

±82,075 SF

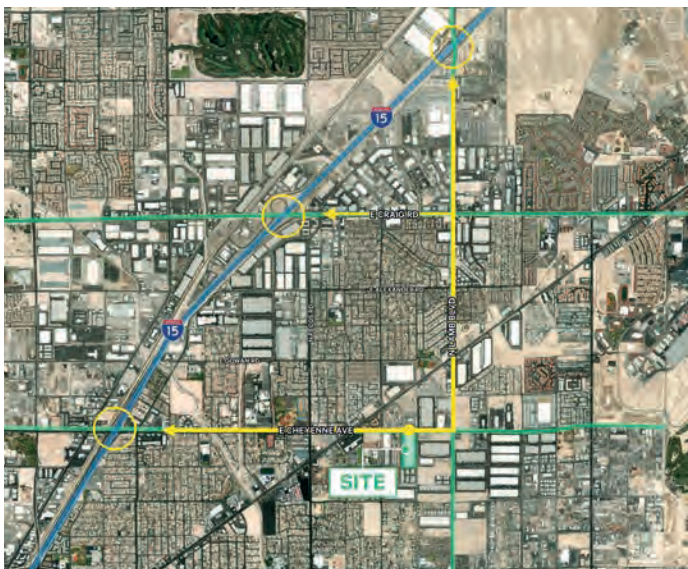
Industrial Space For Lease



Prologis Cheyenne Distribution Center #4



4025 E. Cheyenne Avenue, Suite 115
Las Vegas, NV 89115 USA



Your single-source service for efficient move-in and operations: prologisessentials.com

LOCATION

- ±2.13 miles to Cheyenne Ave. interchange
- ±3.10 to Craig Rd. interchange
- ±3.09 miles to Lamb Blvd. interchange
- Zoned: Design Manufacturing (M-D)
- Clark County jurisdiction

FACILITY

- ±82,075 SF rear loaded unit
- ±2,166 SF office
- 11 dock doors (9' x 10')
- Pit levelers at each door
- 1 ramp to grade door (12' x 14')
- 32' minimum clear height
- 52'x52' typical column spacing
- R-19 roof batt insulation
- 400 A, 277/480 V, 3-phase power
- 2% skylights
- Concrete tilt-up construction
- 135' truck court with 60' concrete apron
- ESFR sprinkler system
- Parking Ratio:0.91/1,000 SF
- Available

LANDLORD IMPROVEMENTS

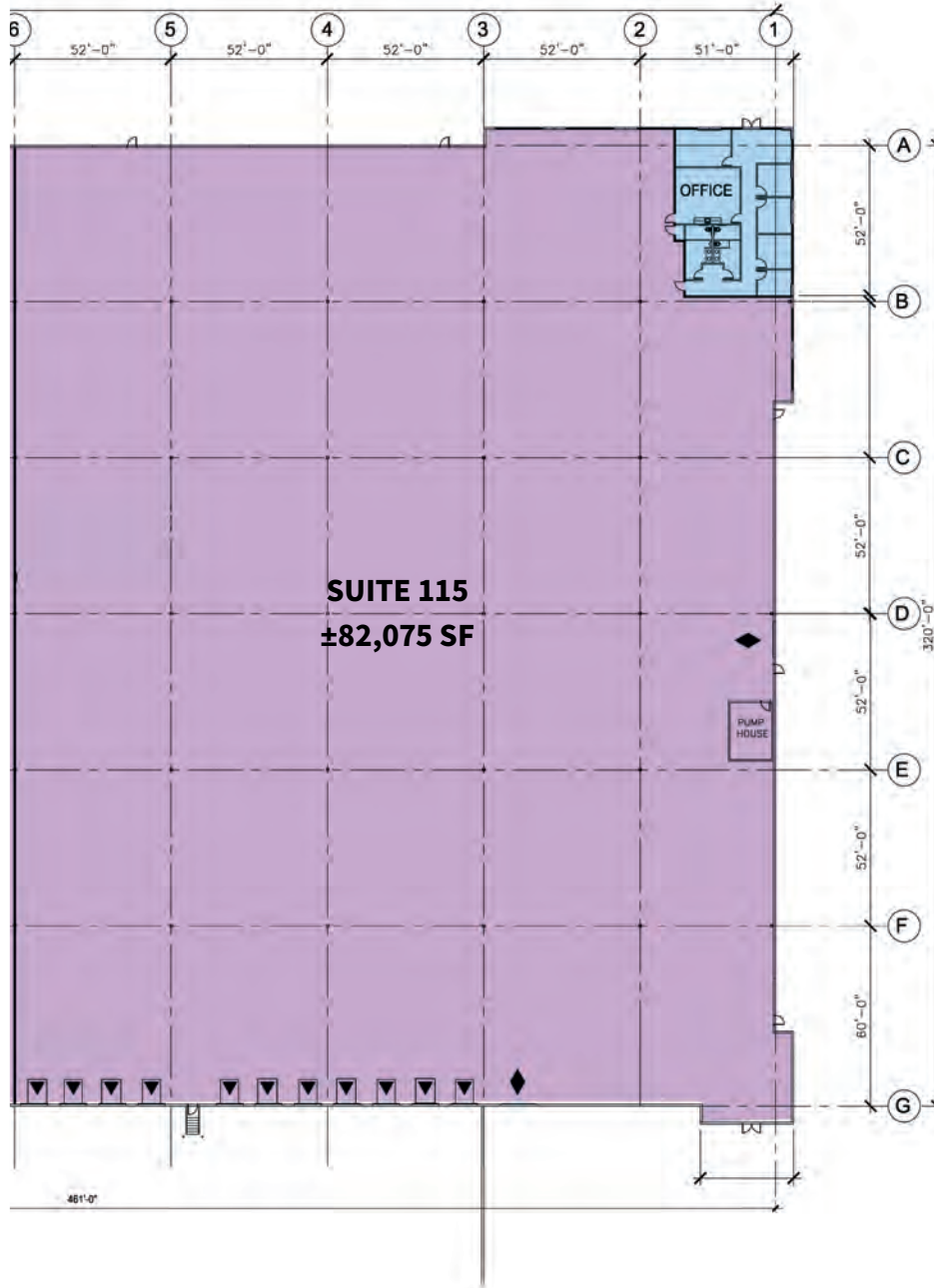
- LED Lights installed through office & warehouse
- New carpet and paint in office
- White box condition warehouse

