



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



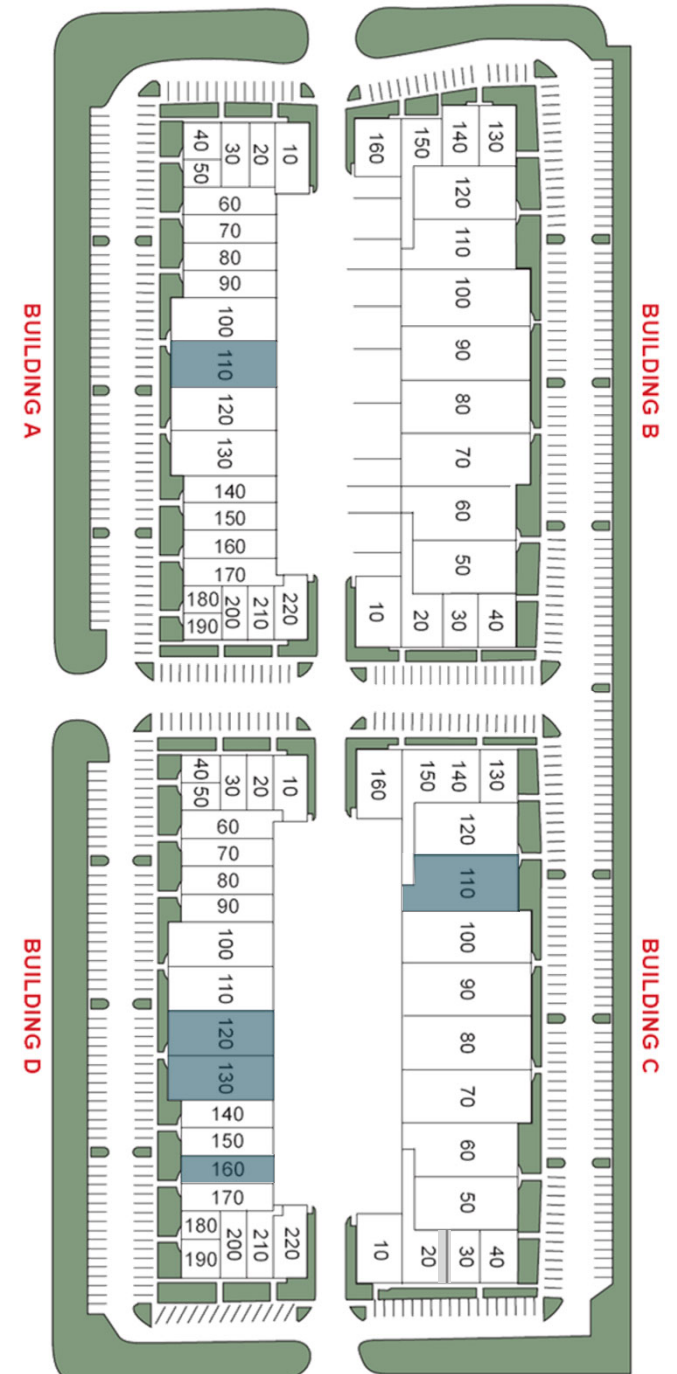
Property overview



- Rates from \$1.00/s.f. NNN
- 2,100 – 7,402 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



