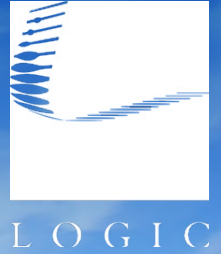


For Sale

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

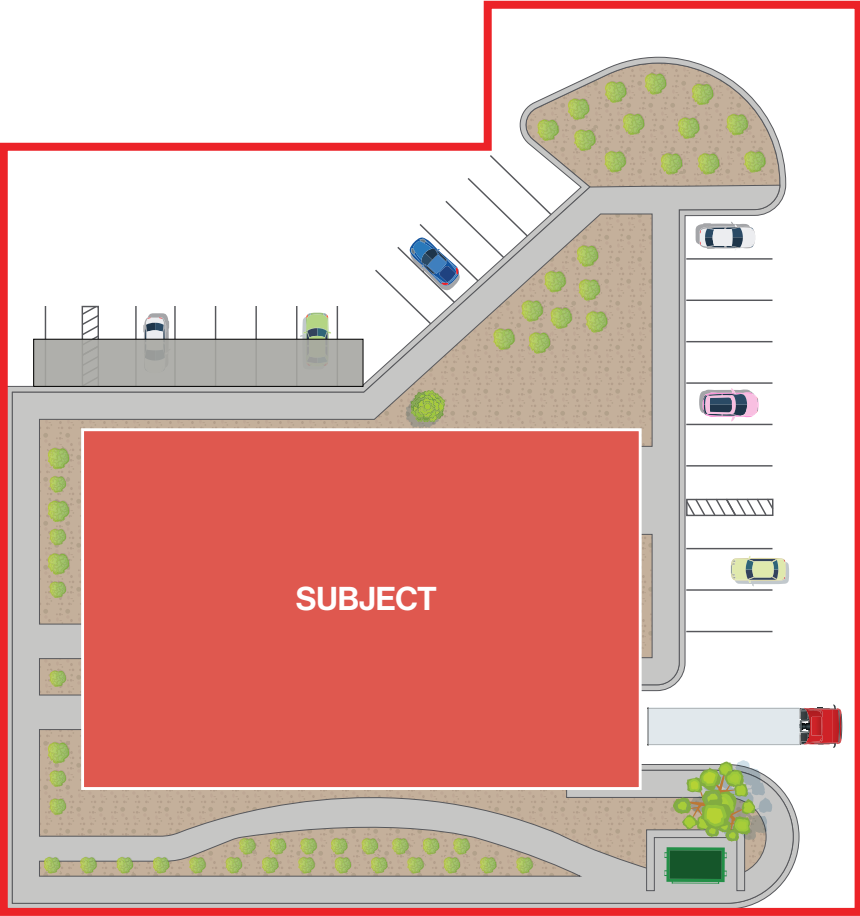
Property Highlights

- 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)

