

UNDER NEW OWNERSHIP:

RISING
Realty Partners

EXTENSIVE TENANT IMPROVEMENTS COMPLETE

100% HVAC Warehouse Available



3825-3985 W. Cheyenne Avenue, North Las Vegas, NV 89032 | For Lease

Northport Industrial Center

Located along the Cheyenne Technology Corridor

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Accelerating success.

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±2,275 SF – ±4,564 SF Available

Northport Industrial Center is an optimal mix of office, flex, and industrial buildings totaling approximately ±126,000 square feet. Northport Industrial Center is located in North Las Vegas, along the Cheyenne Technology Corridor, adjacent to the North Las Vegas Airport.

HIGHLIGHTS

- Extensive Tenant Improvements in progress
- Located along the Cheyenne Technology Corridor
- High image, office, flex and industrial buildings
- Competitive lease rates
- Cheyenne Avenue frontage
- 3:1,000 parking ratio
- Business park environment with lush landscaping

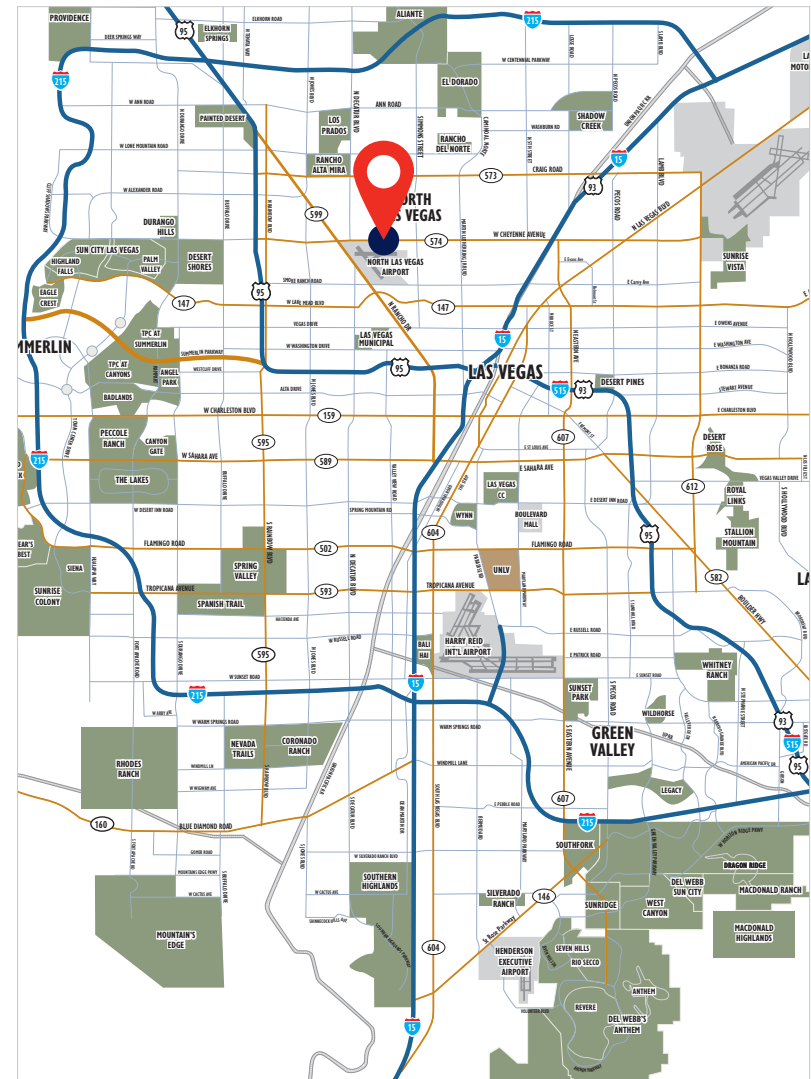


Lease Rate

\$1.35 PSF, Mo

NNN Fees

\$0.39 PSF, Mo



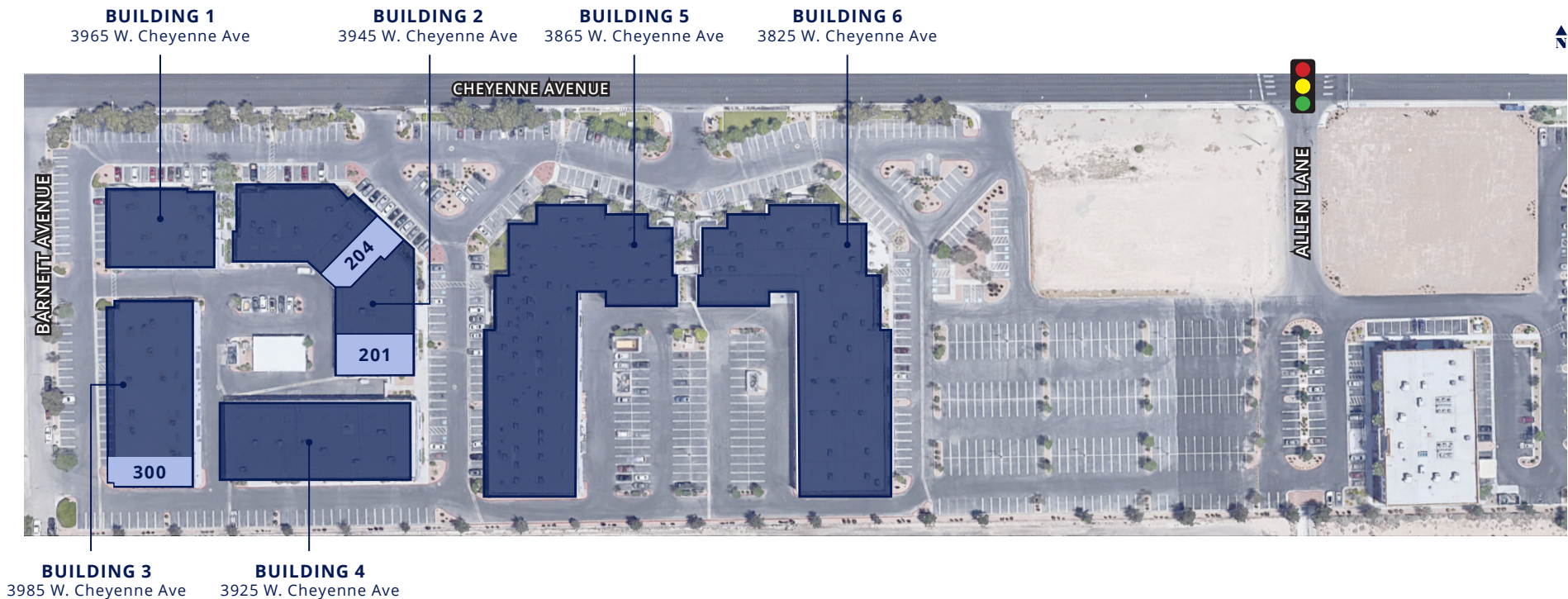
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Availabilities



Building	Suite	Total SF	Office	Warehouse	Base Rent	NNN
3945	201	±4,564 SF	TBD	TBD	\$1.35	\$0.39
3945	204	±2,275 SF	TBD	TBD	\$1.35	\$0.39
3985	300	±4,408 SF	TBD	TBD	\$1.35	\$0.39