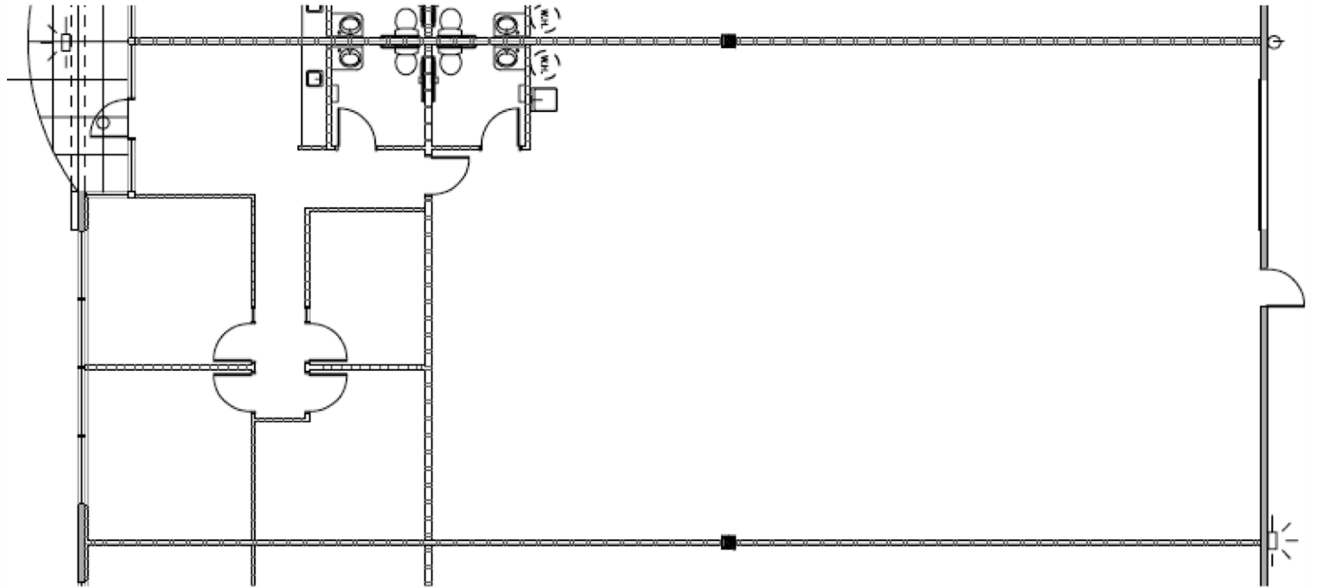
Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	Cam	Monthly	Date Avail.
720-A110	3,845	1,187	2,658	18'	1 GL	\$1.15	\$0.303	\$5,586.79	Now
580-C110	4,991	1,514	3,477	24'	1 DH/1 GL	\$1.05	\$0.33	\$6,887.58	Now
570-D120	3,845	1,136	2,709	18'	1 GL	\$1.15	\$0.33	\$5,690.60	2/1/26
570-D130	3,557	1,483	2,074	18'	Shared dock / 1GL	\$1.15	\$0.33	\$5,264.36	2/1/26
570-D120/D130	7,402	2,619	4,783	18'	2 GL	\$1.00	\$0.33	\$9,844.66	2/1/26
570-D160	2,100	557	1,543	18'	1 GL	\$1.15	\$0.33	\$3,108.00	2/1/26



Floorplans

720 West Cheyenne Avenue Suite A-110

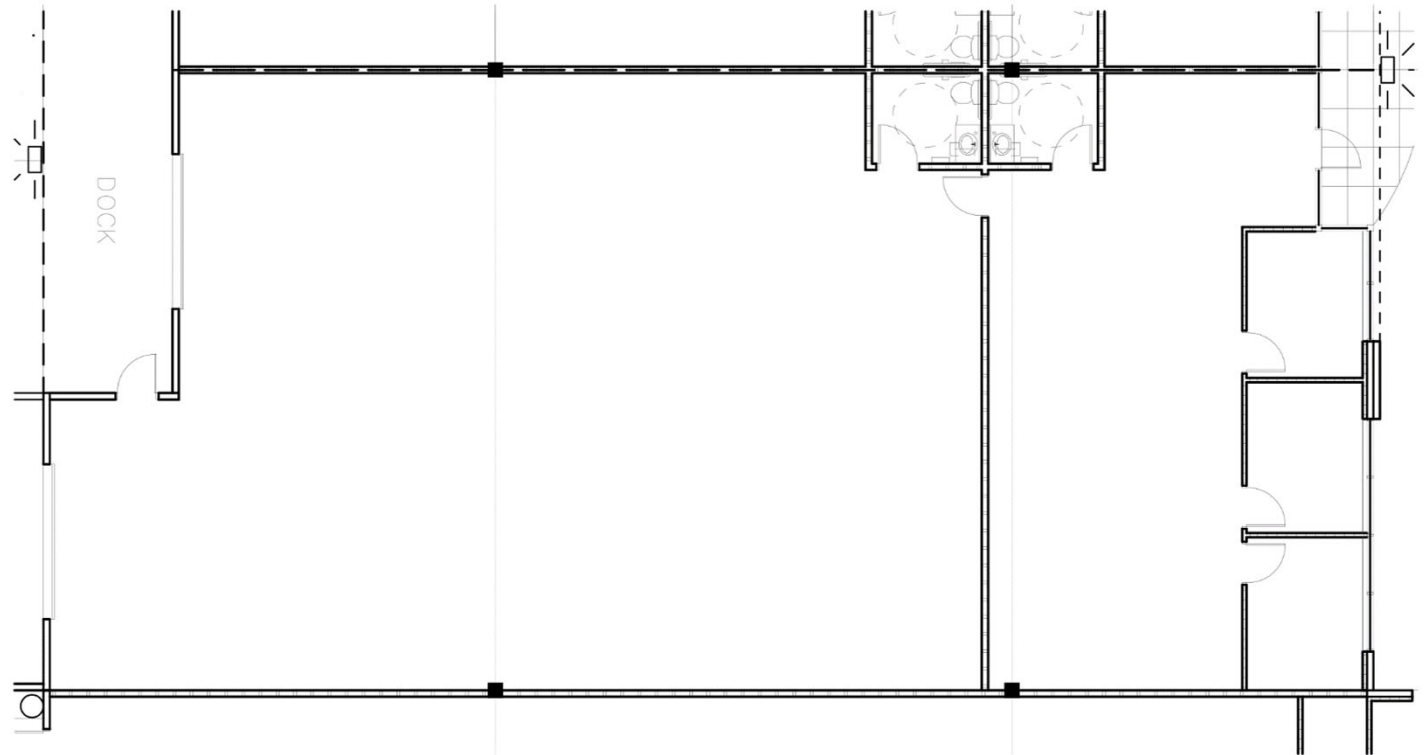
- 3,845 total s.f.
- 1,187 s.f. office
- 2,658 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.303 CAM
- \$5,586.79 monthly
- Available now



