

For Sale

Cheyenne West Corporate Center



2645 W. Cheyenne Ave.
North Las Vegas, NV 89032

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Listing Snapshot



\$2,400,000
Sale Price



± 8,907 SF
Total Square Footage



\$269 PSF
Price Per Square Foot

Property Highlights

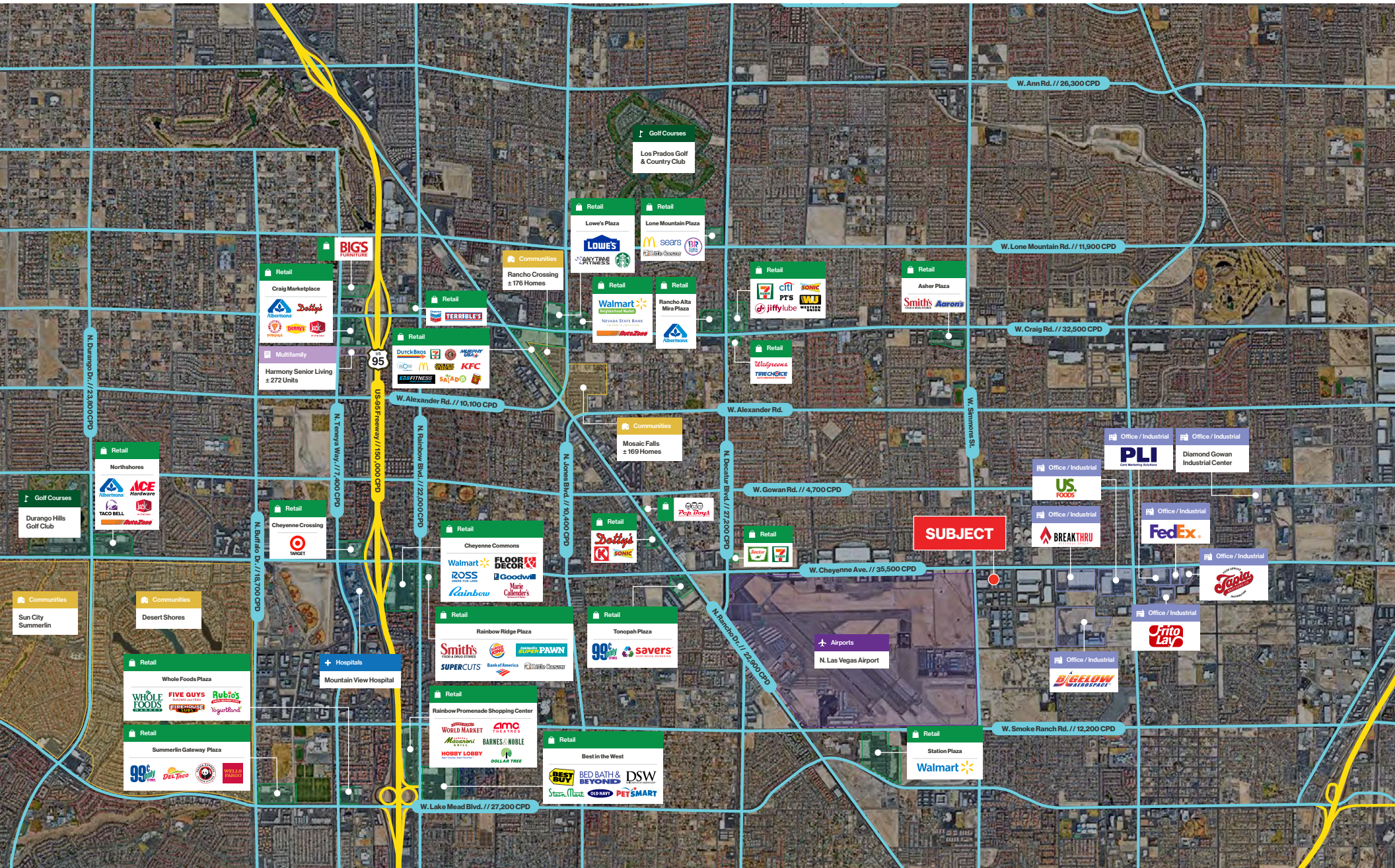
- Strategically located near the intersection of W. Cheyenne Ave and Simmons St, providing excellent access to I-15, US-95, and the 215 Beltway for efficient regional connectivity
- Office | First Floor: ± 3,552 SF / Second Floor: 2,690 SF
- Warehouse space: ± 2,440 SF
- Year built: 2004
- Grade-level door: 1 (12' x 14')
- Clear Height: 18'
- Power: 800 Amps, 120/208V, 3-Phase
- APN: 139-17-510-013
- Parking spots: 20 (7 Covered Spots)
- Zoning: General industrial (M-2)
- Potential for lab/manufacturing space in 100% HVAC (See Floorplan 2)
- Potential for 100% HVAC warehouse (See Floorplan 2)

