

# FOR SUBLEASE

## 2222 W. Cheyenne Avenue

North Las Vegas, NV 89032



**ALMA E. CUEVAS, SIOR**  
Managing Director  
+1 702 303 4412  
alma.cuevas@cushwake.com  
LIC #S.0180089

**MICHAEL SCHER**  
Senior Associate  
+1 702 688 6893  
michael.scher@cushwake.com  
LIC #S.0189923

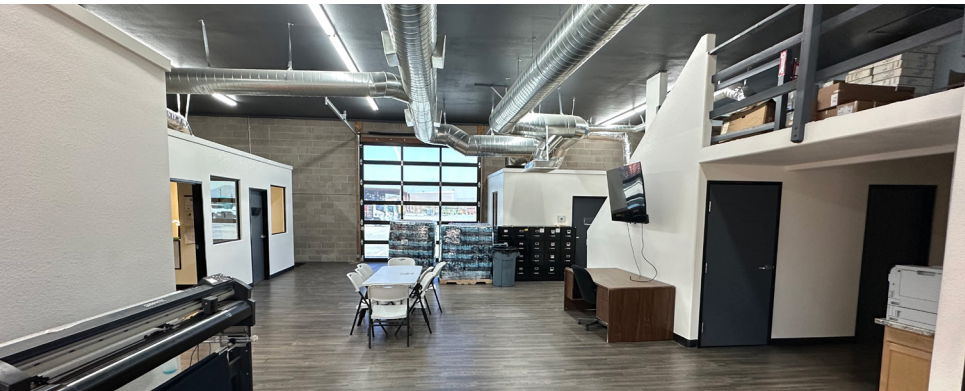


# PROPERTY FEATURES

Now available for sublease, this versatile outdoor storage property features a  $\pm 5,000$  SF freestanding office building situated on  $\pm 5.11$  acres of lighted, secured yard space. The yard is primarily paved and fully fenced with an automatic gate for controlled access.

## ADDITIONAL IMPROVEMENTS INCLUDE:

- $\pm 5,037$  SF covered work area (steel frame structure with concrete slab and power access)
- $\pm 988$  SF storage shed
- On-site water access
- Ample yard space for parking, outdoor storage, or fleet operations