Floorplans

580 West Cheyenne Avenue Suite C-110

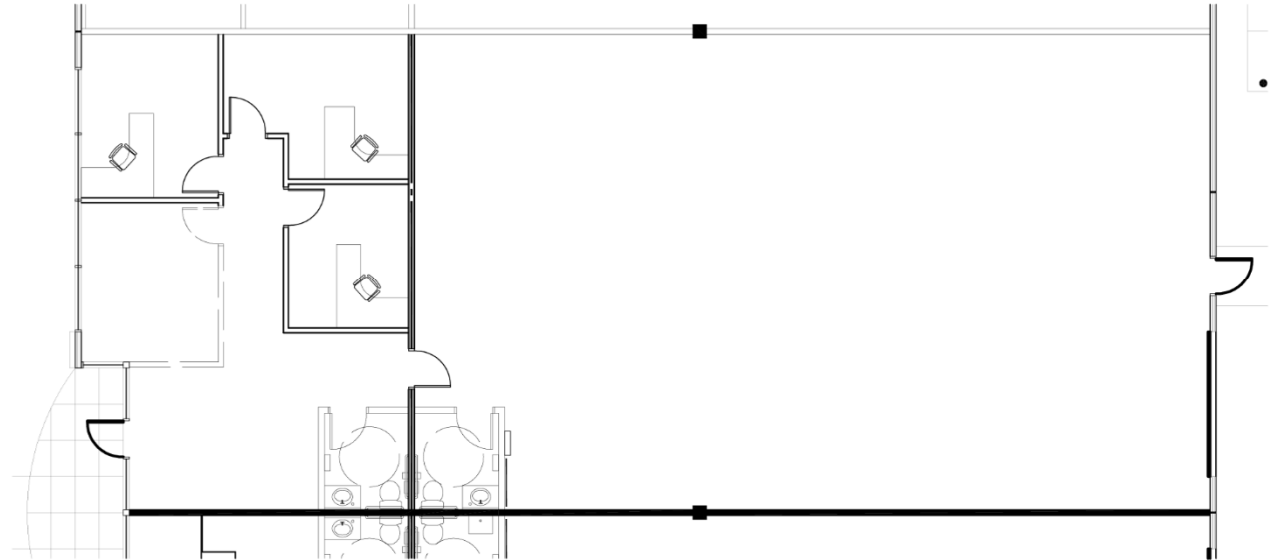
- 4,991 total s.f.
- 1,514 s.f. office
- 3,477 s.f. warehouse
- One (1) dock door
- One (1) 12' x 12' grade door
- \$1.05/s.f. NNN
- \$0.33 CAM
- \$6,887.58 monthly
- Available now