±82,075 SF

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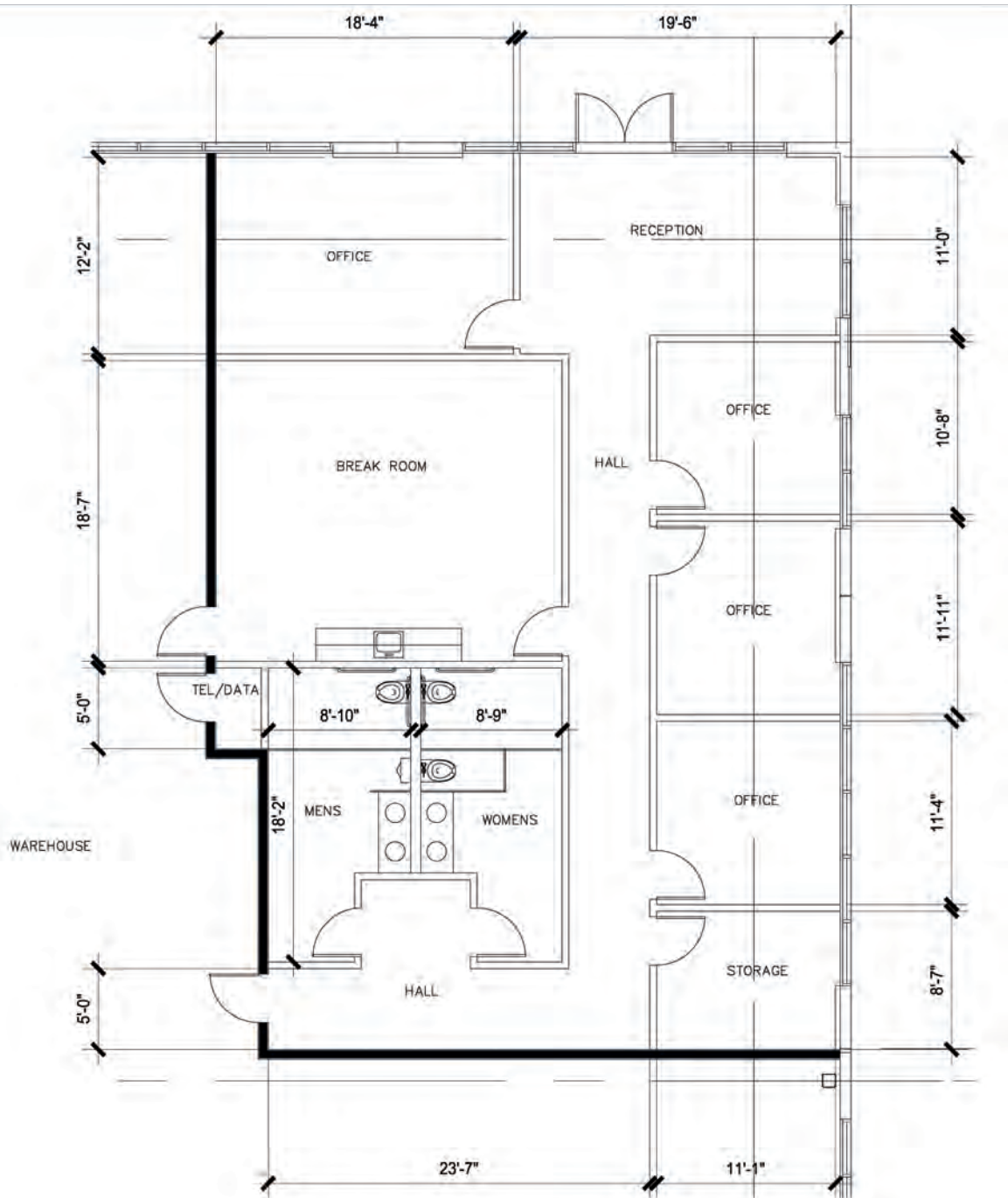
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OFFICE PLAN

