

FOR LEASE

±21,120 SF Available

4601

4601 E. Cheyenne Avenue, Suite 109, Las Vegas, NV 89115

Sunrise Industrial Park #1

Jerry Doty, SIOR

Executive Vice President
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Morgan Elson

Associate
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chairman
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

OWNED BY:

mdh

LEASED BY:



Available For Lease

Sunrise Industrial Park #1

Colliers

4601 E. Cheyenne Avenue, Suite 109, Las Vegas, NV 89115

Property Highlights

Cross Streets	E. Cheyenne Avenue & Marion Drive
County	Clark
Zoning	IL (Industrial Light)
APN	140-17-102-003
Year Built	1995
Clear Height	±24'
Total Building SF	±237,600 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-phase power
Sprinklers	ESFR
Column Spacing	±48' x ±52' Typical Column Spacing
Parking	1.5:1000



Available For Lease

Sunrise Industrial Park #1



4601 E. Cheyenne Avenue, Suite 109, Las Vegas, NV 89115

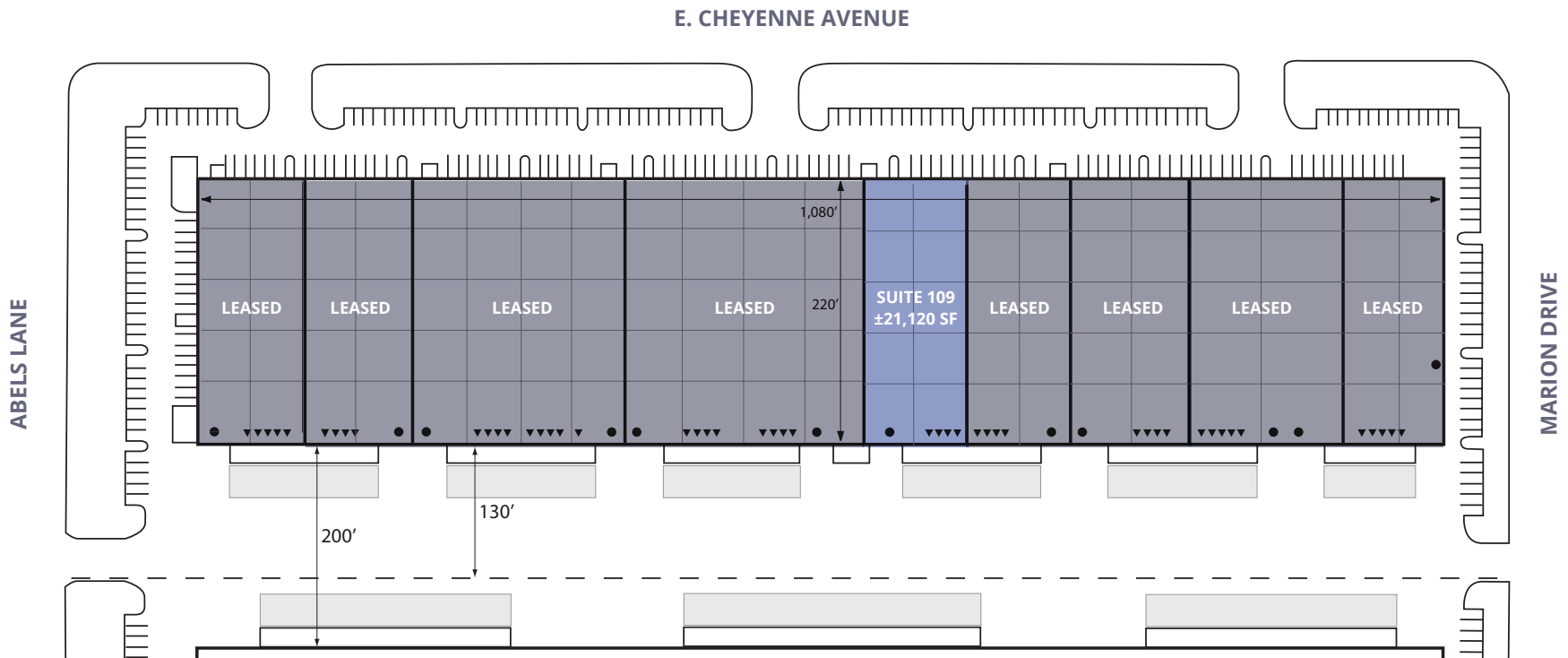
▲ = Dock Loading Door

● = Grade Loading Door

For illustration purposes only. Not to scale.