Floorplans

570 West Cheyenne Avenue Suite D120

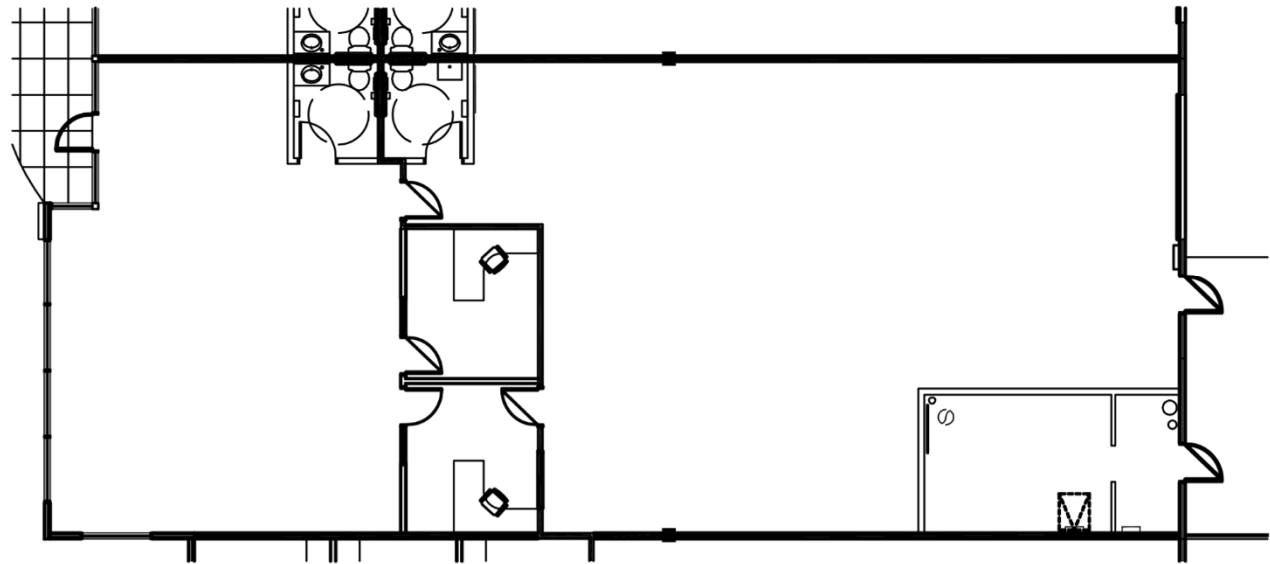
- 3,845 total s.f.
- 1,136 s.f. office
- 2,709 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.33 CAM
- \$5,690.60 monthly
- Available 2/1/26



Floorplans

570 West Cheyenne Avenue Suite D130

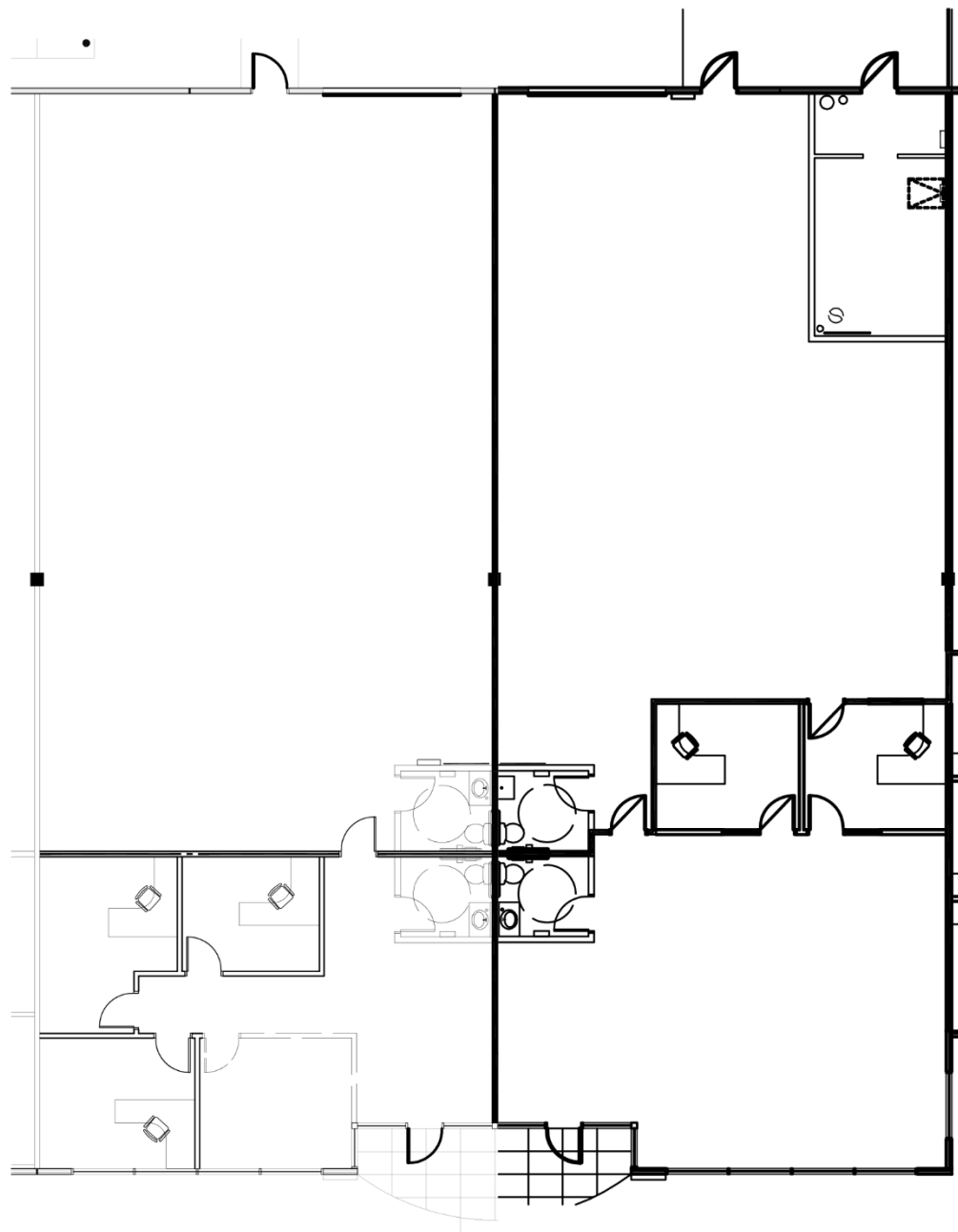
- 3,557 total s.f.
- 1,483 s.f. office
- 2,074 s.f. warehouse
- Shared dock
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.33 CAM
- \$5,264.36 monthly
- Available 2/1/26



