

# 2222 W. CHEYENNE AVENUE

NORTH LAS VEGAS, NV 89032



5.11 ACRES WITH 5,000 SF OF OFFICE

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# PROPERTY FEATURES

Now available for lease, 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
- Drainage located throughout the yard area
- Wash bay located on site

**Building Size:**  $\pm 5,000$  SF (Freestanding office building)

**Type (Industrial/Land):** Industrial (IOS)

**Land Size:**  $\pm 5.11$  AC

**Parcel No.:** 139-08-803-009

**Rate:** Call for Pricing

**Lease Type (NNN/Gross):** NNN

**Office Size:**  $\pm 5,000$  SF

**Zoning:** M-2

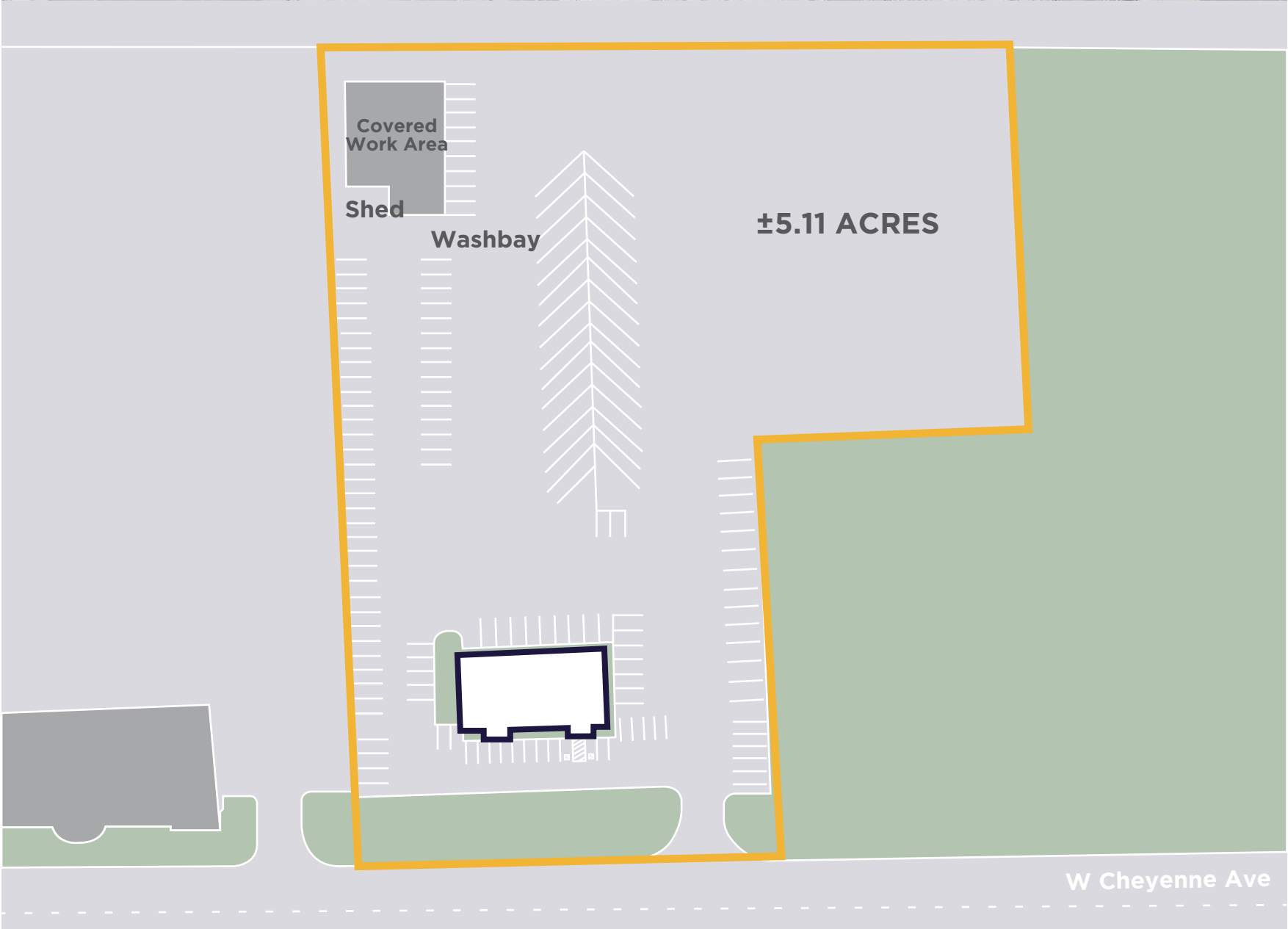
**Property Use:** Outdoor Storage

**Year Built:** 1996



# SITE PLAN

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# AERIAL MAP

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# AERIAL VIEW

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# PROPERTY PHOTOS

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# CONTACT INFORMATION

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