



For lease

Cheyenne Commerce Center
570 - 580 & 720 - 730 West Cheyenne Avenue
North Las Vegas, NV 89030



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

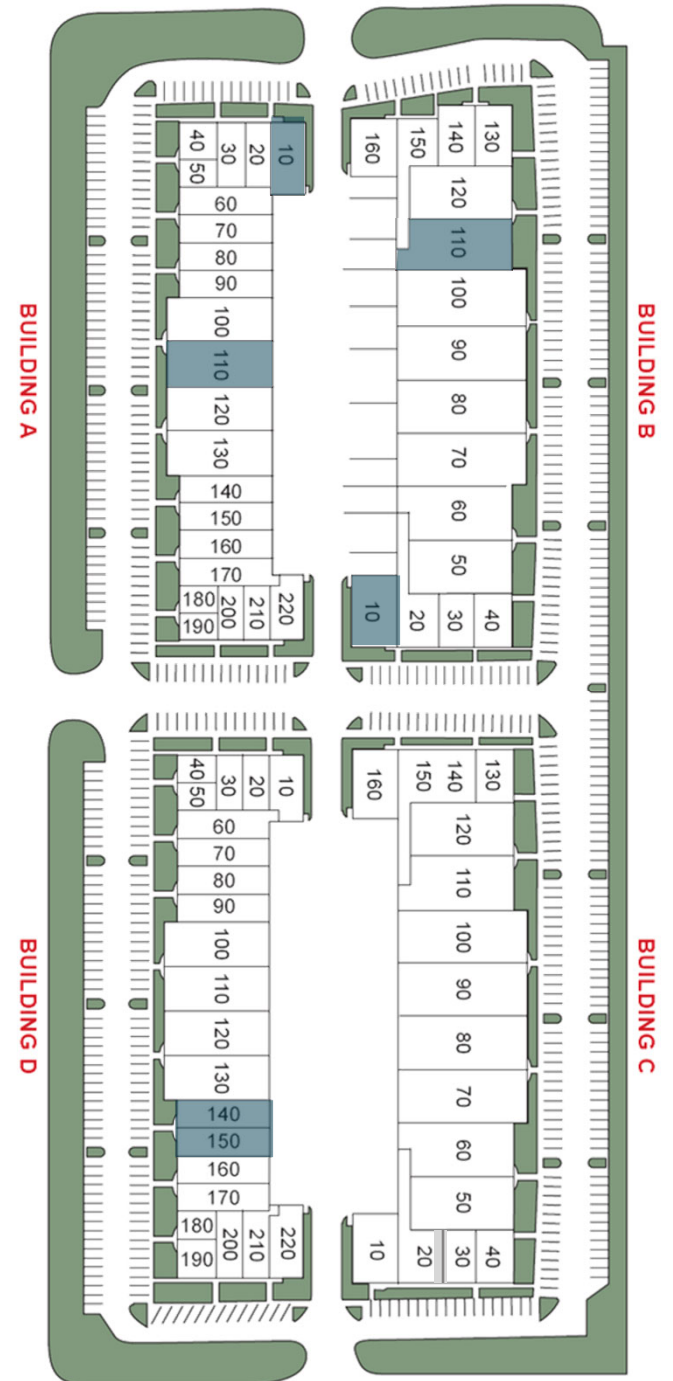


Property overview

- Rates from \$1.05/s.f. NNN
- Professional Office & Industrial
- High-end suites available
- HVAC offices, swamp cooled warehouse
- ESFR sprinklers available
- DSL/Cable internet service availability
- Concrete tilt-up construction
- Utilities: gas, power, water, sewer
- Parking: 2.7/1000
- Year built 2004/2006
- Zoned M-2 City of North Las Vegas
- Warehouse lighting - 4' strip light with wire guard & skylights
- HVAC/Swamp cooler maintenance & trash included in CAM



