

FOR LEASE

Owned and Operated by



Desert Palm Logistics Center

715 E Cheyenne Ave. | North Las Vegas, NV 89030

±356,820 SF

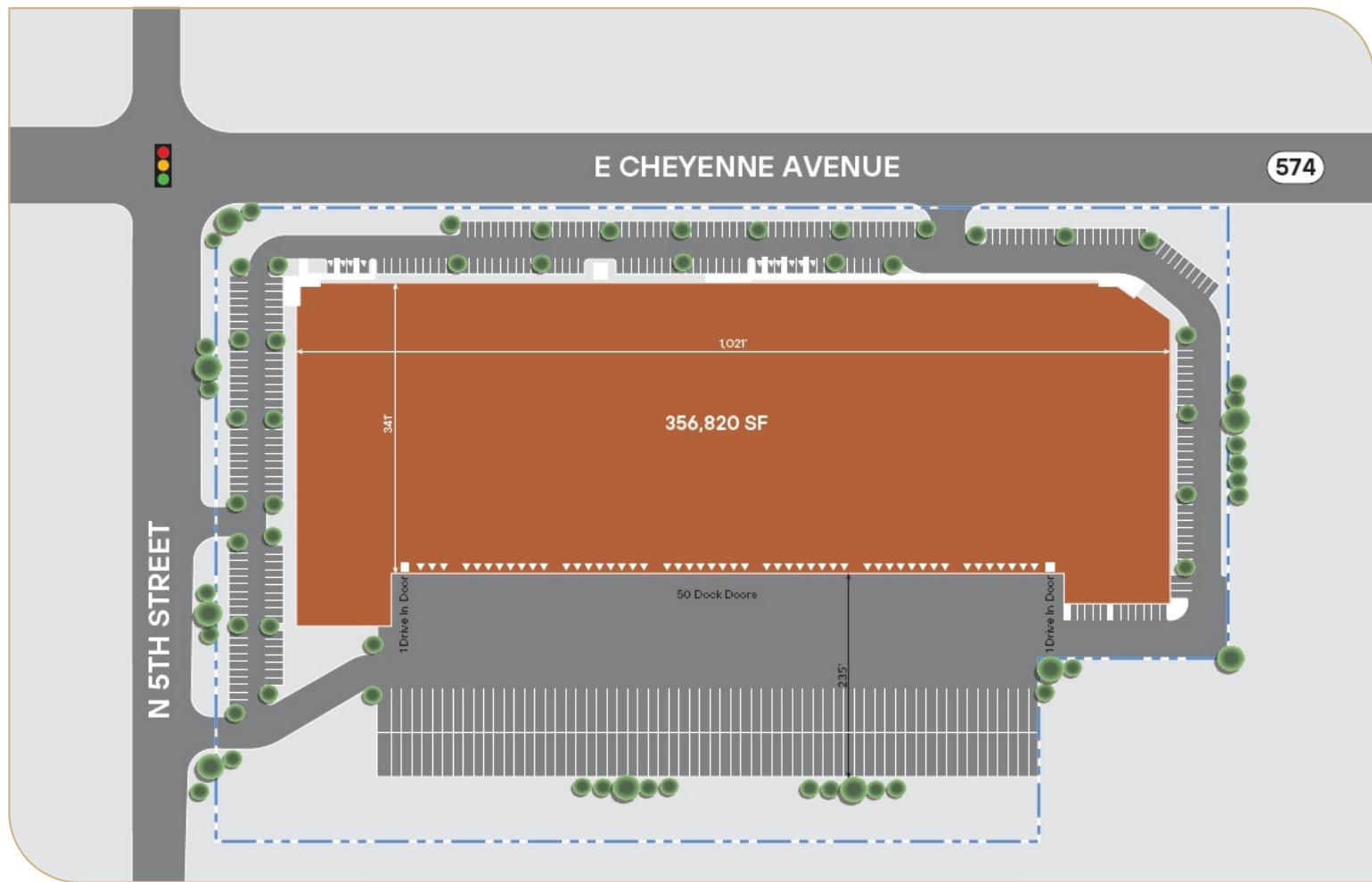


LEASING INFO & CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY HIGHLIGHTS

Total SF	±356,820 SF
Site	18.94 acres
Configuration	Rear loaded
Dock Doors	Fifty (50)
Grade Doors	Two (2)
Clear Height	36'
Sprinklers	ESFR
Power	4,000 amps, 277/480V, 3-phase
Auto Parking	276 stalls (0.77:1000)

Trailer Parking	128 stalls
Column Spacing	56' x 60' typical column spacing
Speed Bays	60'
Truck Court	235' (inclusive of trailer parking)
Roofing	60 mil TPO roofing
Delivery	Q4 2023
Submarket	North Las Vegas
Zoning	M-2
APN	139-14-101-018

LOCATION OVERVIEW

Positioned in the highly sought after North Las Vegas submarket on the southeast corner of E Cheyenne Ave. & N 5th Street. Desert Palm Logistics Center offers immediate access to the I-15 freeway via the Cheyenne Avenue Interchange and is located near an abundance of amenities and quality tenants. The property is located just 8.3 miles from the Las Vegas Strip and 13.9 miles from Harry Reid International Airport.



Transit Analysis from Las Vegas

- ONE DAY TRUCK SERVICE
19.4% OF US POPULATION
- TWO DAY TRUCK SERVICE
23.3% OF US POPULATION



	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS	BOISE	630 MI	9 HRS, 32 MIN
PHOENIX	298 MI	4 HRS, 38 MIN	DENVER	748 MI	10 HRS, 50 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN	CHEYENNE	833 MI	12 HRS, 8 MIN
RENO	448 MI	7 HRS, 1 MIN	HELENA	901 MI	12 HRS, 35 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN	PORTRLAND	974 MI	15 HRS, 29 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN	SEATTLE	1,125 MI	15 HRS, 29 MIN