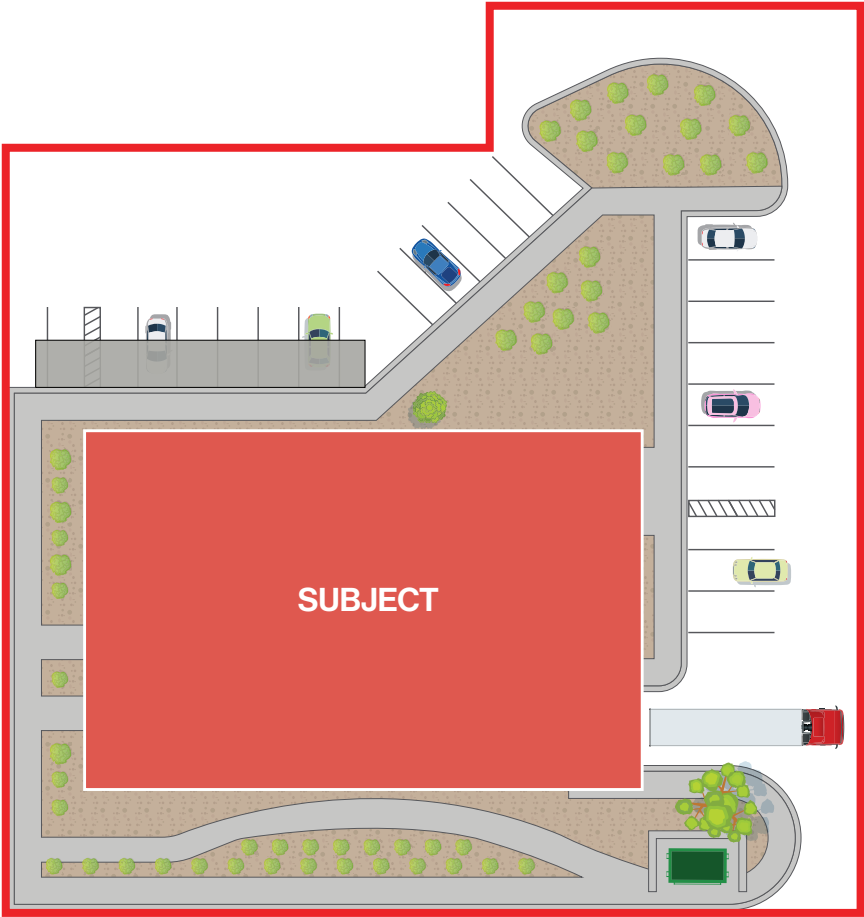
Demographics

	1-mile	3-mile	5-mile
2025 Population	13,551	160,514	508,931
2025 Average Household Income	\$91,490	\$85,064	\$87,638
2025 Total Households	4,417	54,145	176,605