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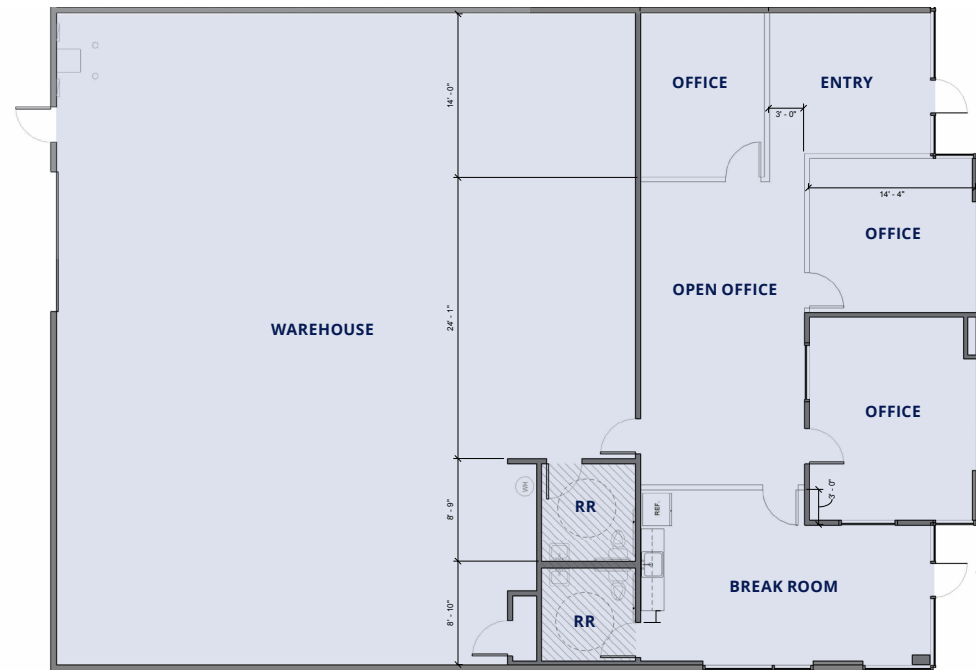
Suite 201

3945 W. Cheyenne Avenue

±4,564 Total SF*

- Asking \$1.35/PSF
- \$0.39 NNN/Mo
- 100% HVAC office and warehouse

**Approximate square footage*



For illustration purposes only. Not to scale.

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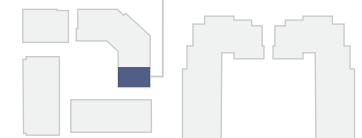
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Extensive Tenant Improvements in Progress

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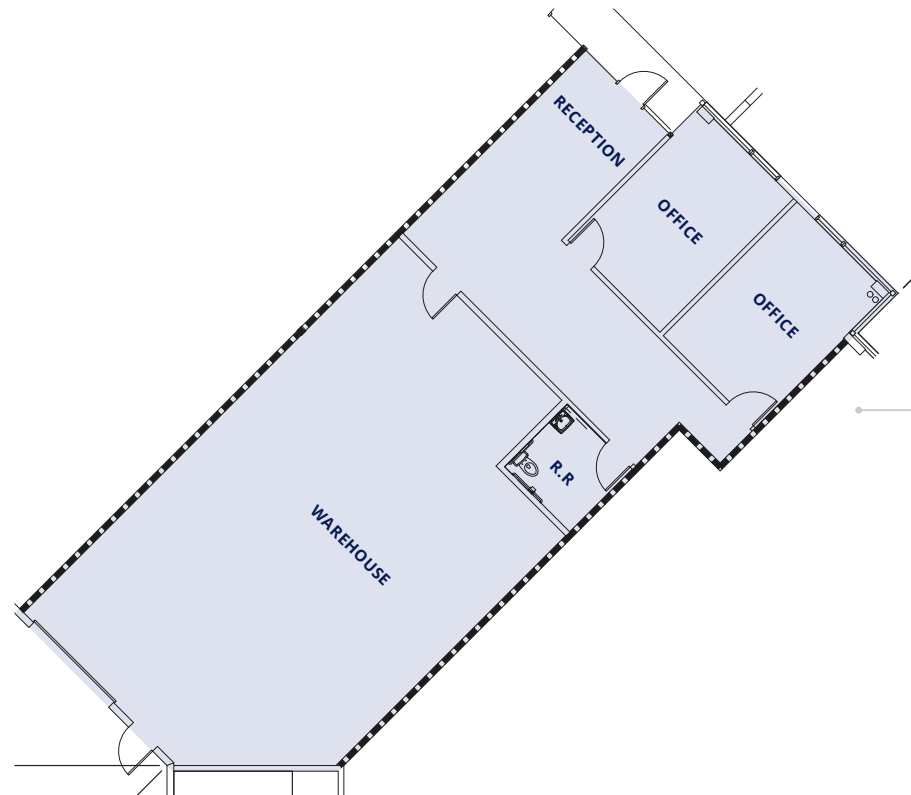
Suite 204

