



# 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

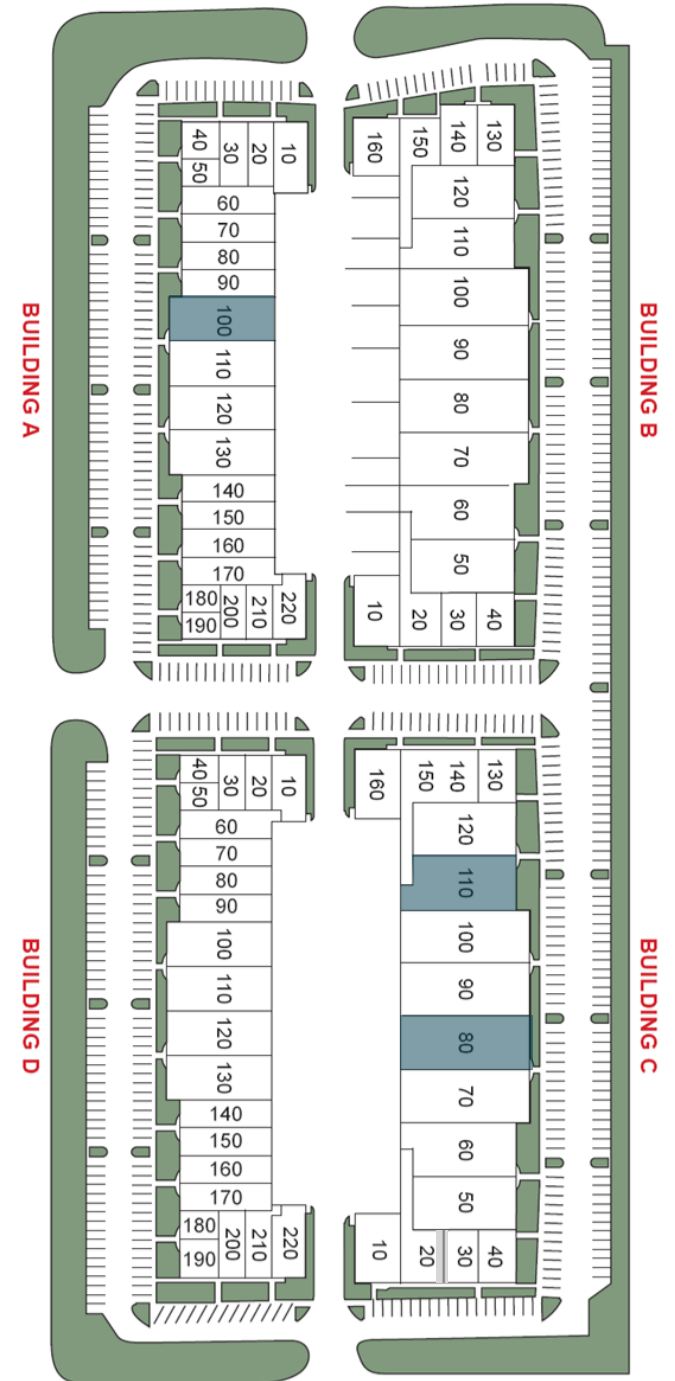


- Rates from \$1.15/s.f. NNN
- 3,557 – 5,544 s.f. available
- Professional Office & Industrial
- High-end suites available
- HVAC offices, swamp cooled warehouse
- ESFR sprinklers available
- DSL/Cable internet service availability
- Concrete tilt-up construction
- Utilities: gas, power, water, sewer
- 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/Gra de | Rate   | Cam     | Monthly    | Date Avail. |
|-----------|------------|-------------|----------------|----------------|-------------|--------|---------|------------|-------------|
| A100      | 3,557      | 1,183       | 2,374          | 18'            | 0DH/1GL     | \$1.15 | \$0.285 | \$5,104.30 | Now         |
| 580-C080* | 5,544      | 1,507       | 4,037          | 24'            | 2 DH/1 GL   | \$1.25 | \$0.312 | \$8,659.73 | 2/1/25      |
| 580-C110  | 4,991      | 1,514       | 3,477          | TBD            | 1 DH/1 GL   | \$1.15 | \$0.312 | \$7,296.84 | 9/1/24      |

