

CHEYENNE INDUSTRIAL PARK

Bldg 2: 4375 E Cheyenne Ave
Las Vegas, NV 89115

Available For Lease / Sale!



EXCLUSIVE BROKER:



DEVELOPED BY:

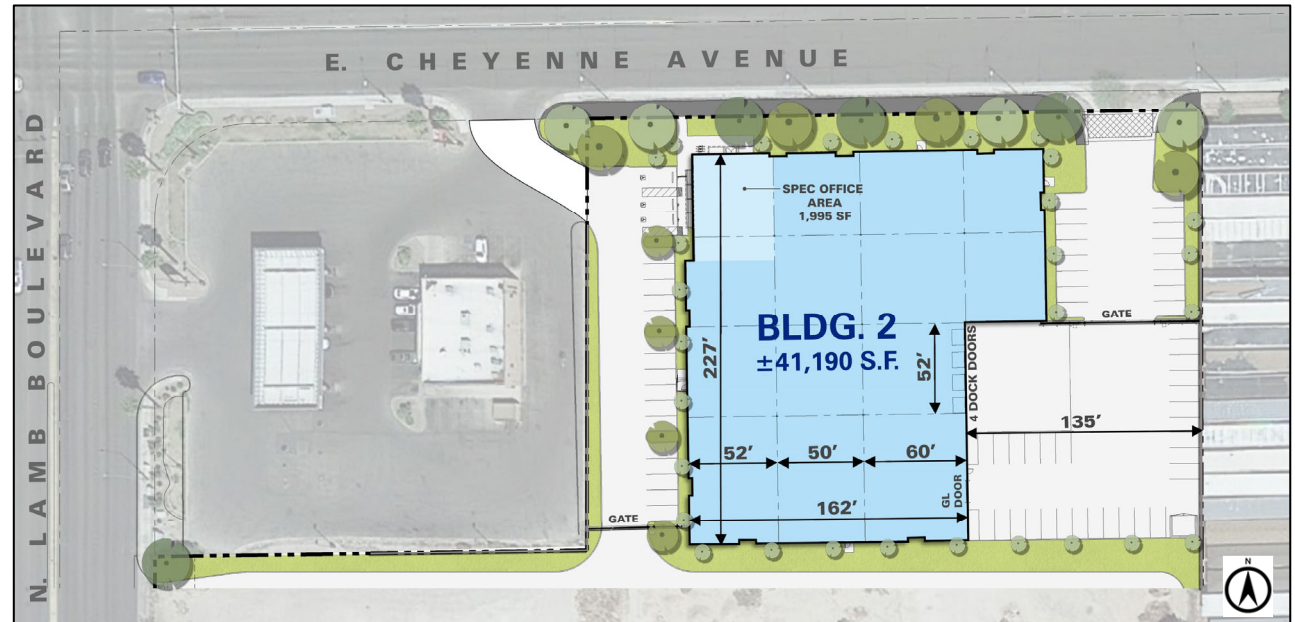
ROCKEFELLER
GROUP

41,190 SF Office/Warehouse Bldg.



Building 2 Features:

- ±41,190 Square Feet
- ±1,995 Square Feet of office space including separate men's and women's office and shop restrooms
- 30' clear height at first column
- TPO Roofing
- ESFR sprinklers (K-17 heads at 52 PSI)
- R-38 roof insulation with white scrim
- Evaporative cooled warehouse (3 air changes per hour)
- Warehouse LED lighting (30' candles at 3' AFF with 15' whips)
- 50' x 52' typical column spacing
- 60' speed bay
- 6" slab thickness
- 1,200-amps, 277/480V, 3-phase main switchboard with 2,000-amp UGPS
- Four (4) dock high doors (9' x 10')
- One (1) grade level door (12' x 14')
- ±135' truck court (Gated & Concrete)
- 63 auto parking stalls

