

Cheyenne & Lamb

±85,210 Total SF

Warehouse/Office Space Available

SWC of E Cheyenne Avenue
and N Lamb Boulevard
Las Vegas, NV 89115

Available Q2 2024



For Sale or Lease

Paul Sweetland, SIOR

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Joint Venture Of:

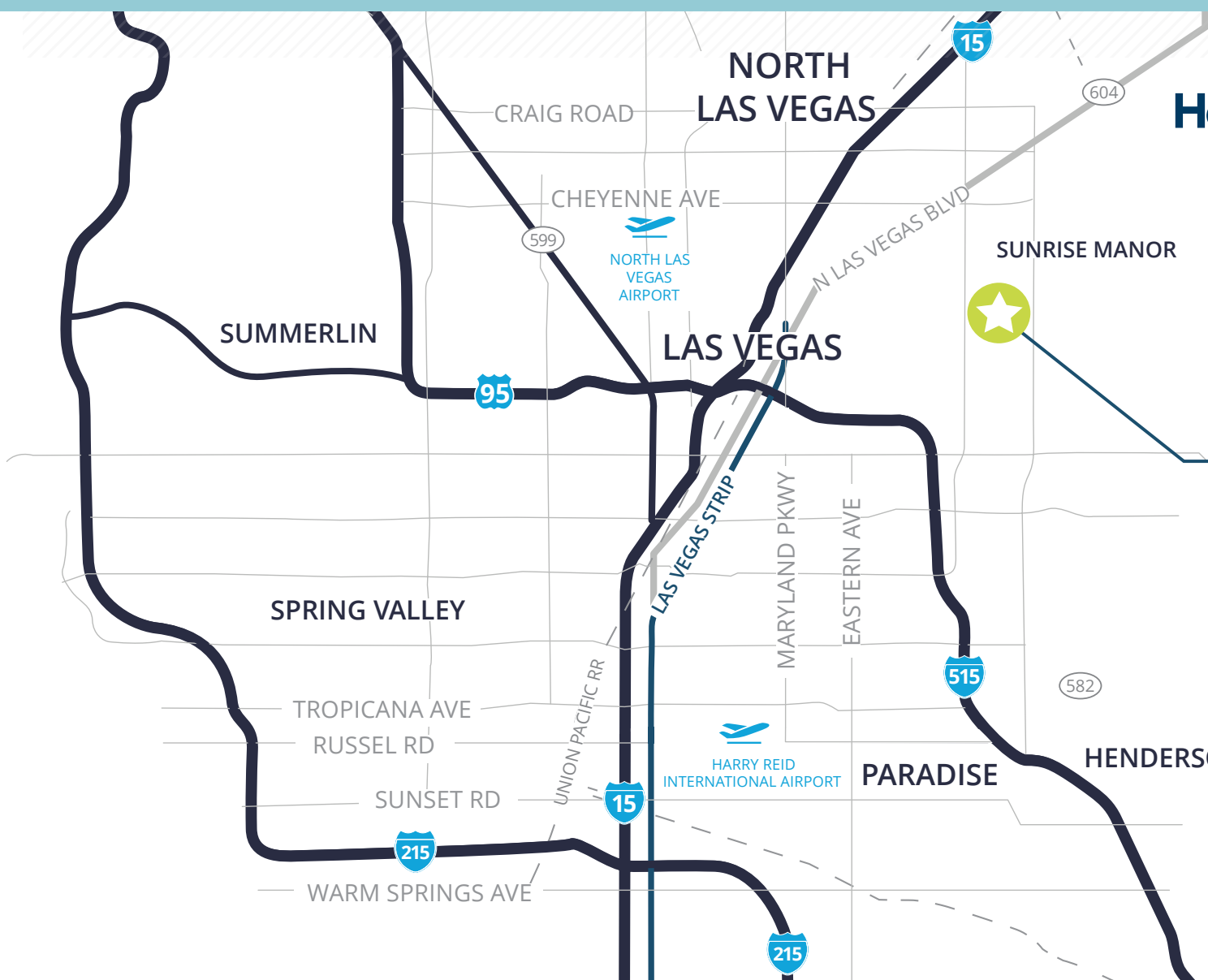
Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Exclusive Listing By:





SUNRISE MANOR



Cheyenne & Lamb

For illustration purposes only. Not to scale.