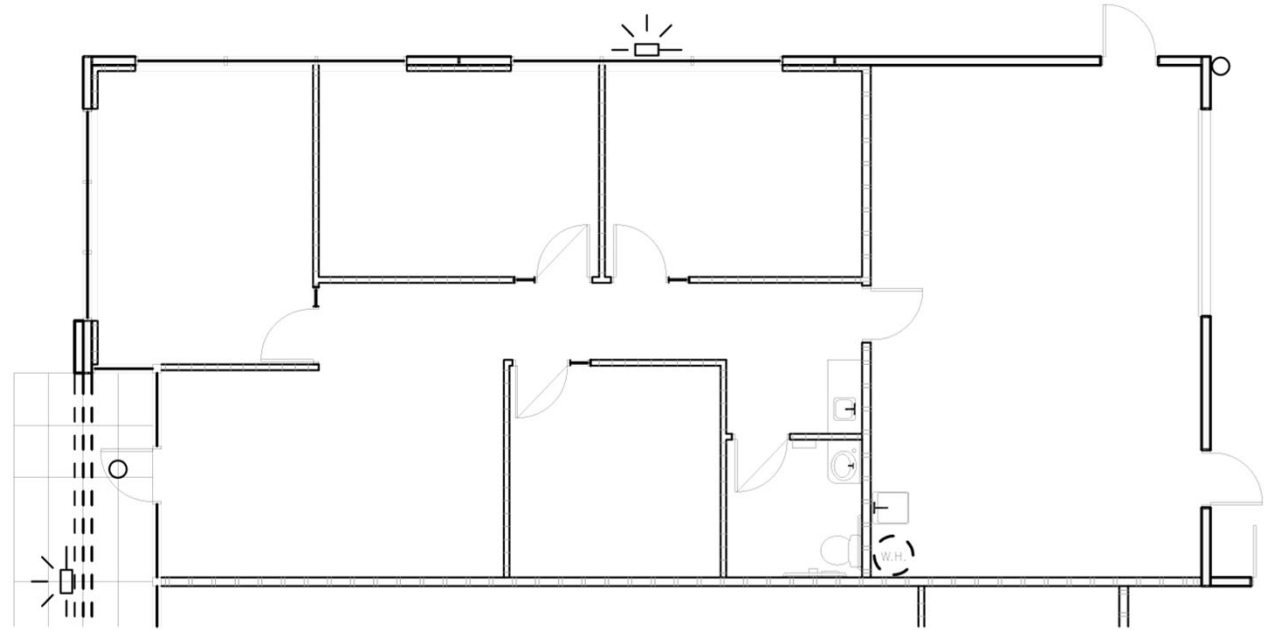
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
720-A010	1,990	600	1,390	18'	1 GL	\$1.10	\$0.316	\$2,817.84	5/1/26
720-A110	3,845	1,187	2,658	18'	1 GL	\$1.05	\$0.316	\$5,252.27	Now
730-B010	2,704	1,299	1,405	24'	1 GL	\$1.05	\$0.316	\$3,693.66	Now
730-B110	4,991	1,762	3,229	24'	1 DH / 1 GL	\$1.20	\$0.316	\$7,566.36	Now
570-D140/150	4,221	1,461	2,760	18'	2 GL	\$1.20	\$0.347	\$6,529.89	9/1/26