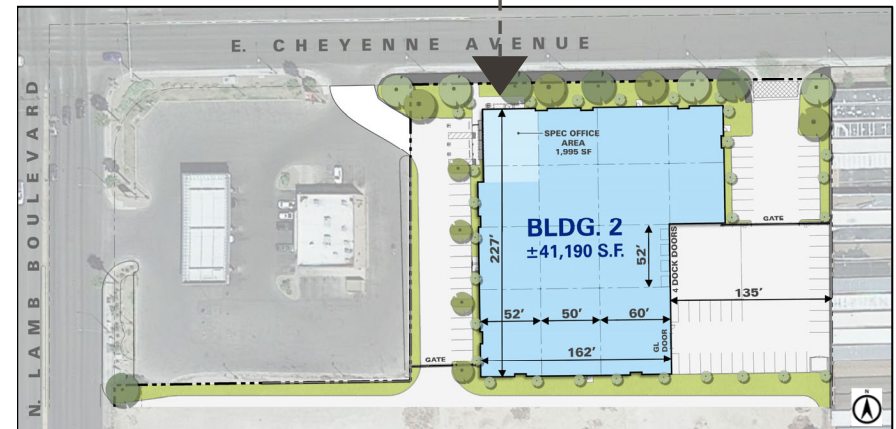
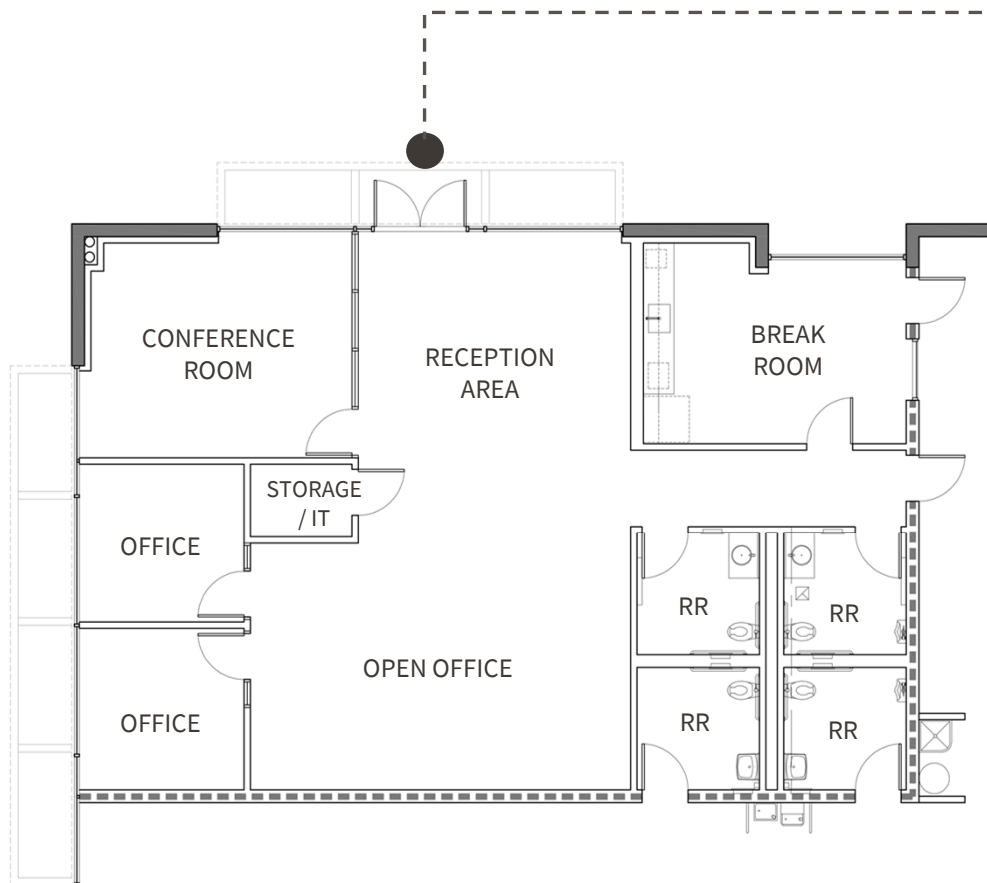


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Building 2
±1,995 SF Spec Office

CHEYENNE INDUSTRIAL PARK

Bldg 1: 3130 N Lamb Blvd ±104,440 SF
Bldg 2: 4375 E Cheyenne Ave ±41,190 SF
Las Vegas, NV 89115