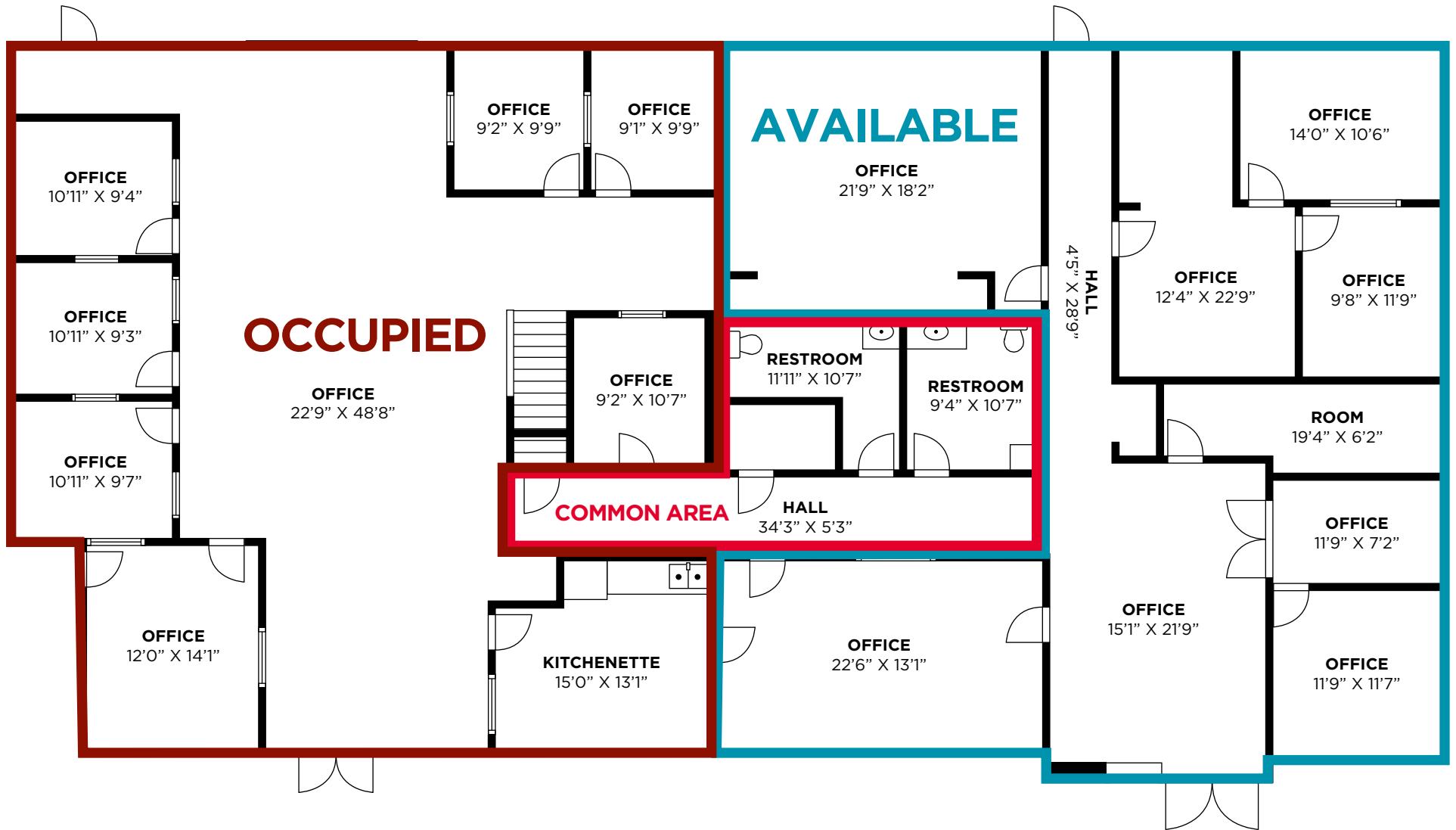


<b>Building Size:</b>	$\pm 5,000$ SF
<b>Type (Industrial/Land):</b>	Industrial (IOS)
<b>Land Size:</b>	$\pm 5.11$ AC
<b>Parcel No.:</b>	139-08-803-009
<b>Rate:</b>	Call for Pricing
<b>Lease Type (NNN/Gross):</b>	NNN
<b>Office Size:</b>	$\pm 5,000$ SF
<b>Grade Doors:</b>	1
<b>Sub Lease Expiry:</b>	8/31/2030
<b>Zoning:</b>	M-2
<b>Property Use:</b>	Outdoor Storage
<b>Year Built:</b>	1996

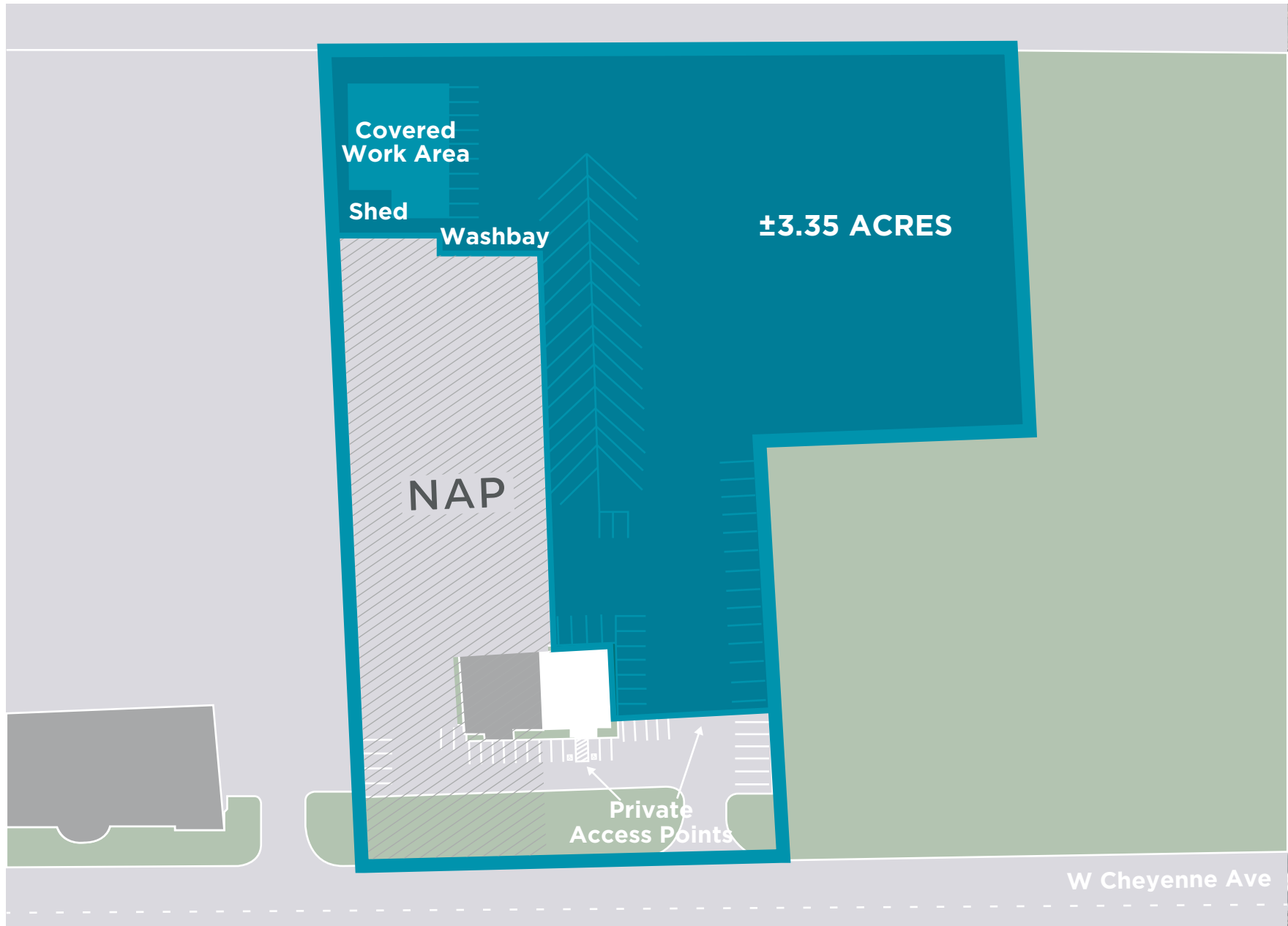
**Divisible to 2.5 Acres**



# OFFICE FLOOR PLAN



# POTENTIAL SITE PLAN



Available



# AERIAL MAP



# AERIAL VIEW



# PROPERTY PHOTOS





## CONTACT

### **ALMA E. CUEVAS, SIOR**

Managing Director

+1 702 303 4412

[alma.cuevas@cushwake.com](mailto:alma.cuevas@cushwake.com)

LIC #S.0180089

### **MICHAEL SCHER**

Senior Associate

+1 702 688 6893

[michael.scher@cushwake.com](mailto:michael.scher@cushwake.com)

LIC #S.0189923