

RARE M-2 ZONED LAND | 7.4± ACRES

FOR SALE

2180 W. Cheyenne Avenue, North Las Vegas, NV 89032



CALL FOR PRICING DETAILS

PROPERTY DETAILS

M-2 zoning is among the most permissive and difficult to find in the Las Vegas market. This development-ready site on W. Cheyenne Ave offers dual-interstate access to I-15 and I-11, with a proposed truck terminal drawing available. Opportunities at this zoning classification rarely reach the market.

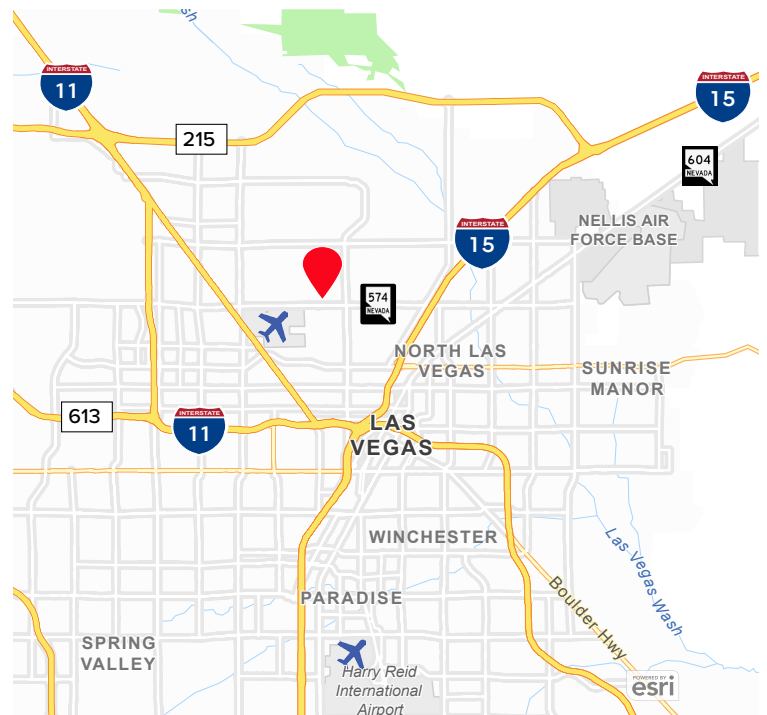
7.4± ACRE SITE:

- M-2 General Industrial zoning ([view code](#))



LOCATION HIGHLIGHTS

Situated on W. Cheyenne Ave (Nevada 574) in North Las Vegas, the property offers direct reach to two major interstates: I-15 at 3.1± miles and I-11 at 4.4± miles.



Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



Andrew Gibbs
President & Principal
NV License# 1003223
913.226.4288
andrew@burrtemkin.com