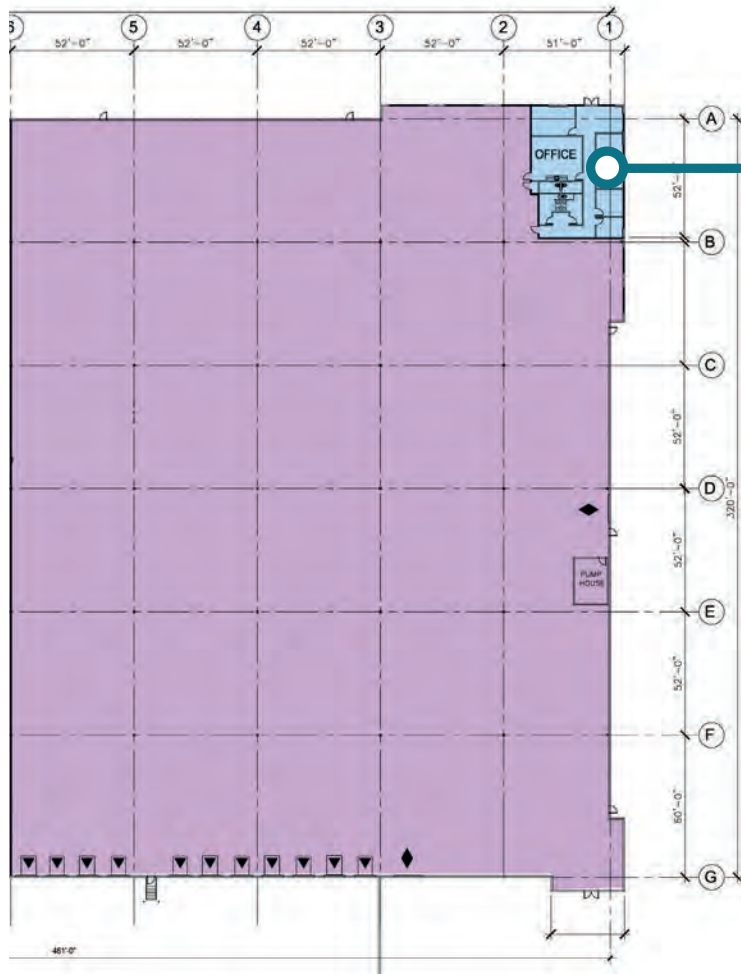


±82,075 SF

Industrial Space For Lease

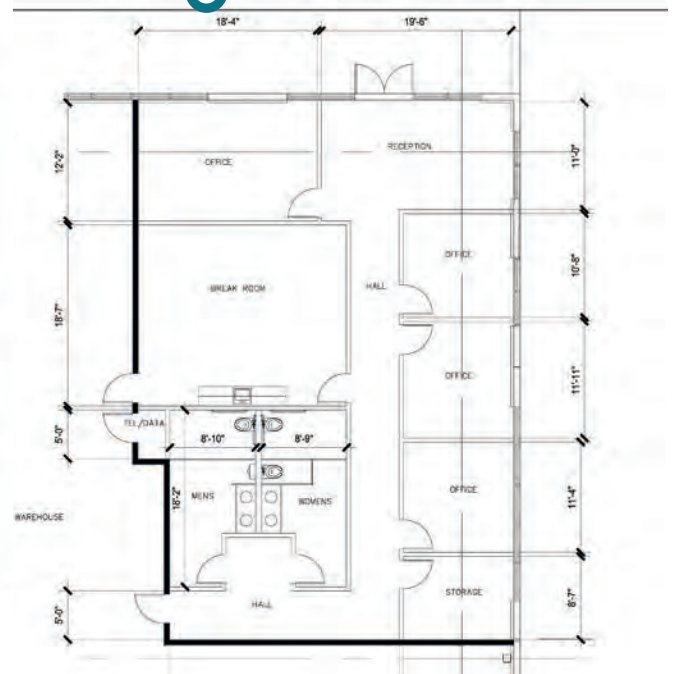


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SUITE 115:

- ±82,0975 SF
- ±2,166 SF office
- 11 Dock Doors
- 1 Grade Door



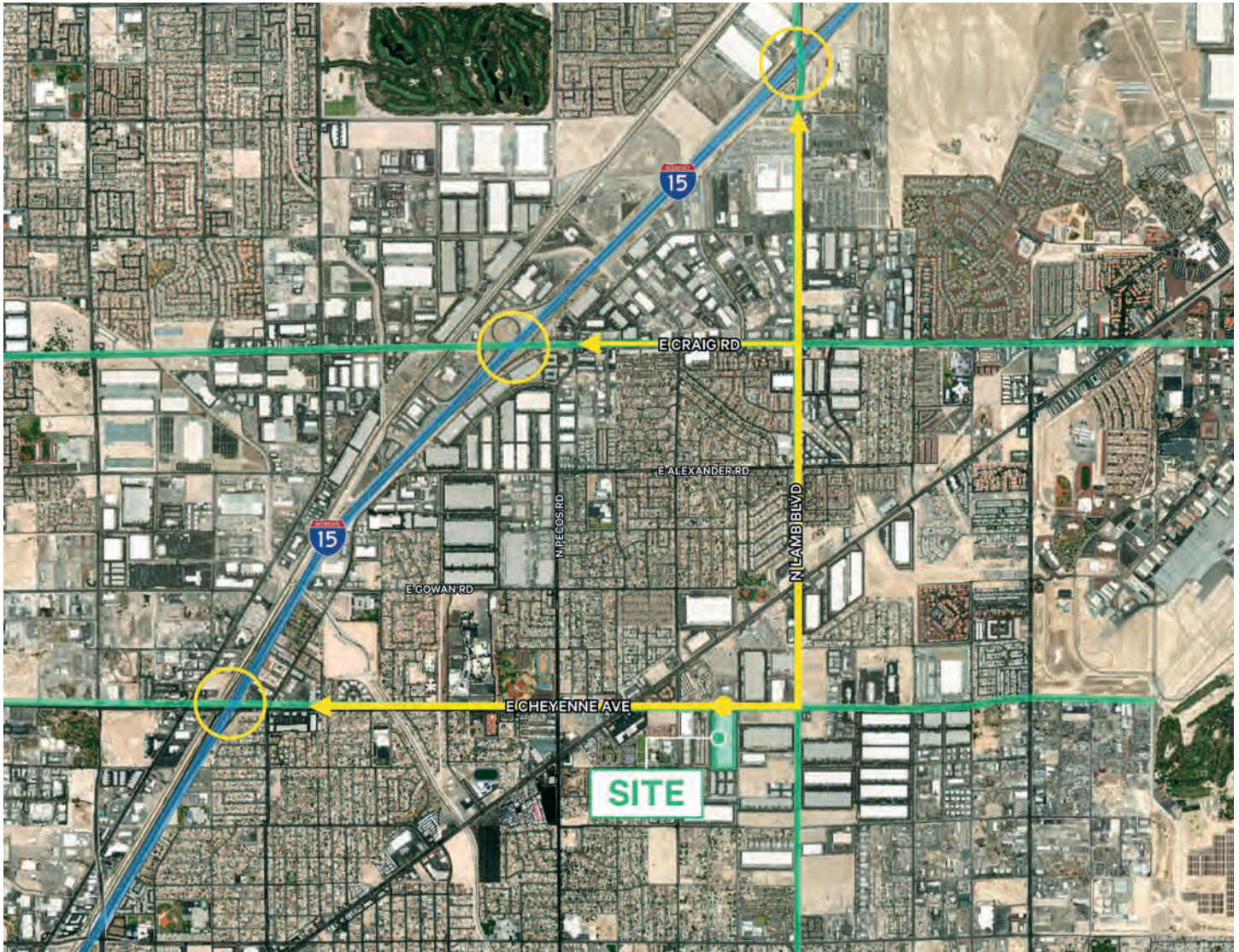
SUITE 115 - OFFICE PLAN

±82,075 SF

Industrial Space For Lease



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CBRE

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