

3667 W CHEYENNE AVE.

NORTH LAS VEGAS, NV 89032 | FOR LEASE



DAVID BAUMAN, SIOR, CCIM

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DELIVERING
Q4 2026

>>> PROPERTY HIGHLIGHTS

±6,000 SF AVAILABLE

LEASE RATE: \$1.40 PSF NNN

ESTIMATED CAM: \$0.30 PSF

ZONED M-2

TWO (2) 16' X 16' GRADE LEVEL ROLL UP DOORS

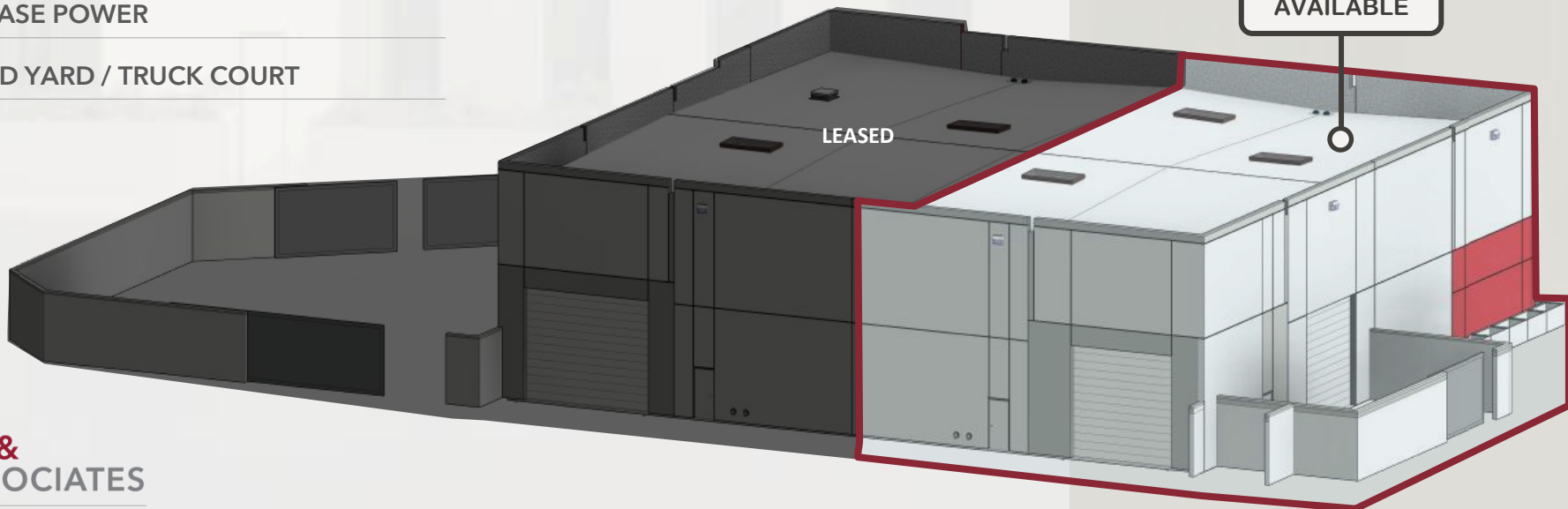
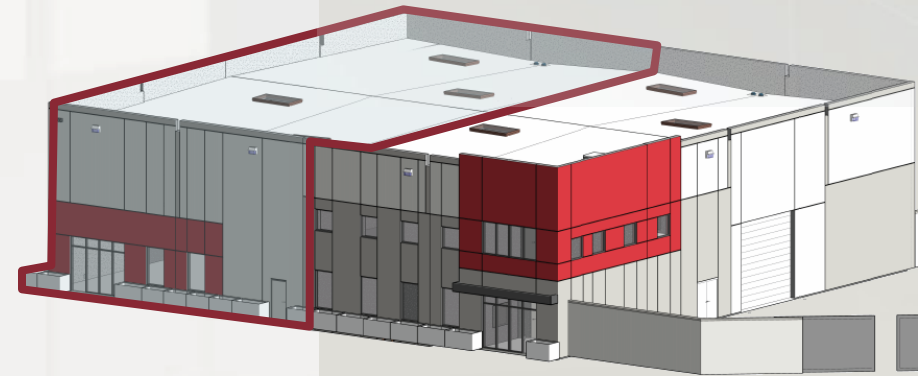
±5,100 SF HVAC WAREHOUSE

±900 SF OFFICE

26' CLEAR HEIGHT

120/208V, 3-PHASE POWER

PRIVATE FENCED YARD / TRUCK COURT

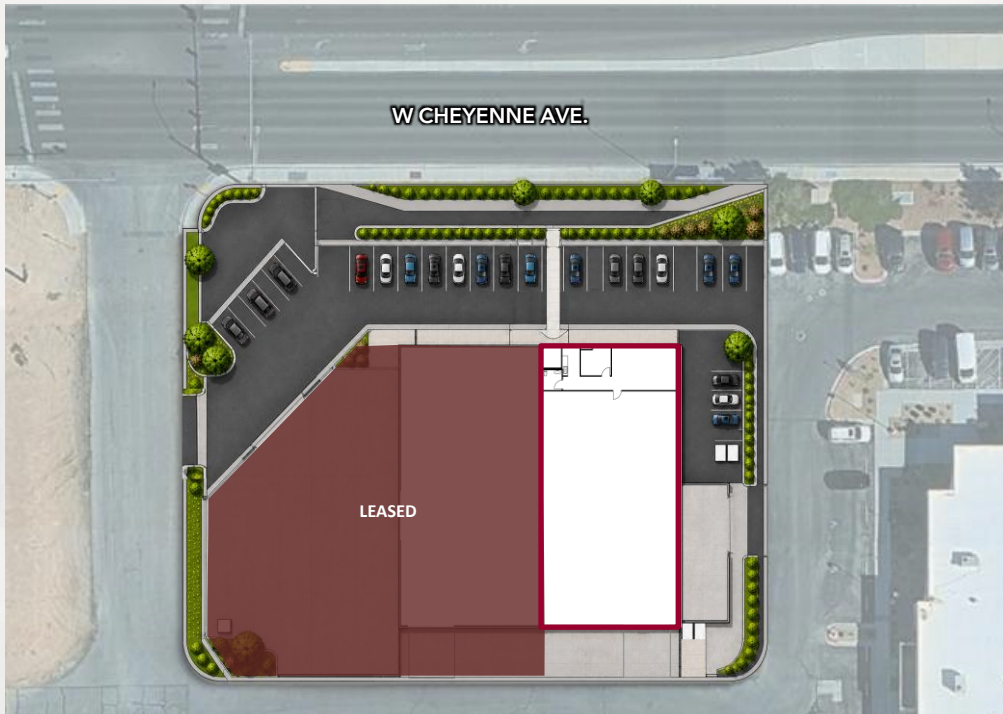


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» SPACE PLAN

\$1.40 PSF NNN | \$0.30 PSF CAM



**Proposed site plan*



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COMMERCIAL REAL ESTATE SERVICES

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