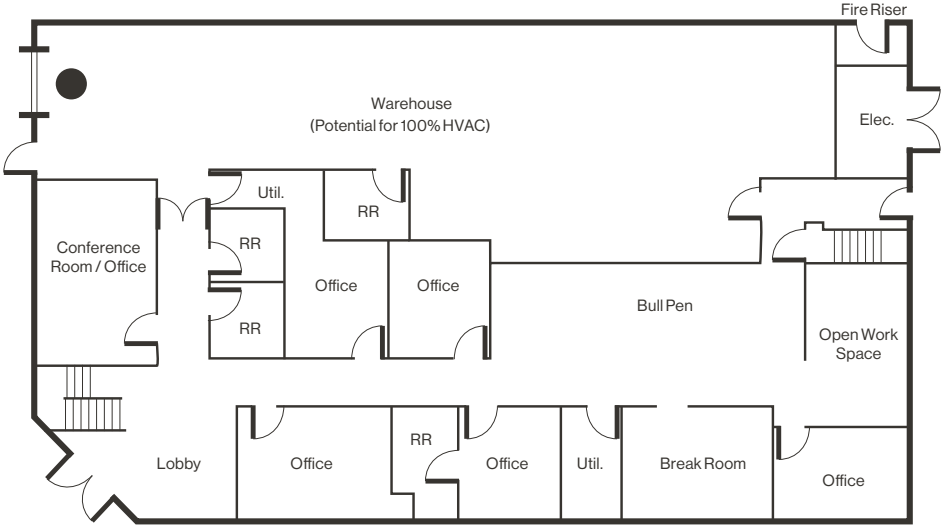


Aerial

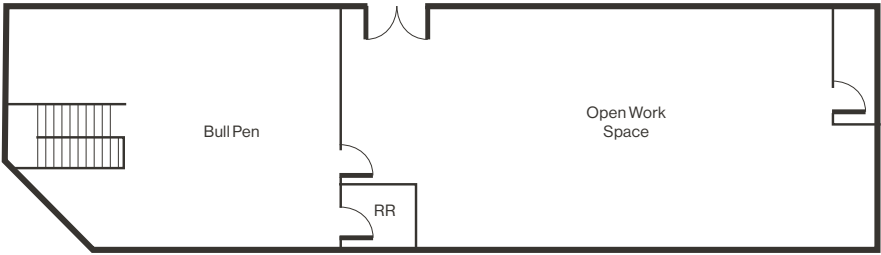


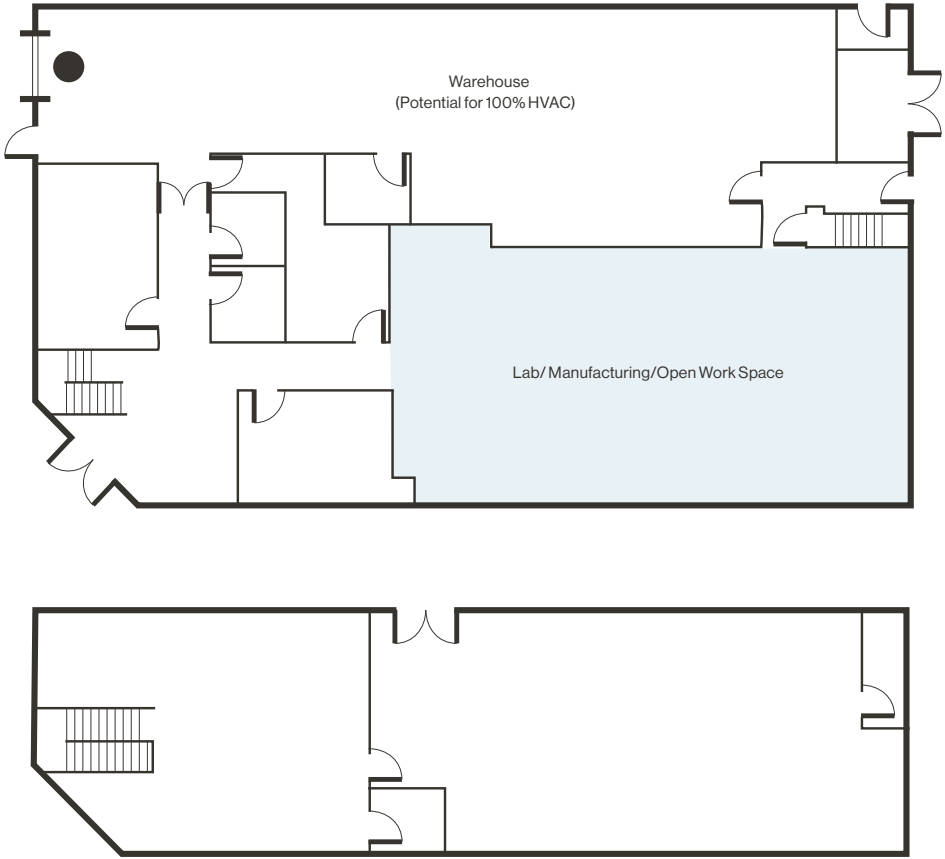


First Floor



Second Floor





SBA 504 Loan Scenario

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Project Cost & Financing Structure

Purchase Price	\$2,400,000
Estimated Soft Costs – Appraisal, Environmental & Title	\$15,240
Origination Fee (incl. 0.5% participation fee to SBA)	\$28,031
Total Project Cost	\$2,443,271
Borrower Down Payment – 10%	\$244,327
SBA Guarantee Fee (2.15% of Net Debenture, financed in SBA 2nd Mortgage)	\$21,012
Total Financing	\$2,219,956

Cindy Santilena, CCIM

702-806-9371

Please call for current rates. This flyer is for information purposes only and does not represent a commitment to lend.

Loan Structure

	Loan Amount	Rate	Payment	Term
Bank 1st Mortgage (50%)	\$1,221,636	7.50%	\$9,028	25 years
SBA 504 2nd Mortgage (40% + Guarantee Fee)	\$998,320	6.11%	\$6,499	25 years
Blended Rate	6.87%			
Total Payment	\$15,527/mo			

Cost Per Square Foot Calculation

Total Square Footage	± 8,907 SF
Cost of Principal & Interest – Annually	\$20.92 PSF
Cost of Principal & Interest – Monthly	\$1.74 PSF

Illustrative Depreciation Benefit

Estimated Building Value (80% of Total Project Cost)	\$1,954,617
Annual Depreciation (39-yr straight-line, commercial real property)	\$50,118
Estimated Annual Tax Savings (at 32% tax bracket)	\$16,038
Estimated Monthly Tax Savings	\$1,336
Effective Monthly Cost (Total Payment less Tax Savings)	\$14,191/Mo.
Effective Cost per SF – Annually / Monthly	\$19.12 PSF \$1.59 PSF

Depreciation benefits are illustrative only and depend on the borrower's specific building/land allocation, tax bracket, depreciation method, and other individual tax circumstances. Consult your CPA or tax advisor before relying on these figures.

Property Photos



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For inquiries please reach out to our team.

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