Floorplans

720 West Cheyenne Avenue Suite A-010

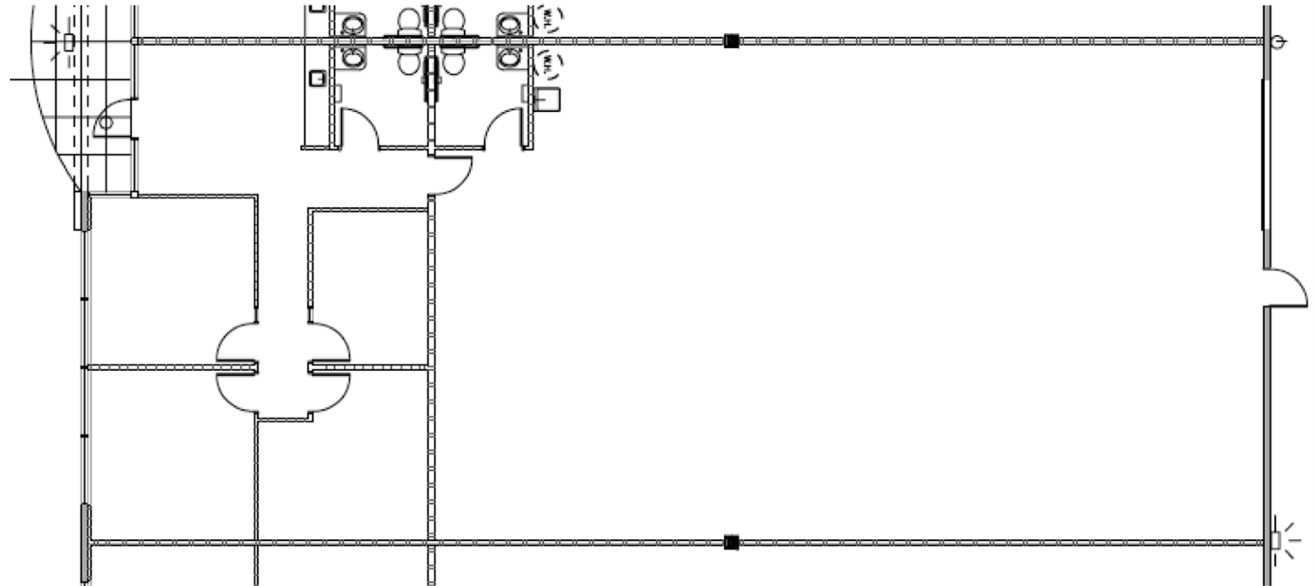
- 1,990 total s.f.
- 600 s.f. office
- 1,390 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.10/s.f. NNN
- \$0.316 CAM
- \$2,817.84 monthly
- Available 5/1/26



Floorplans

720 West Cheyenne Avenue Suite A-110

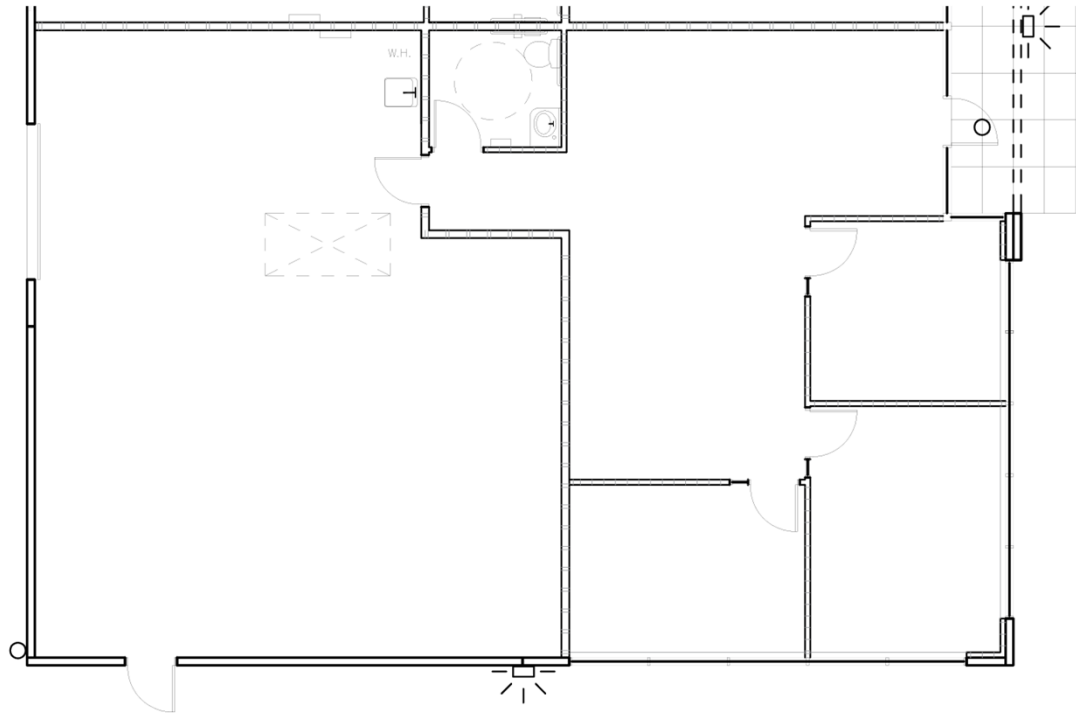
- 3,845 total s.f.
- 1,187 s.f. office
- 2,658 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.05/s.f. NNN
- \$0.316 CAM
- \$5,252.27 monthly
- Available now



