

AVAILABLE: 100% AIR-CONDITIONED  $\pm$ 8,000  
SF FREE-STANDING INDUSTRIAL BUILDING



# 2545 W CHEYENNE AVE

NORTH LAS VEGAS, NEVADA 89032

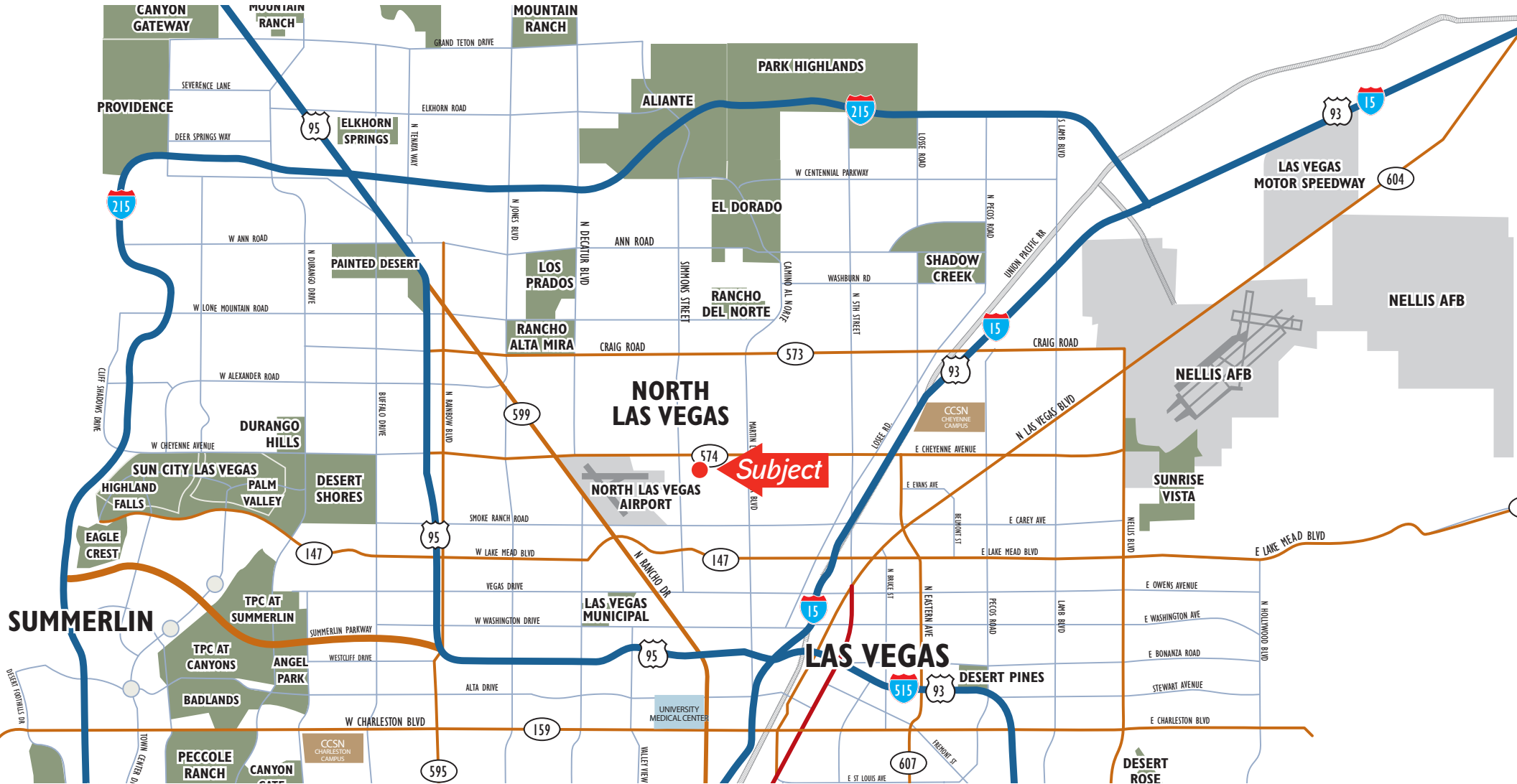


AVAILABLE: 100% HVAC ±8,000 SF FREE-STANDING INDUSTRIAL BUILDING

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Colliers  
INTERNATIONAL



## TYLER JONES

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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.



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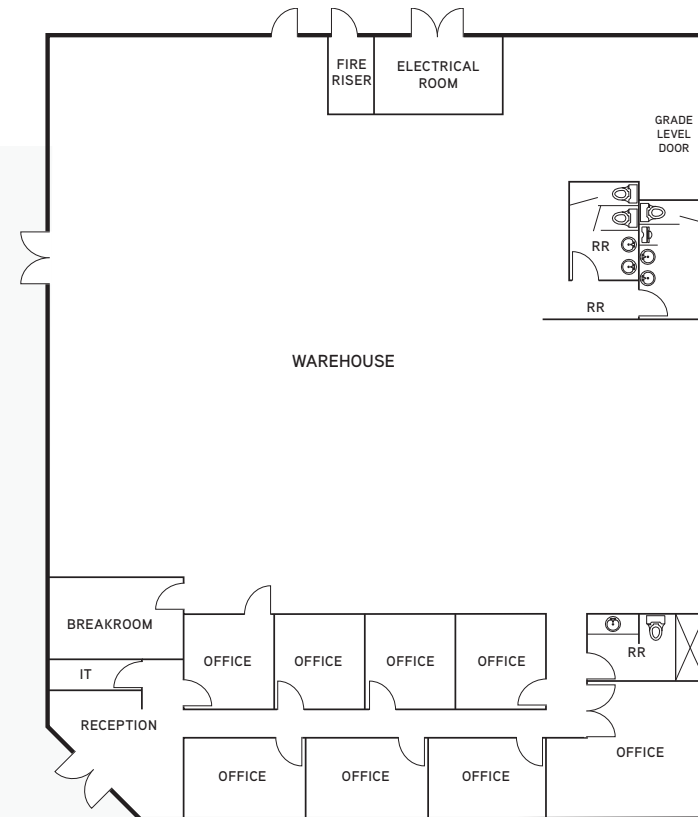
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## $\pm 8,000$ TOTAL SF

- $\pm 2,200$  SF Office
- $\pm 5,800$  SF Warehouse
- Eight (8) Private Offices
- Breakroom
- IT Room
- Reception Area
- 3 Restrooms
- One (1) 12'x14' Grade Level Door
- 18' minimum clear height
- M-2 Zoning
- Ample Parking
- Fire Sprinkler System
- 100% HVAC
- Built in 2004
- Lease Rate: \$0.61/SF (NNN)
- CAM \$0.28/SF

*CAM fees include HVAC maintenance and trash removal*



FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.



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