

OWNED BY  
**RISING**  
Realty Partners



3435 W. Cheyenne Avenue, North Las Vegas, NV 89032 | **For Lease**

# Cheyenne Airport Center

Located along the Cheyenne Technology Corridor

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Accelerating success.

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## ±3,443 SF Available For Lease

Cheyenne Airport Center is a Class A multi-tenant industrial park located in North Las Vegas, Nevada. Originally constructed in 2006, the ±10.1 acre property contains five buildings totaling ±143,983 SF of industrial and office space currently supporting 20 tenants.

### HIGHLIGHTS

- Zoning: M-2
- Excellent Access to I-15, US-95 and I-215 Freeways
- Industrial, Warehouse, and Office Space Available
- Fire Sprinklers
- Power: ±225 Amps; 120/208 Volt and 277/480 Volt
- Grade Level Loading Doors
- Currently supporting 22 tenants

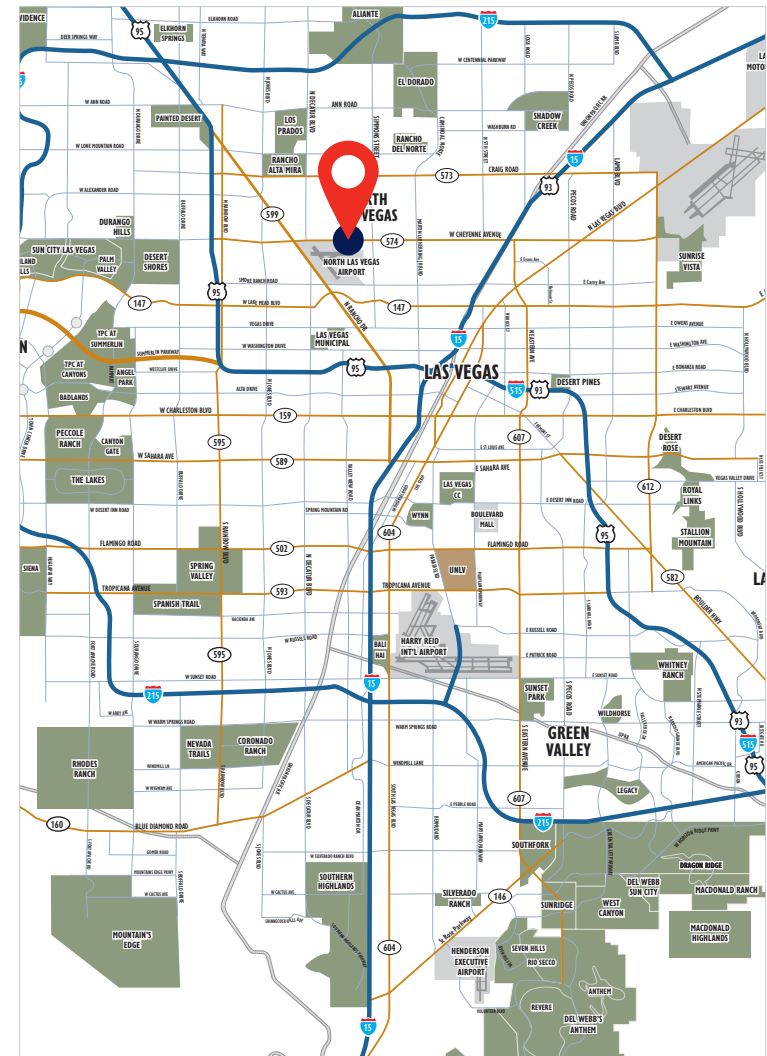


#### Lease Rate

\$1.15 PSF, Mo

#### NNN Fees

\$0.432 PSF, Mo



# Cheyenne Airport Center

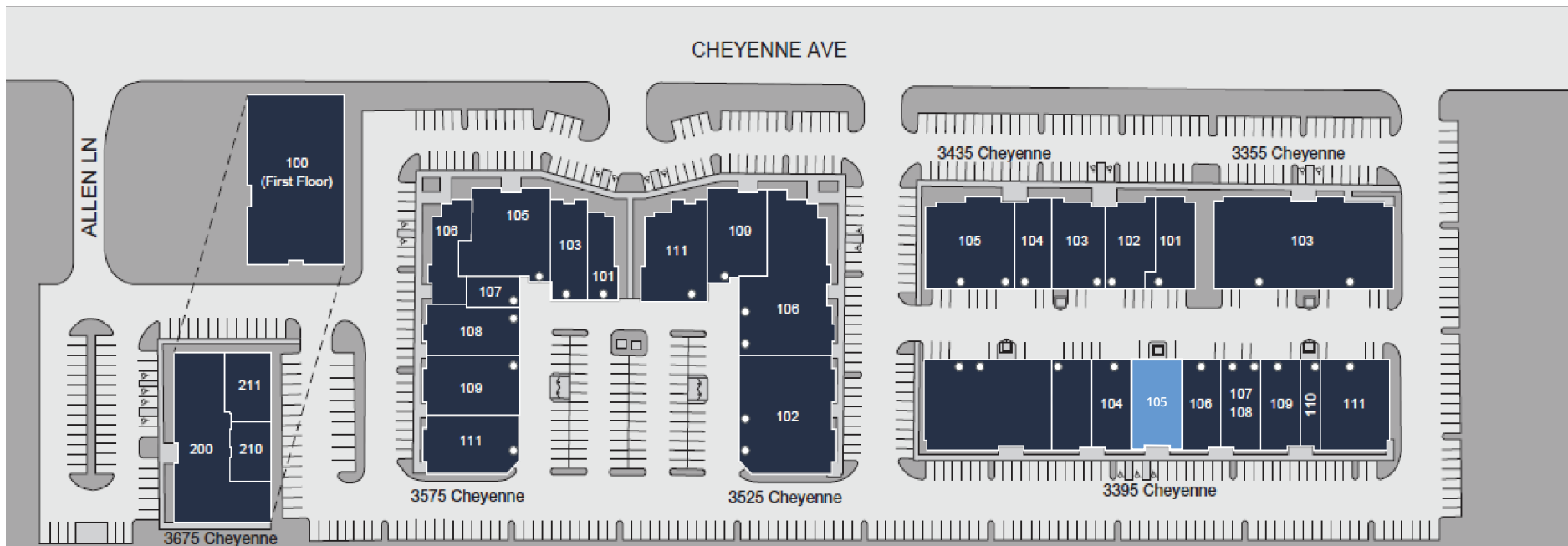