Floorplans

730 West Cheyenne Avenue Suite B-010

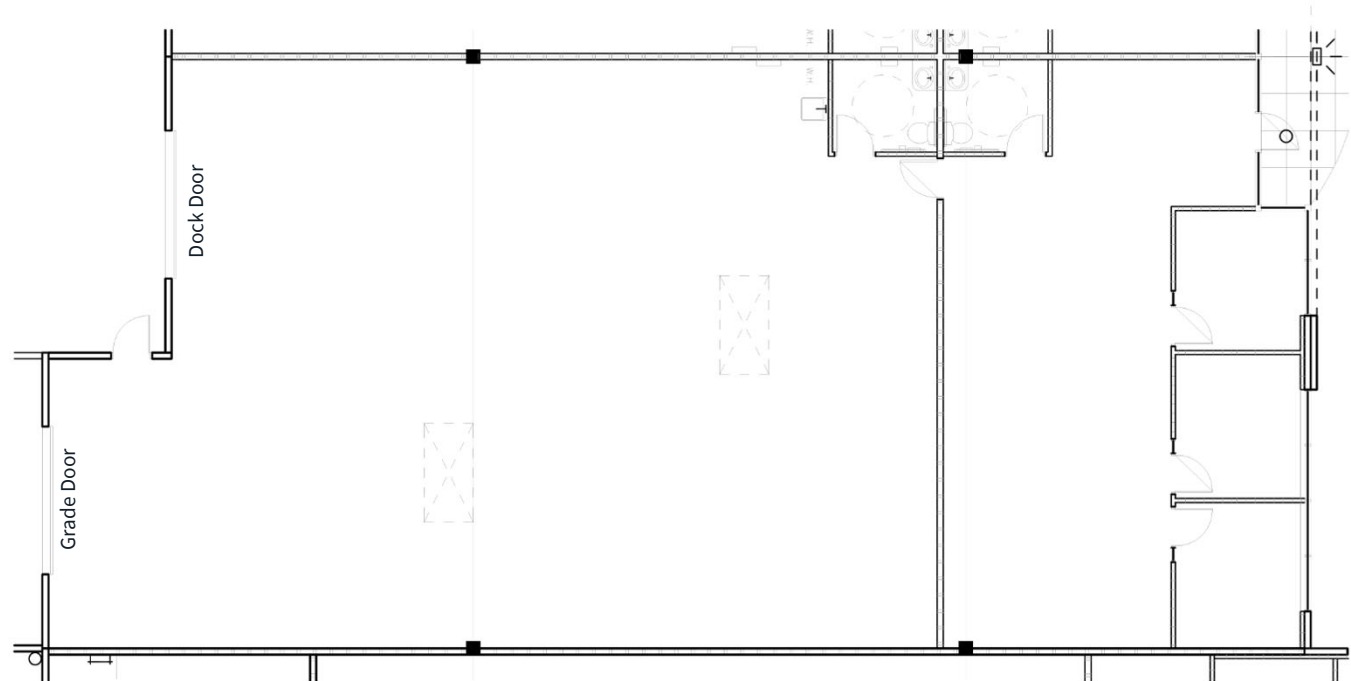
- 2,704 total s.f.
- 1,299 s.f. office
- 1,405 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.05/s.f. NNN
- \$0.316 CAM
- \$3,693.66 monthly
- Available now



