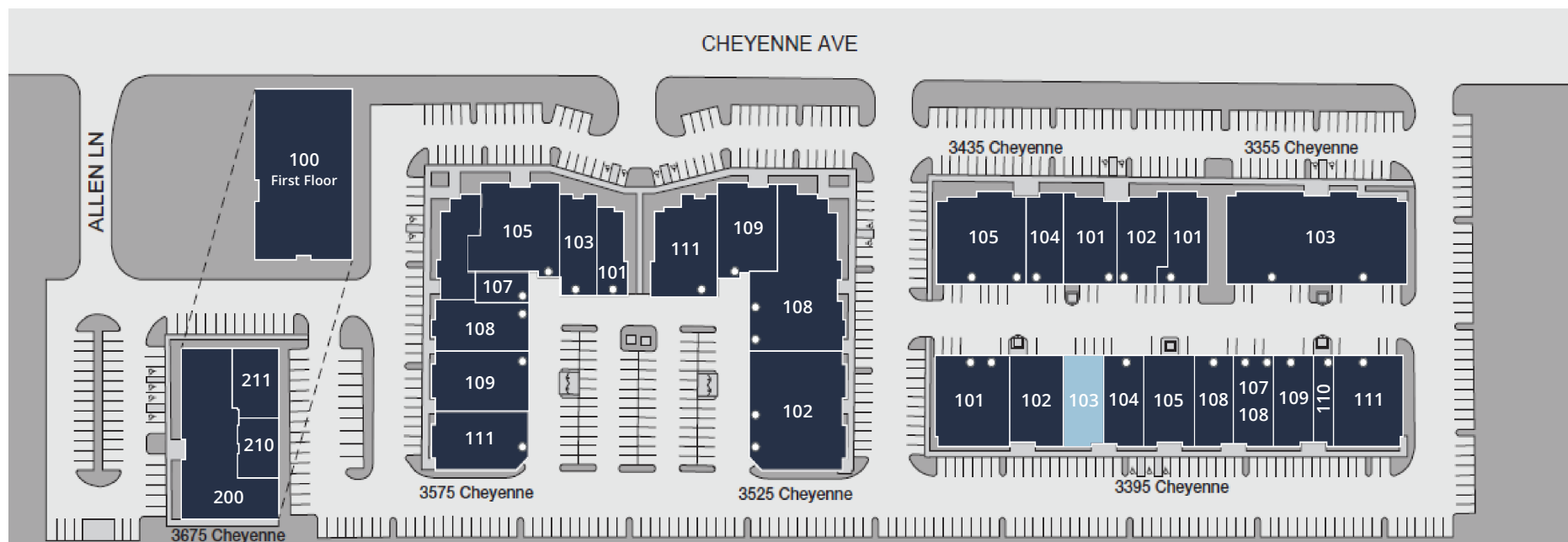


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Drawings not to scale. For illustration purposes only.



## Site Plan



  = For Lease

Building	Suite	Total SF	Warehouse SF	Office SF	Base Rent	CAMs
3395 W. Cheyenne	103	±3,456 SF	±2,652 SF	±804 SF	\$1.05 PSF	\$0.432 NNN

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## Suite 103

3395 W. Cheyenne Avenue

- ±3,456 Total SF
- ±2,652 SF Warehouse
- ±804 SF Office
- 100% HVAC



### Sublease Rate

\$1.05 PSF, Mo

### NNN Fees

\$0.432 PSF, Mo

**Sublease Expiration: 12/31/2027**

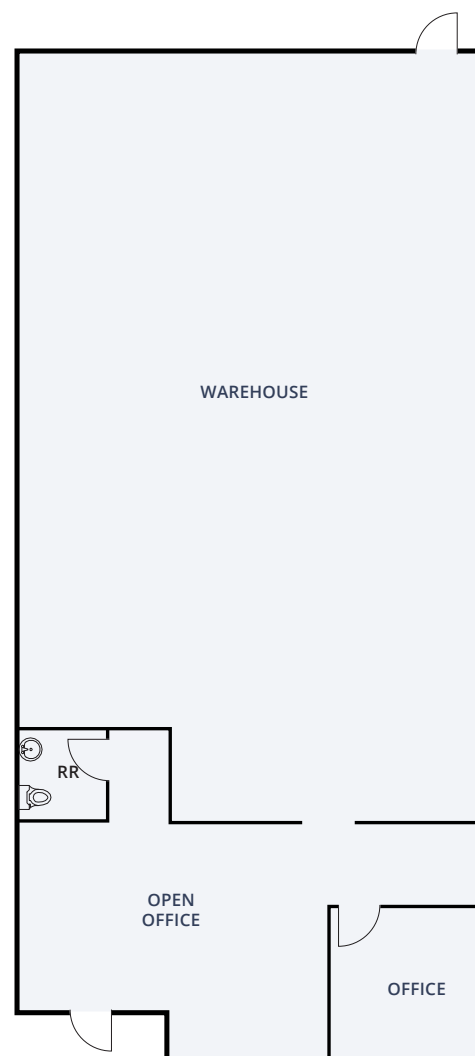
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## Property Images



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\$4.8B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$99B Assets under management

23,000 Professionals

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## ABOUT COLLIERS INTERNATIONAL

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### Exclusive Listing Agents:

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