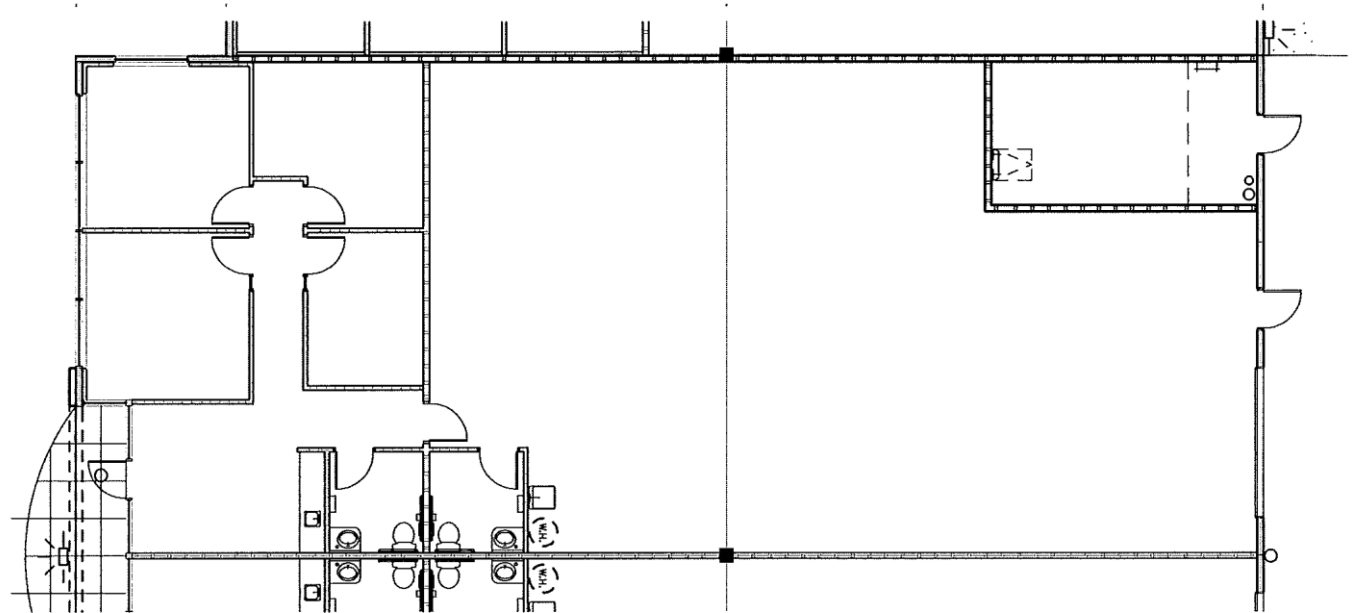
\*100% HVAC unit



# Floorplans

## 720 West Cheyenne Avenue Suite A-100

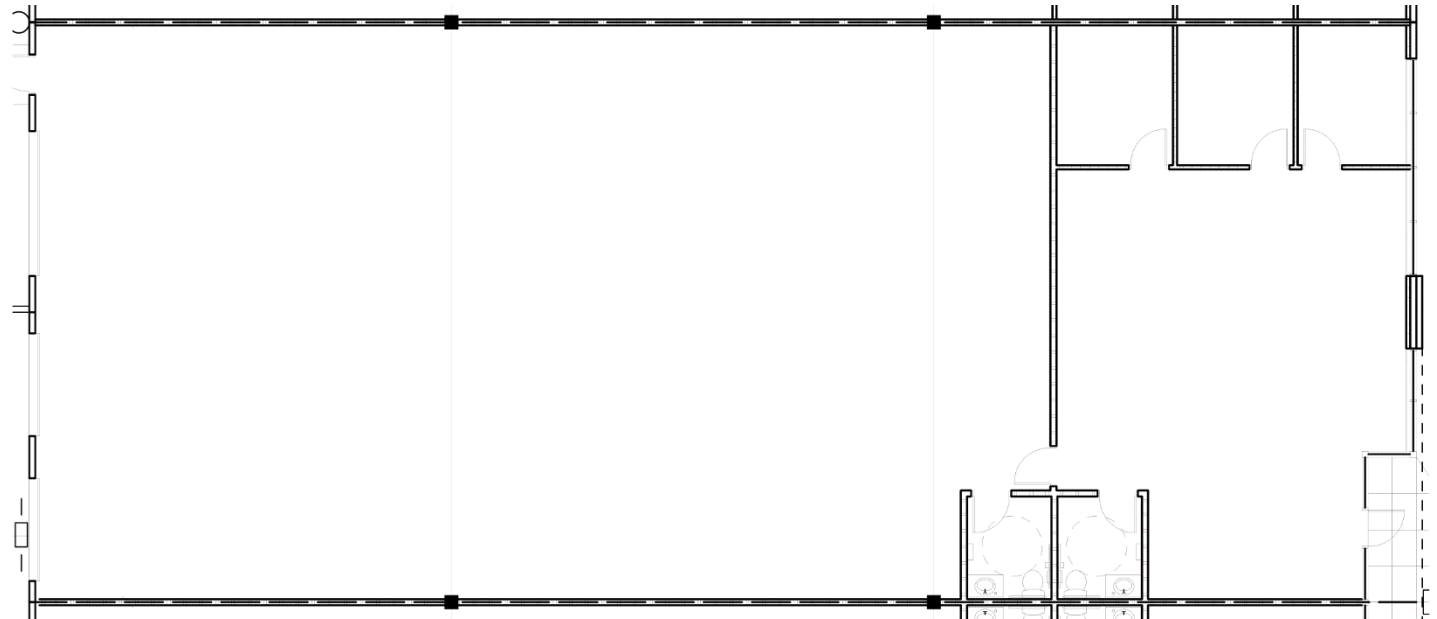
- 3,557 total s.f.
- 1,183 s.f. office
- 2,374 s.f. warehouse
- 200 Amps, 120/208
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.2850 CAM
- \$5,104.30 monthly
- Available Now