Site Plan



■ = AVAILABLE

Jerry Doty, SIOR
Executive Vice President
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Morgan Elson
Associate
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Paul Sweetland, SIOR
Vice Chairman
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

Colliers Las Vegas
6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

Available For Lease

Sunrise Industrial Park #1



4601 E. Cheyenne Avenue, Suite 109, Las Vegas, NV 89115

Property Details

Suite 109

Total SF
±21,120 SF

Office SF
±1,001 SF

Warehouse SF
±20,119 SF

Dock Loading
Four (4) ±8' x ±10'

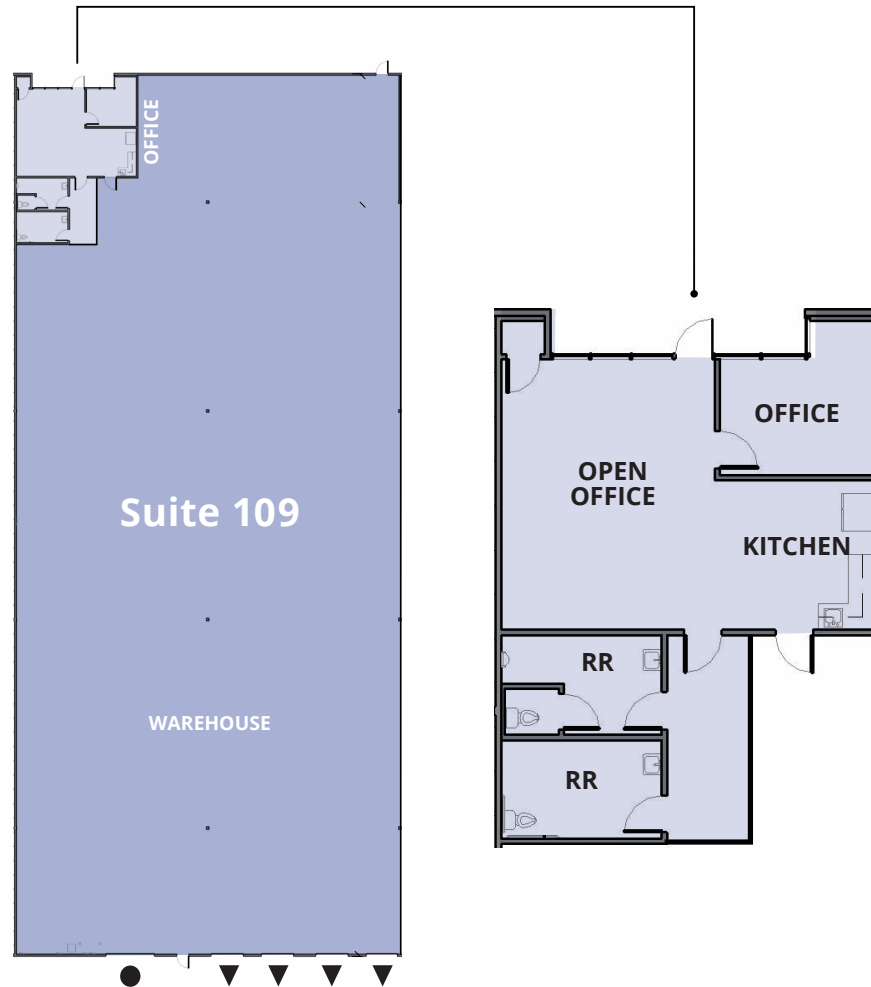
Grade Loading
One (1) ±12' x ±14'

Power
±200 Amps, 277/480 Volt,
3-Phase Power

▲ = Dock Loading Door

● = Grade Loading Door

For illustration purposes only. Not to scale.



Available For Lease

Sunrise Industrial Park #1



4601 E. Cheyenne Avenue, Suite 109, Las Vegas, NV 89115

Aerial Map ↗



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.