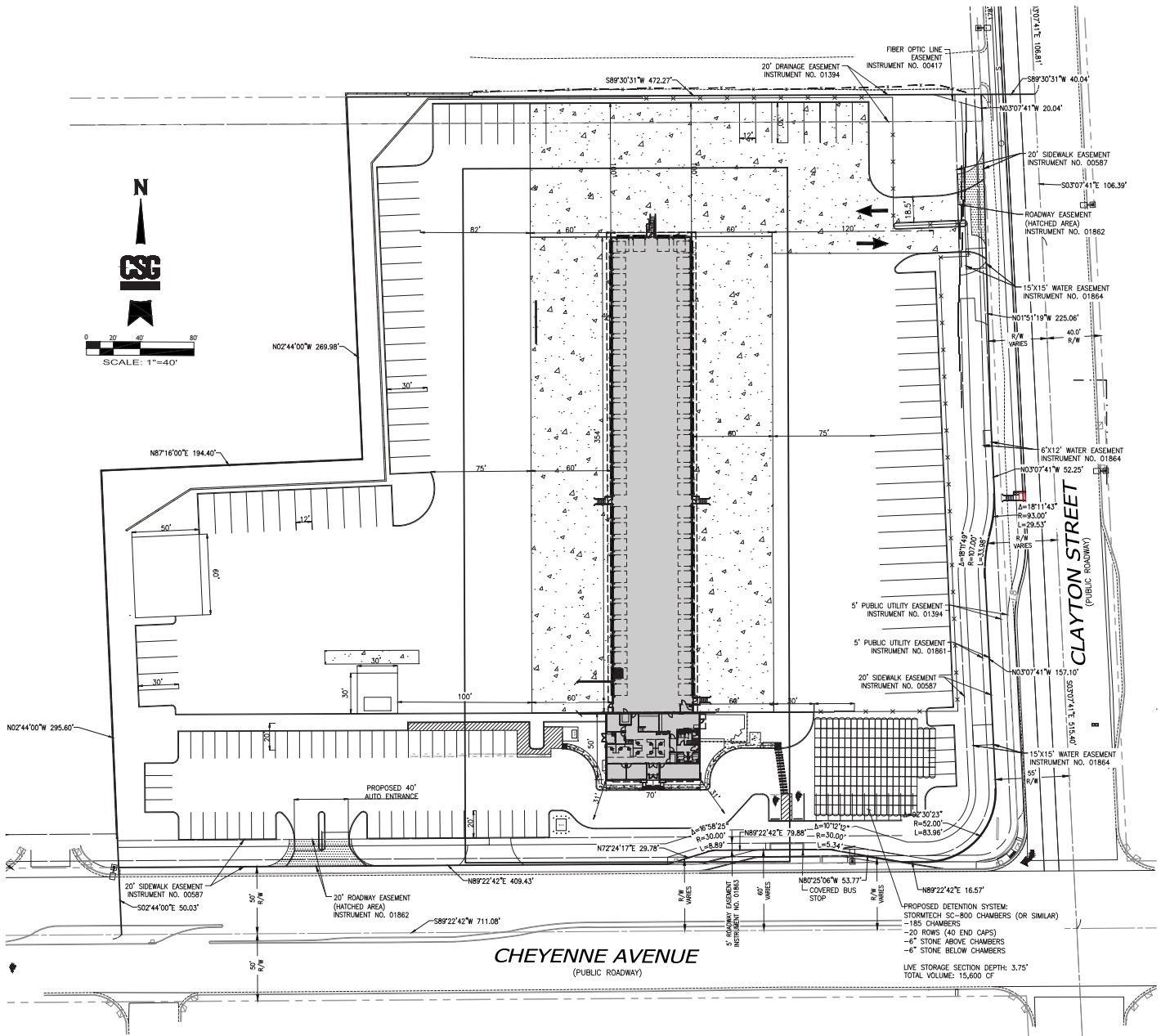
Owen Weikert
Broker
678.756.8005
owen@burrtemkin.com

RARE M-2 ZONED LAND | 7.4± ACRES

FOR SALE

2180 W. Cheyenne Avenue, North Las Vegas, NV 89032

CURRENT APPROVED SITE PLAN - 60-DOOR CROSS-DOCK FACILITY



Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



Andrew Gibbs
President & Principal
NV License# 1003223
913.226.4288
andrew@burrtemkin.com