# Floorplans

## 580 West Cheyenne Avenue Suite C-080

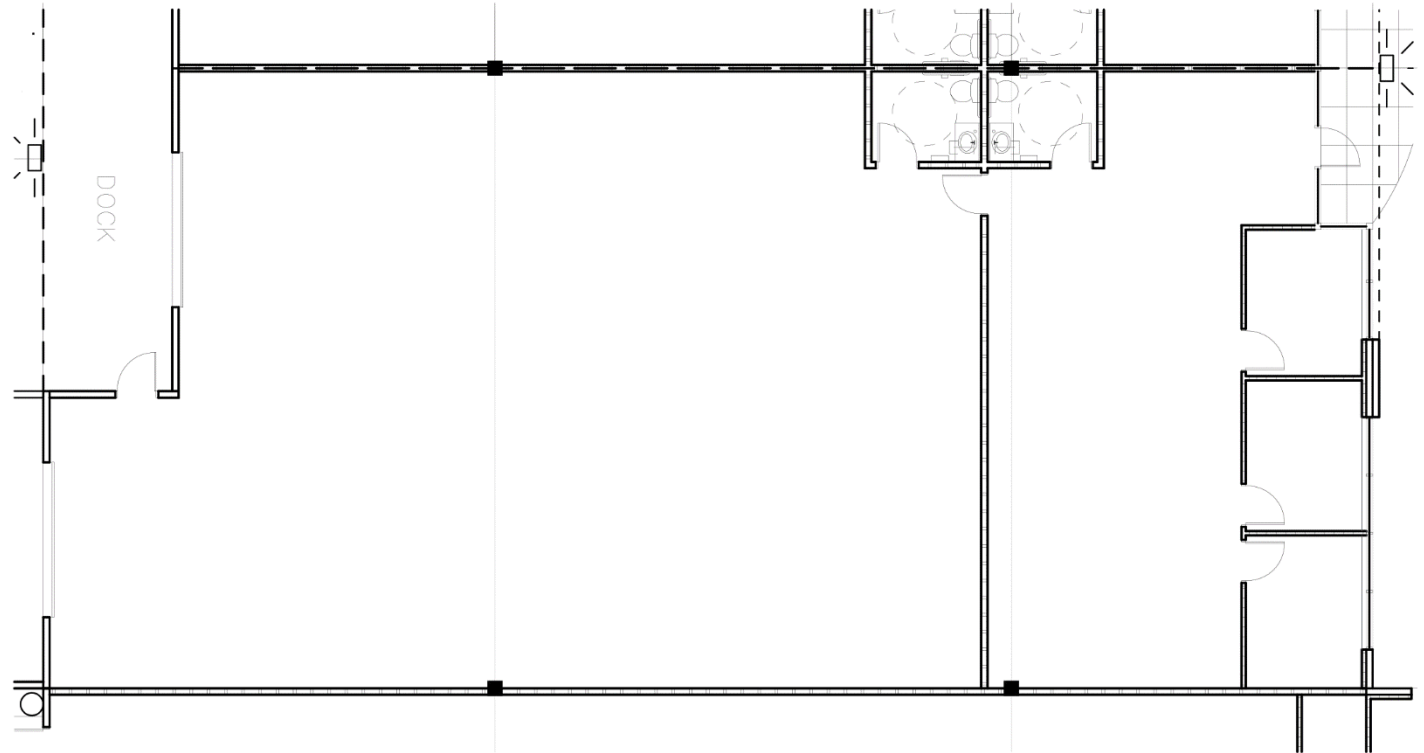
- 5,544 total s.f.
- 1,507 s.f. office
- 4,037 s.f. warehouse
- 100% HVAC unit
- Two (2) dock doors
- One (1) 12' x 14' grade door
- \$1.25/s.f. NNN
- \$0.3120 CAM
- \$8,659.73 monthly
- Available 2/1/2025

