

3667 W CHEYENNE AVE.

NORTH LAS VEGAS, NV 89032 | FOR LEASE



» DELIVERING Q4 2026



DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

3667 W CHEYENNE AVE.

NORTH LAS VEGAS, NV 89032 | FOR LEASE

**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

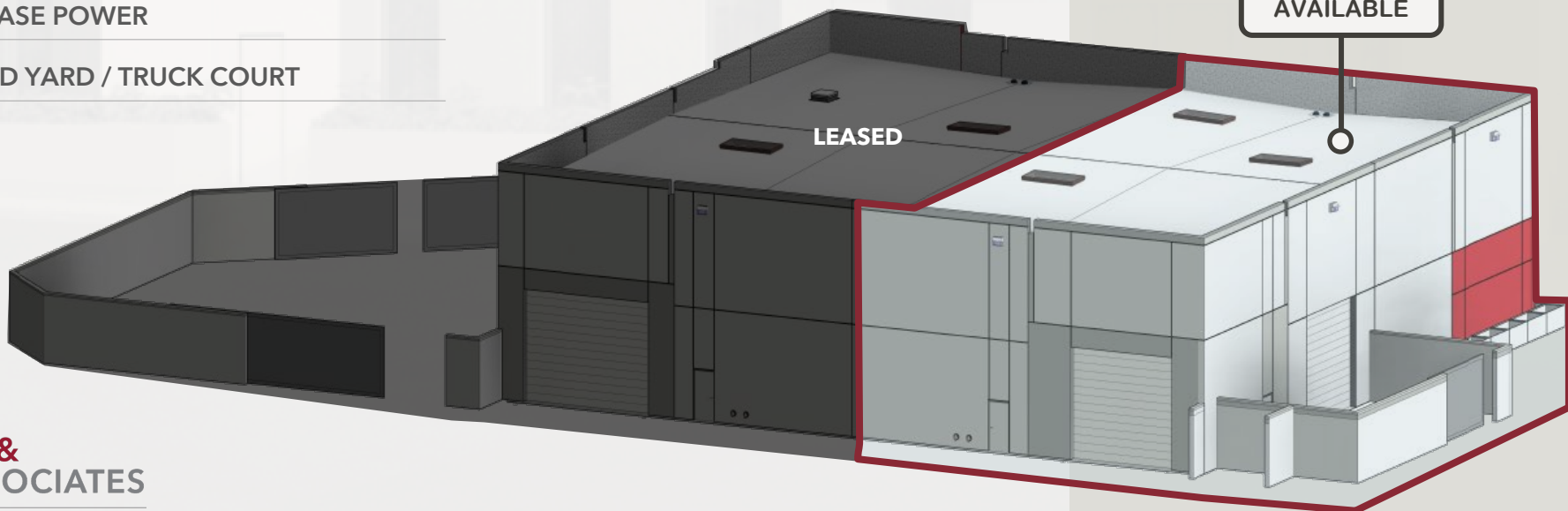
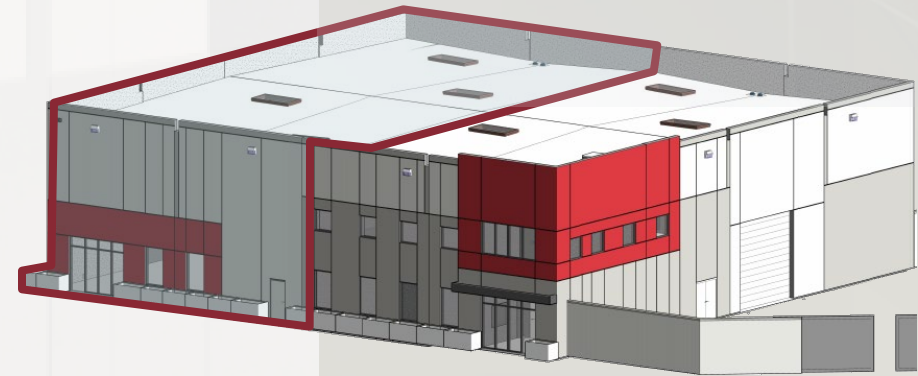
±5,100 SF HVAC WAREHOUSE