3945 W. Cheyenne Avenue

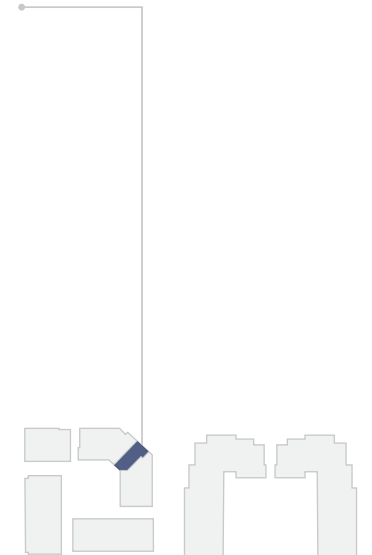
±2,275 Total SF*

- Asking \$1.35/PSF
- \$0.39 NNN/Mo

**Approximate square footage*



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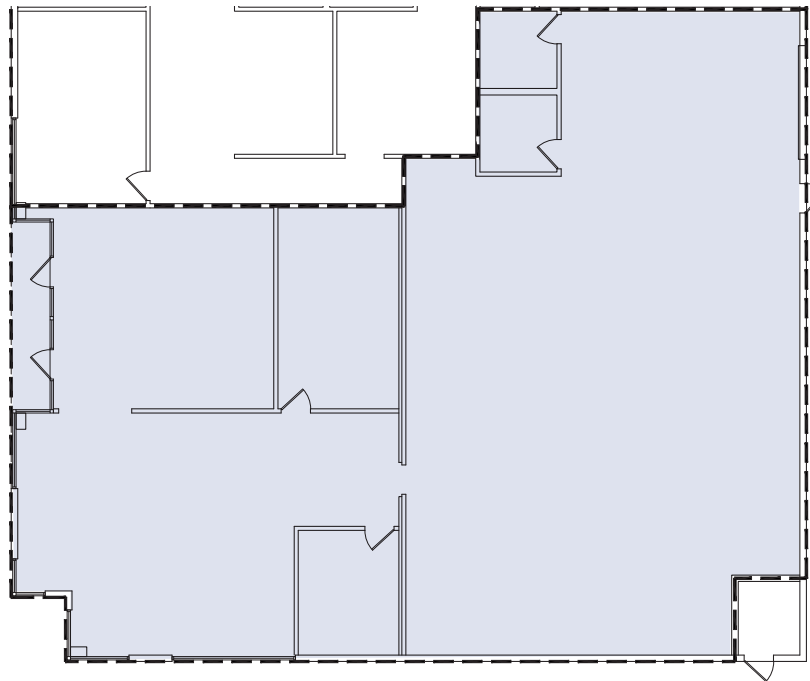
Suite 300


3985 W. Cheyenne Avenue

±4,408 Total SF*

- Asking \$1.35/PSF
- \$0.39 NNN/Mo

**Approximate square footage*



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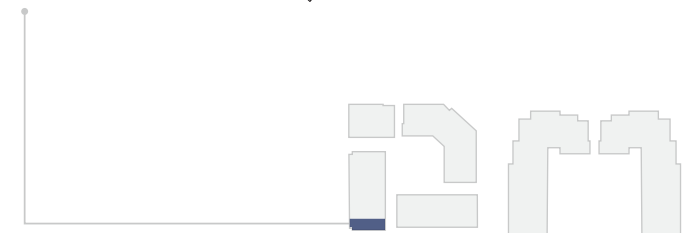
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Aerial Map



LOCATION	DISTANCE (MILES)
I-15 Freeway	±3.4 Miles
US-95 Freeway	±4.0 Miles
North Las Vegas Airport	±2.2 Miles
Las Vegas Strip	±9.9 Miles

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