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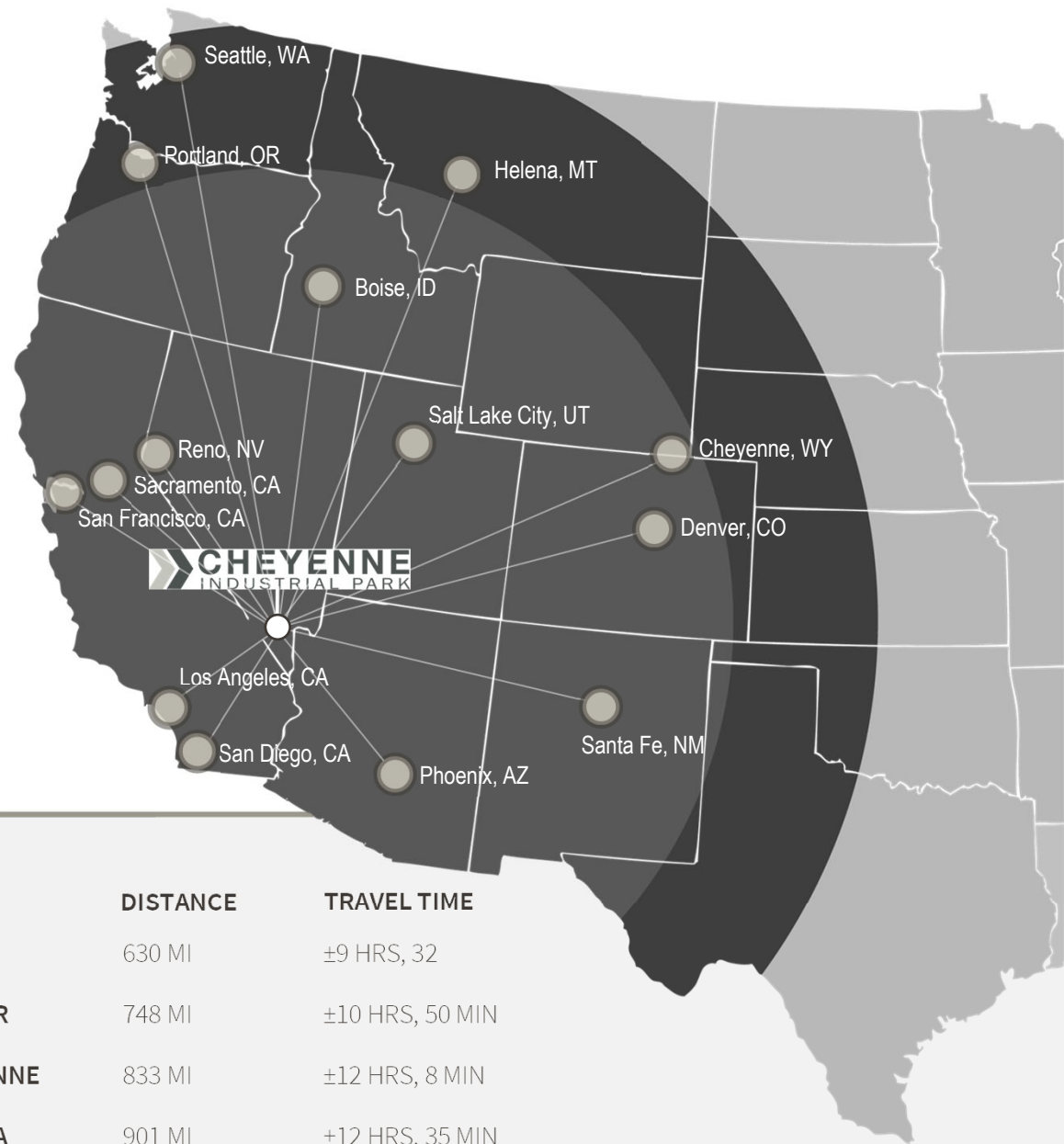
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Transit Analysis from Las Vegas

- ONE DAY TRUCK SERVICE
19.4% OF U.S. POPULATION
- TWO DAY TRUCK SERVICE
23.3% OF U.S. POPULATION



	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	±4 HRS
PHOENIX	298 MI	±4 HRS, 38 MIN
SALT LAKE CITY	421 MI	±5 HRS, 51 MIN
RENO	448 MI	±7 HRS, 1 MIN
ALBUQUERQUE	574 MI	±8 HRS, 20 MIN
SAN FRANCISCO	568 MI	±8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	±9 HRS, 32
DENVER	748 MI	±10 HRS, 50 MIN
CHEYENNE	833 MI	±12 HRS, 8 MIN
HELENA	901 MI	±12 HRS, 35 MIN
PORTLAND	974 MI	±15 HRS, 29 MIN
SEATTLE	1,125 MI	±15 HRS, 29 MIN

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For information on state-based incentive
packages please feel free to visit
www.lvgea.org