

LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

FOR SALE > ±13,090 SF WAREHOUSE/DISTRIBUTION BUILDING

4460 East Cheyenne Avenue | North Las Vegas, NV 89115

LAMB BOULEVARD

EAST CHEYENNE AVENUE

SUBJECT

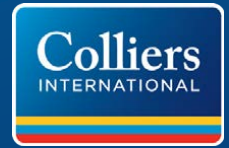
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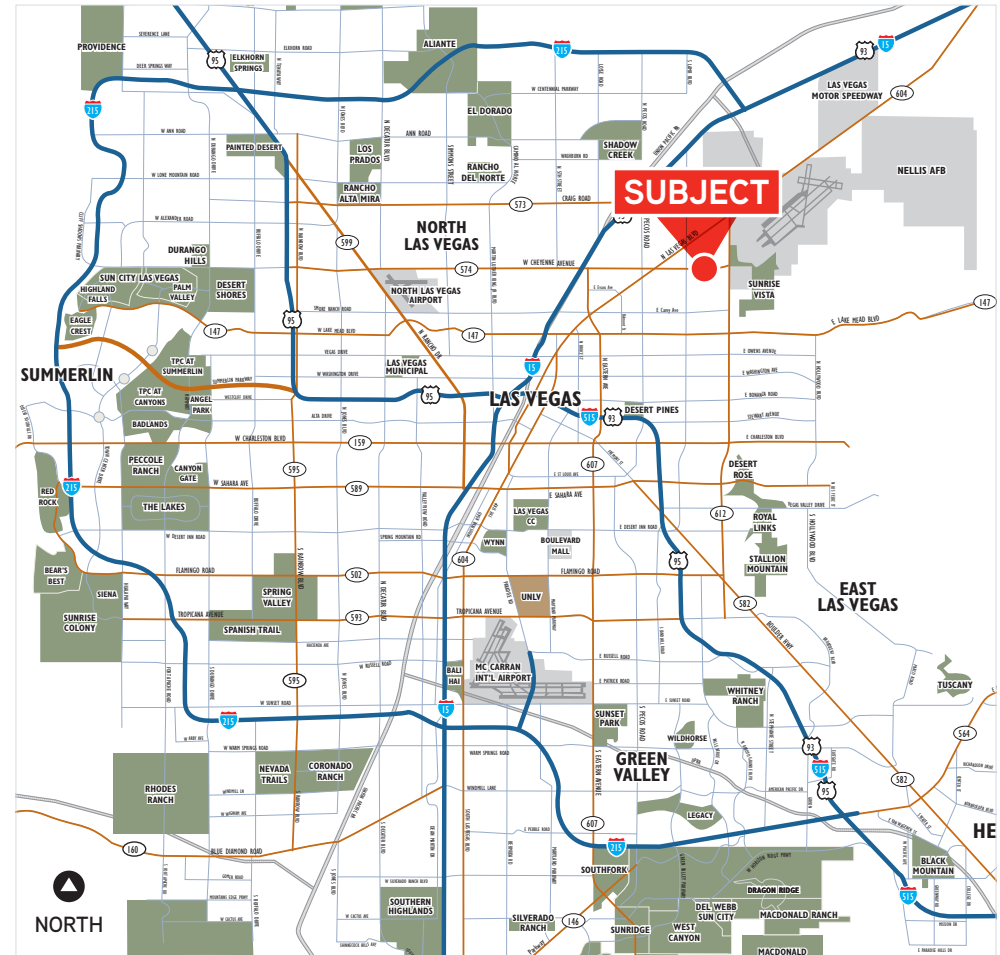


For Sale > ±13,090 SF Building on ±1.23 Acres of Land
WAREHOUSE/DISTRIBUTION BUILDING
4460 East Cheyenne Avenue | North Las Vegas, NV 89115



ASKING PRICE: \$1,450,000

- Located on Cheyenne Avenue, just East of Lamb Boulevard
- Less than 10 minutes from I-15 Freeway Interchange
- ±13,090 SF Building on ±1.23 Acres of Land
- 100% HVAC Building
- Metal Construction
- Six (6) Grade Level Truck Doors – Two (2) 12'x10', Two (2) 10'x10', and Two (2) 10'x12'
- Approximately 2,750 SF of Office with Four (4) Restrooms
- 18' Minimum Clear Height
- Metal Halide Warehouse Lights
- Thirty-Two (32) Parking Spaces
- Fully Fire-Sprinklered
- ±22,600 SF Fenced Yard (Concrete)
- Skylights in Warehouse
- Built in 2007
- Zoned M-1 Light Industrial
- Natural Gas Available
- 830 Amps, 277/480V, 3-Phase Power