Floorplans

570 West Cheyenne Avenue Suite D120/D130

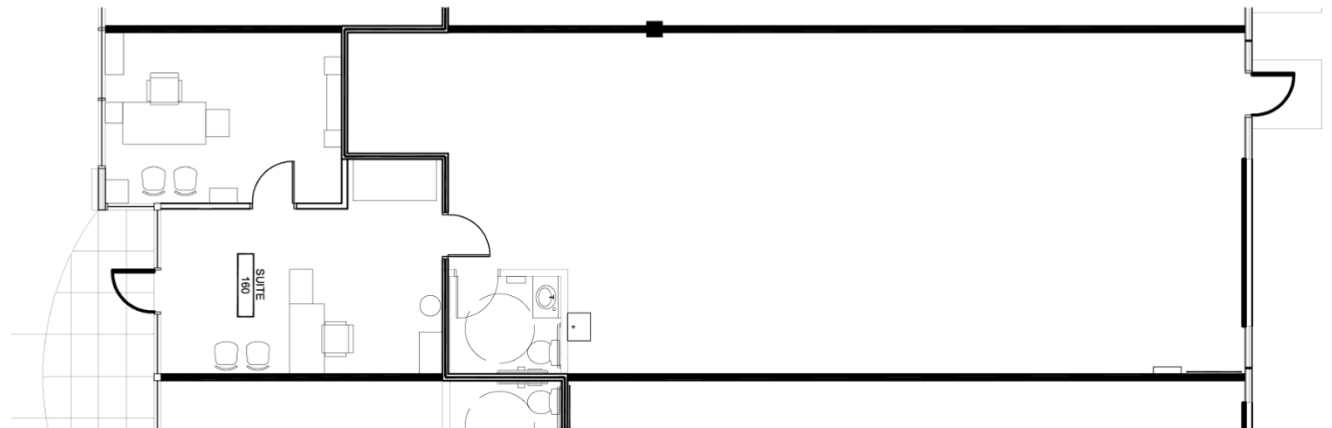
- 7,402 total s.f.
- 2,619 s.f. office
- 4,783 s.f. warehouse
- Two (2) 12' x 14' grade doors
- \$1.00/s.f. NNN
- \$0.33 CAM
- \$9,844.66 monthly
- Available 2/1/26



Floorplans

570 West Cheyenne Avenue Suite D160

- 2,100 total s.f.
- 557 s.f. office
- 1,543 s.f. warehouse
- One (1) 12' x 14' grade door
- \$1.15/s.f. NNN
- \$0.33 CAM
- \$3,108.00 monthly
- Available 2/1/26





Danny Leanos

Senior Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018