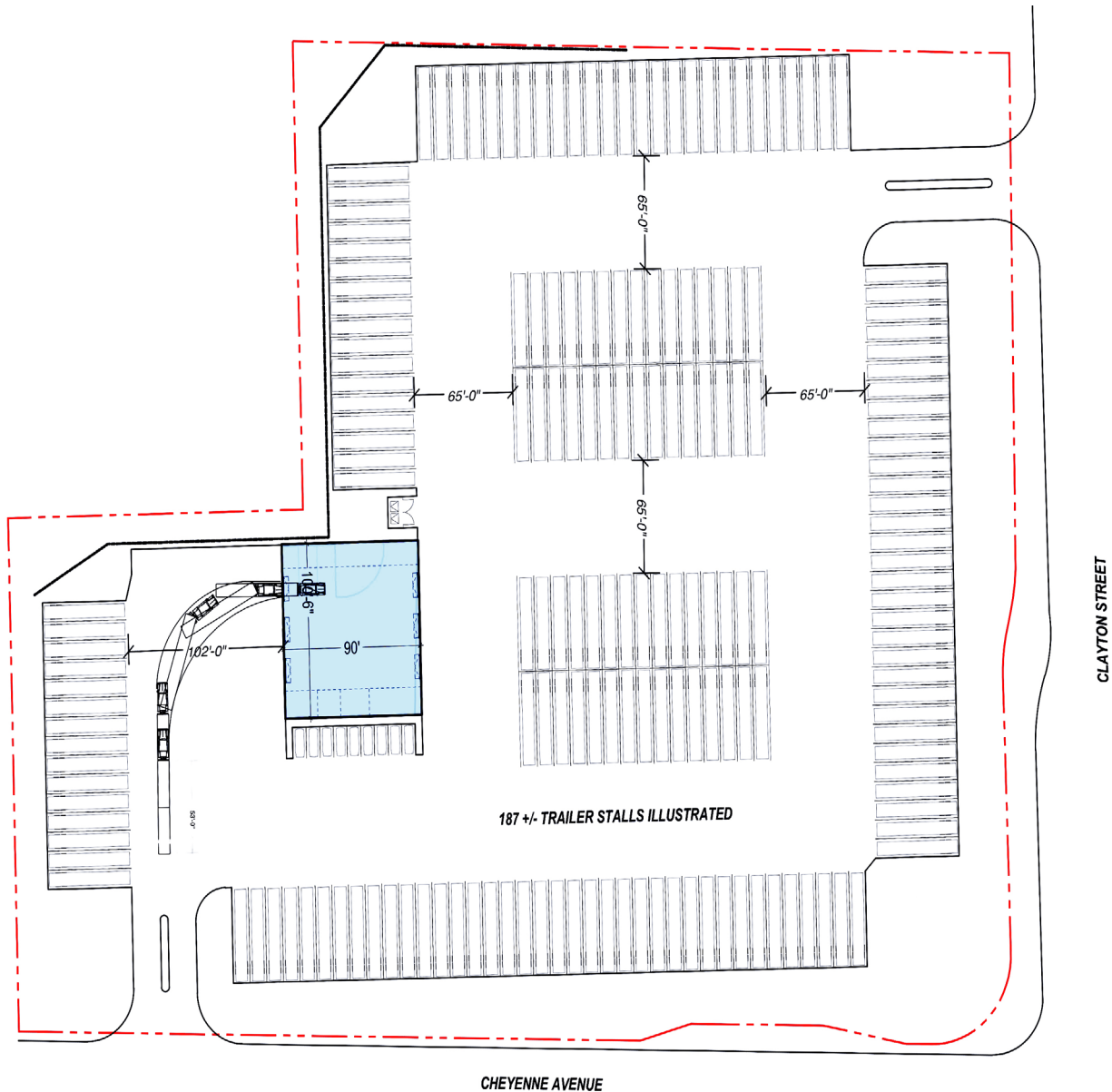
Owen Weikert
Broker
678.756.8005
owen@burrtemkin.com

RARE M-2 ZONED LAND | 7.4± ACRES

FOR SALE

2180 W. Cheyenne Avenue, North Las Vegas, NV 89032

CONCEPTUAL OUTDOOR STORAGE SITE PLAN - 3 DRIVE-THROUGH BAY SHOP



CHEYENNE AVENUE

CLAYTON STREET

ARCO

Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



Andrew Gibbs
President & Principal
NV License# 1003223
913.226.4288
andrew@burrtemkin.com

Owen Weikert
Broker
678.756.8005
owen@burrtemkin.com

Burr & Temkin

TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983

4225 E. Lone Mountain Road
Suite B
North Las Vegas, NV 89081



Andrew Gibbs
President & Principal
NV License# 1003223
913.226.4288
andrew@burrtemkin.com



Owen Weikert
Broker
678.756.8005
owen@burrtemkin.com