±900 SF OFFICE

26' CLEAR HEIGHT

120/208V, 3-PHASE POWER

PRIVATE FENCED YARD / TRUCK COURT

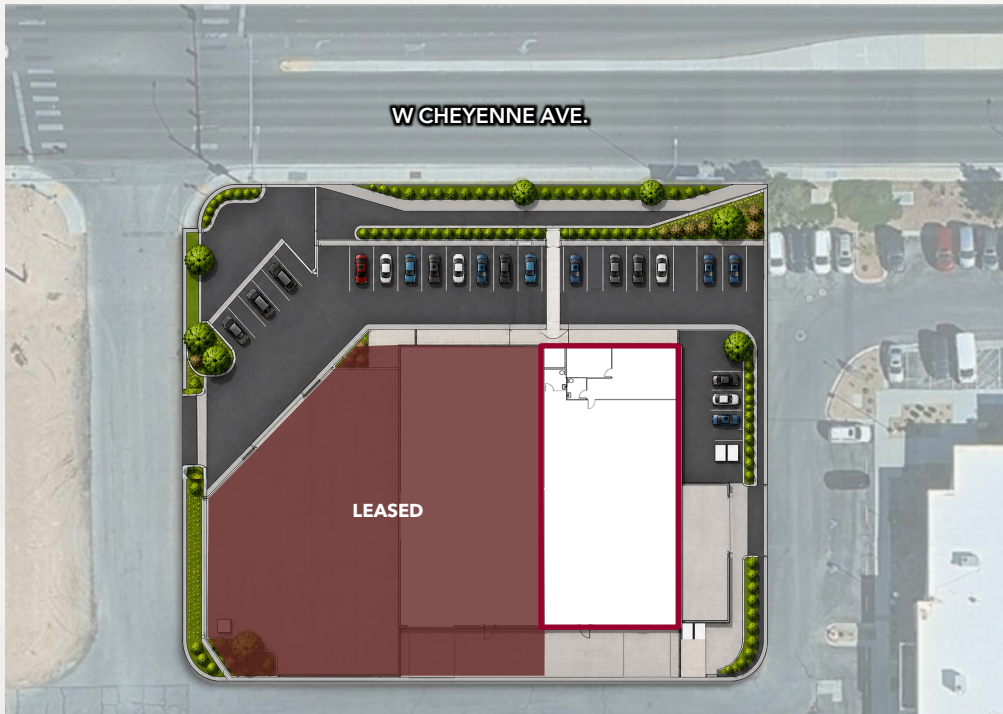


3667 W CHEYENNE AVE.

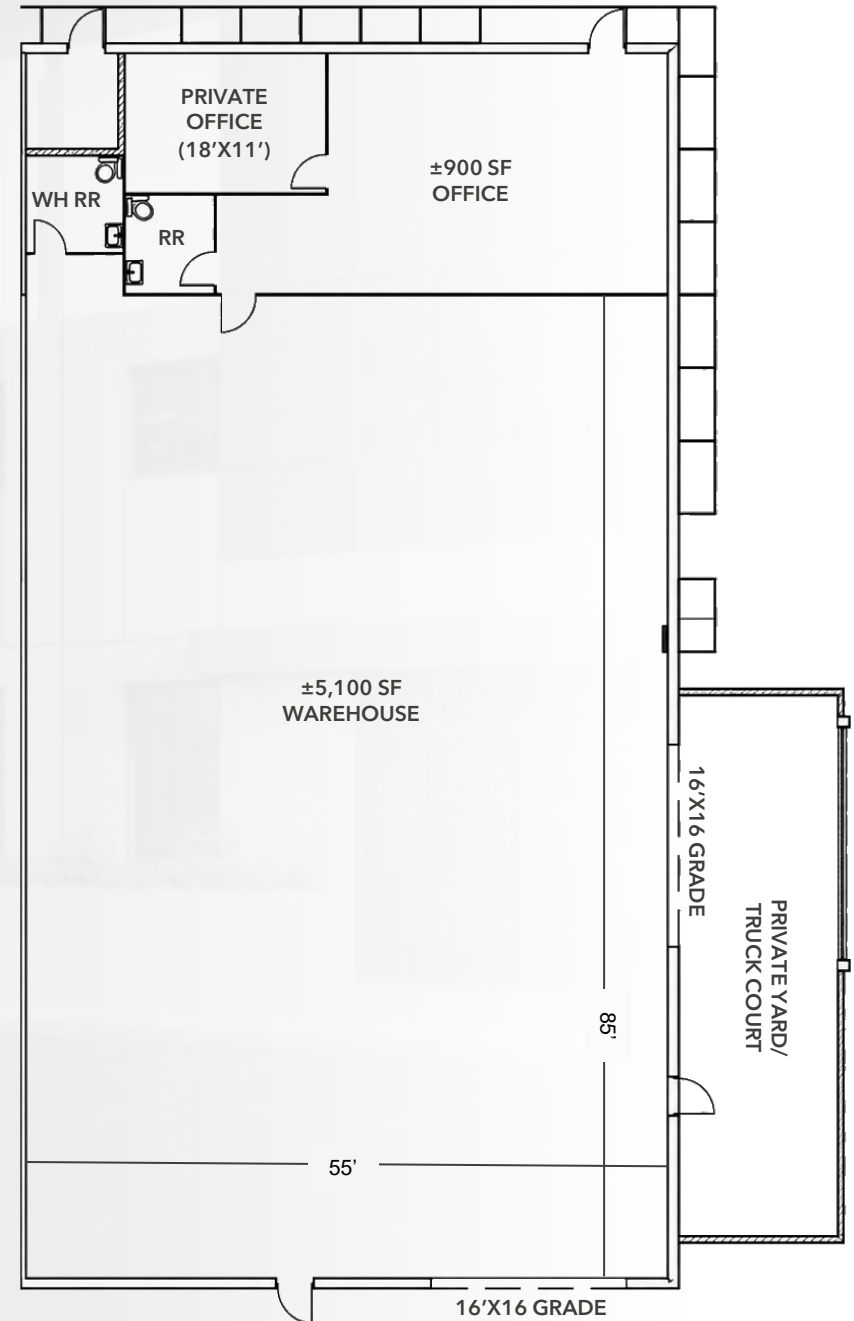
NORTH LAS VEGAS, NV 89032 | FOR LEASE

» SPACE PLAN

\$1.40 PSF NNN | \$0.30 PSF CAM



**Proposed site plan*



3667 W CHEYENNE AVE.

NORTH LAS VEGAS, NV 89032 | FOR LEASE



Lee & Associates of Las Vegas, LLC | License # B.0146492.LLC
8311 W Sunset Road, Suite 120, Las Vegas, NV 89113

DAVID BAUMAN, SIOR, CCIM

Principal
O (702) 490-0699
C (702) 460-7013
dbauman@lee-associates.com
License: S.0182687

NICOLE CLOVIS

Principal
O (702) 490-0699
C (702) 250-7755
nclovis@lee-associates.com
License: S.0193945