Floorplans

730 West Cheyenne Avenue Suite B-110

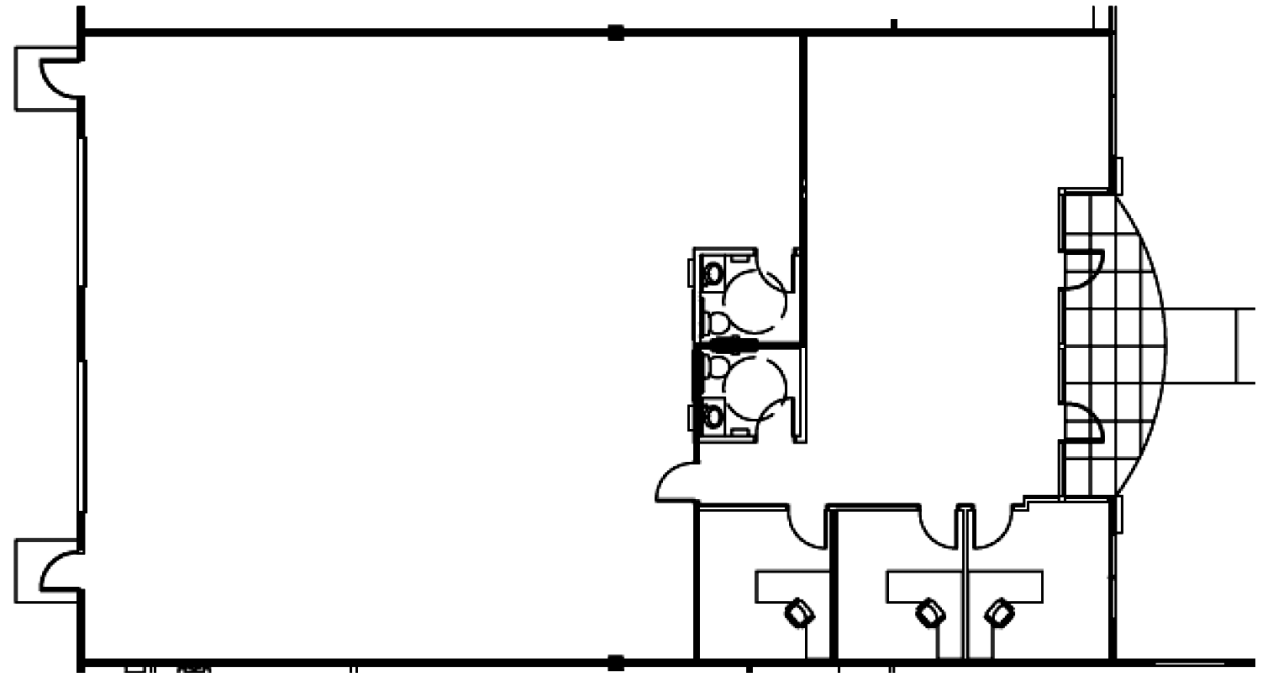
- 4,991 total s.f.
- 1,762 s.f. office
- 3,229 s.f. warehouse
- One (1) 12' x 14' dock door
- One (1) 12' x 14' grade door
- \$1.20/s.f. NNN
- \$0.316 CAM
- \$7,566.36 monthly
- Available now