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## Site Plan

For illustration purposes only. Not to scale.



= For Lease

Building	Suite	Total SF	Office	Warehouse	Lease Rent	NNN Fees
3395 Cheyenne	105	±3,482 SF	±856 SF	±2,625 SF	\$1.15 PSF	\$0.432 NNN

# Cheyenne Airport Center

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## Suite 105

3395 W. Cheyenne Avenue

- ±3,482 Total SF
- ±856 Office SF
- ±2,625 Warehouse SF
- Available Now



### Lease Rate

**\$1.15 PSF, Mo**

### NNN Fees

**\$0.432 PSF, Mo**

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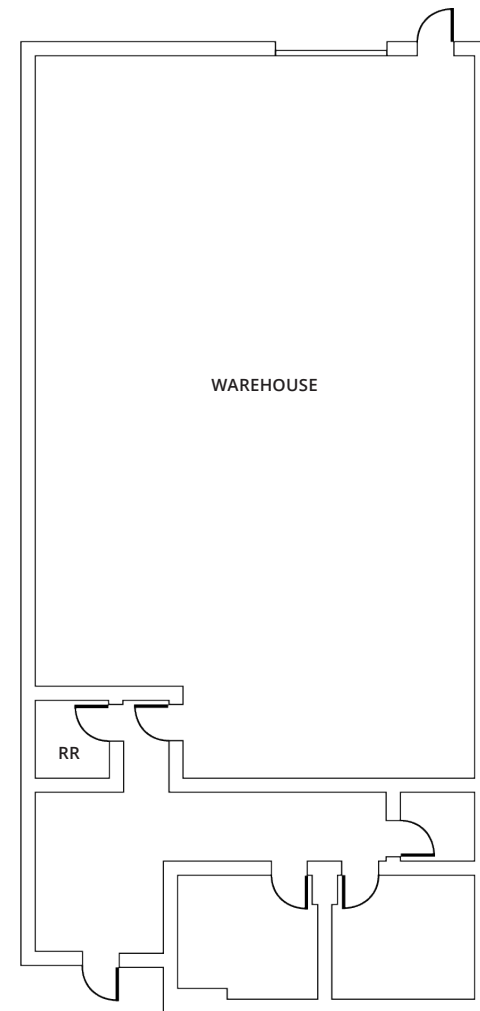
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\$5.0B+ Annual revenue  
70 Countries we operate in  
2B Square feet managed  
46,000 Lease/Sale transactions  
\$100B+ Assets under management  
24,000 Professionals

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**Exclusive Listing Agents:**

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**ABOUT COLLIERS**

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