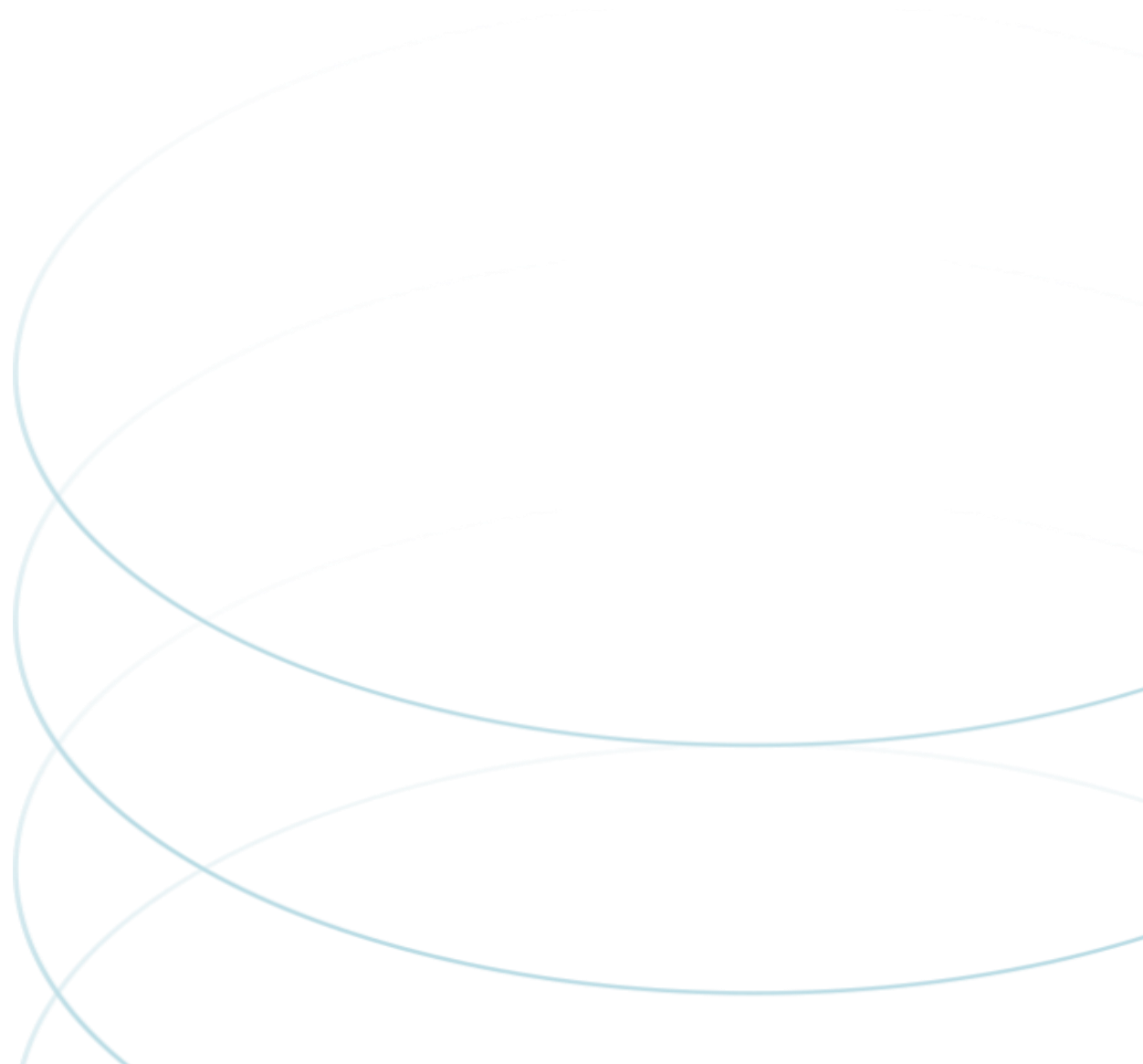


# Floorplans

## 580 West Cheyenne Avenue Suite C-110

- 4,991 total s.f.
- 1,514 s.f. office
- 3,477 s.f. warehouse
- One (1) dock door
- One (1) 12' x 12' grade door
- \$1.15/s.f. NNN
- \$0.3120 CAM
- \$7,296.84 monthly
- Available 9/1/24





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