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& Lamb**

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±2.5 MILES TO THE I-15
VIA E. CHEYENNE AVENUE



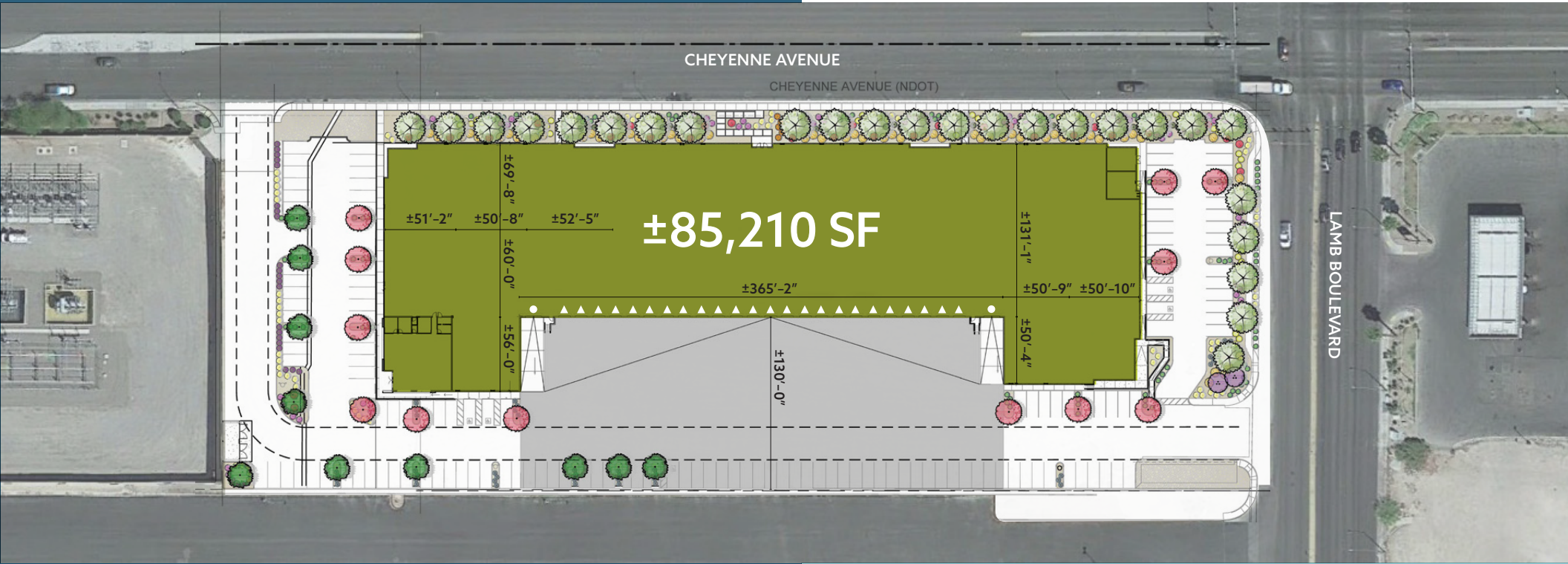
±13 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±15.5 MILES TO THE
I-215 & I-11/US-95



±12 MILES TO THE
LAS VEGAS STRIP



 For illustration purposes only. Not to scale. ● = Grade Level Loading Doors ▲ = Dock High Loading Doors

Building Specifications

Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to I-15 via E Cheyenne Avenue.

- ±85,210 Total SF
- Divisible to ±42,000 SF for up to 2 tenants
- (24) ±9' x ±10' Dock Loading Doors
- (2) ±12' x ±14' Grade Loading Doors
- ±32' Clear Height
- Speed Bay ±60'-0" and Typical Column Spacing ±52'-0"
- ±2,160 SF Spec Office
- 6" Reinforced Concrete Slab
- ESFR Sprinklers with K16.8 Heads
- ±2500A 480/277V 3PH
- Warehouse LED Lighting
- 141 Parking Spaces
- ±130' Truck Court (Secured truck court capable for single tenant user)
- Situated on ±5.04 Acres

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North Las Vegas Submarket





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