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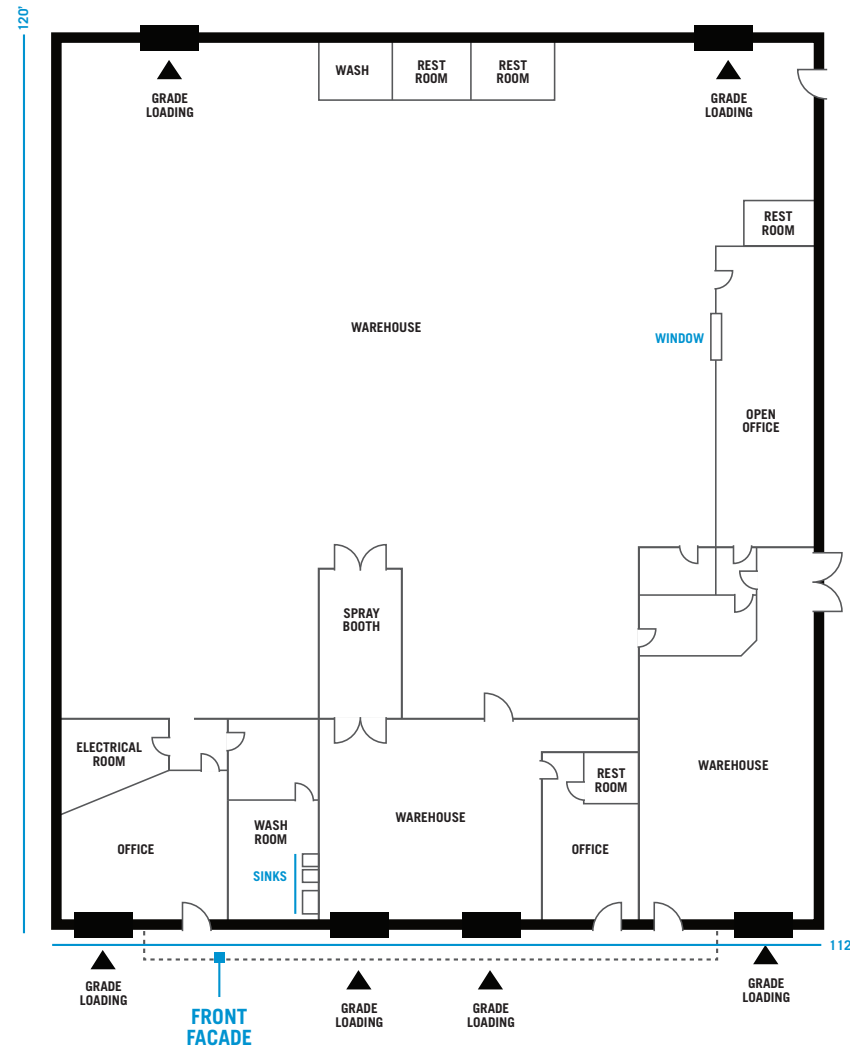
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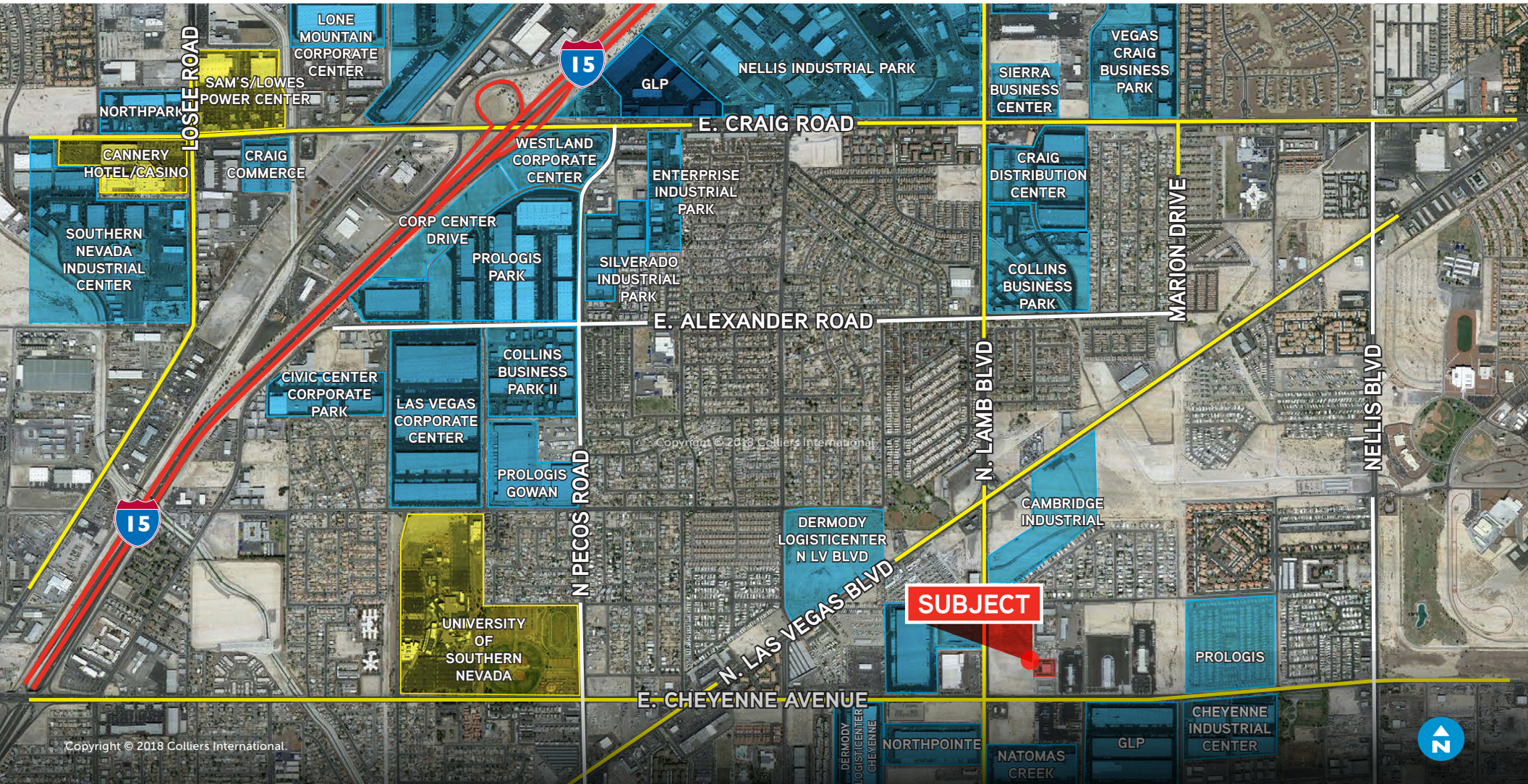
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