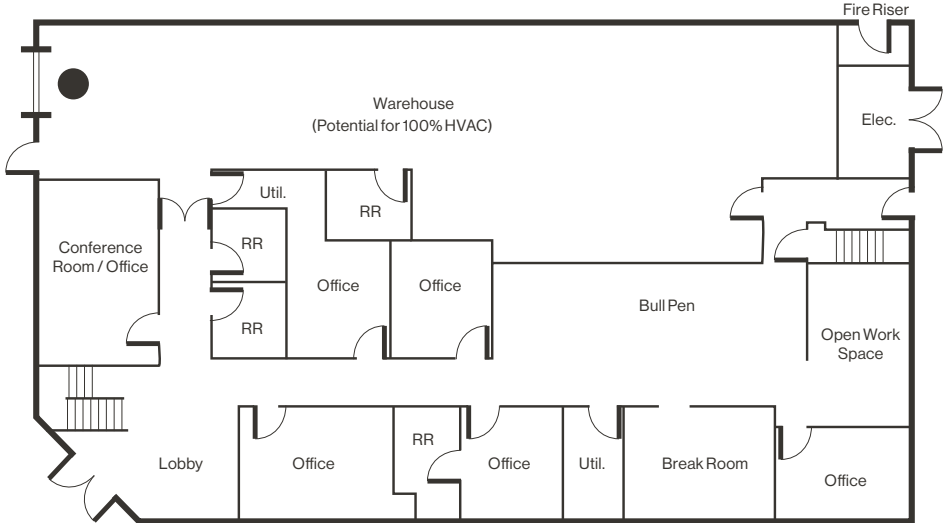
Demographics

	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

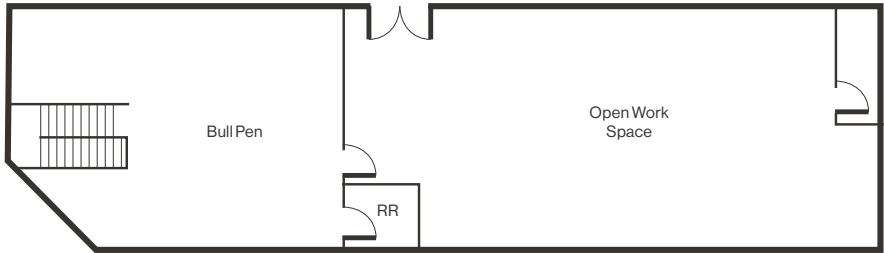


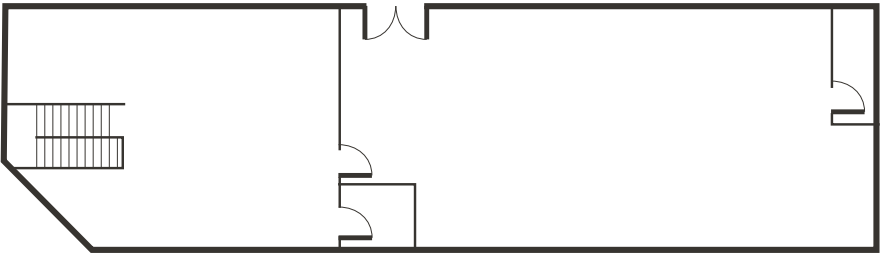
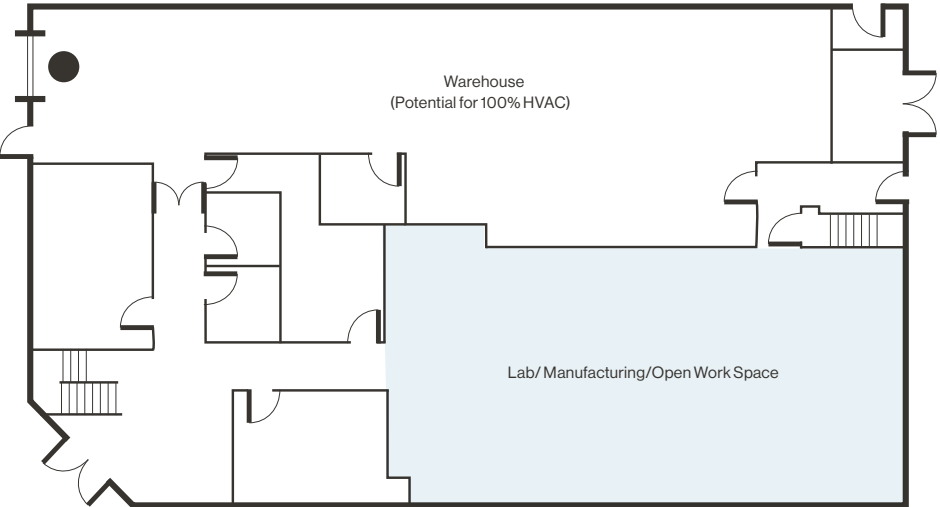


First Floor



Second Floor





Property Photos



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For inquiries please reach out to our team.

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