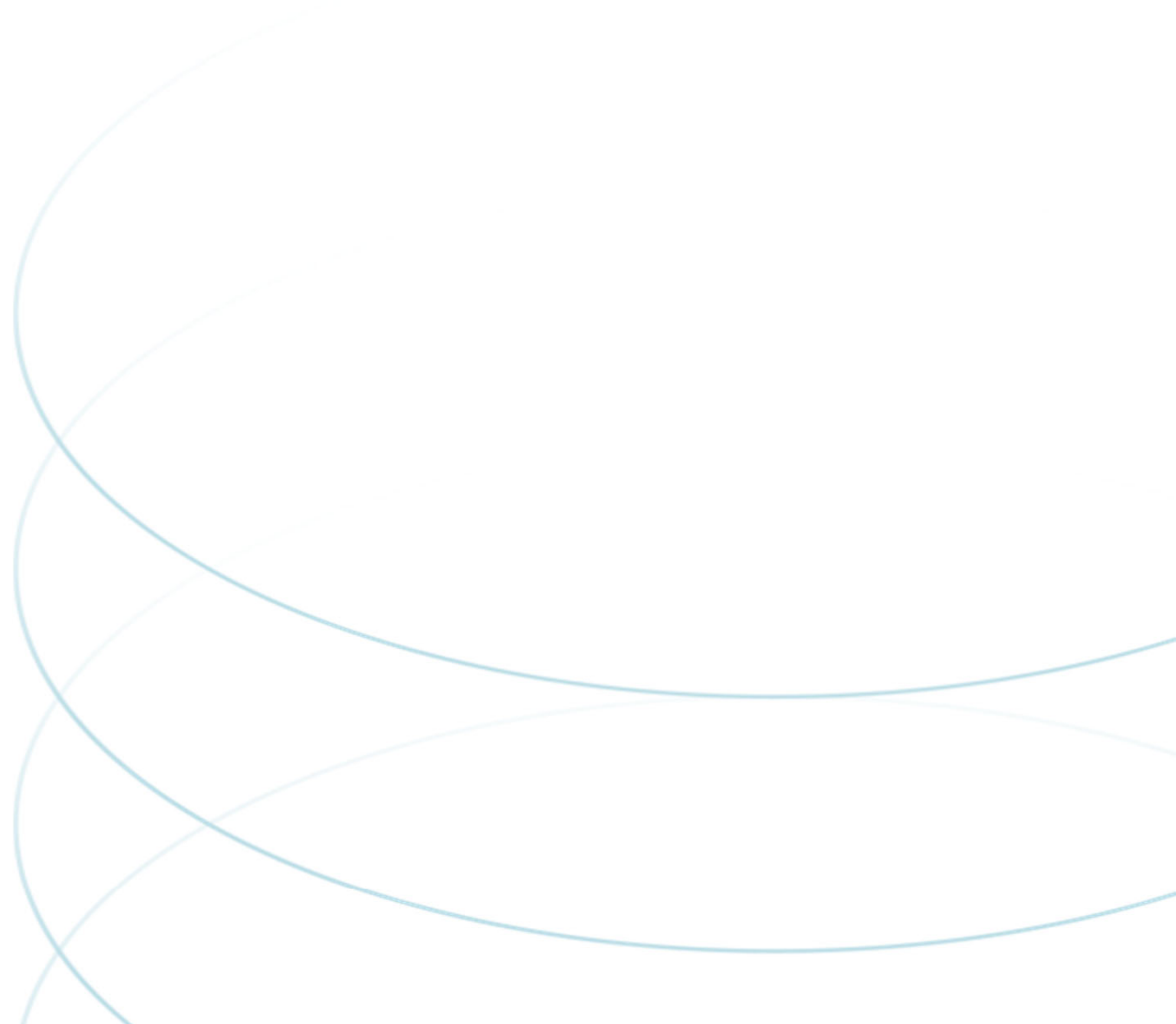


Floorplans

570 West Cheyenne Avenue Suite D140/150

- 4,221 total s.f.
- 1,461 s.f. office
- 2,760 s.f. warehouse
- Two (2) 12' x 14' grade door
- \$1.20/s.f. NNN
- \$0.347 CAM
- \$6,529.89 monthly
- Available 9/1/26





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