For Sale

Cheyenne West Corporate Center

LOGIC

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)

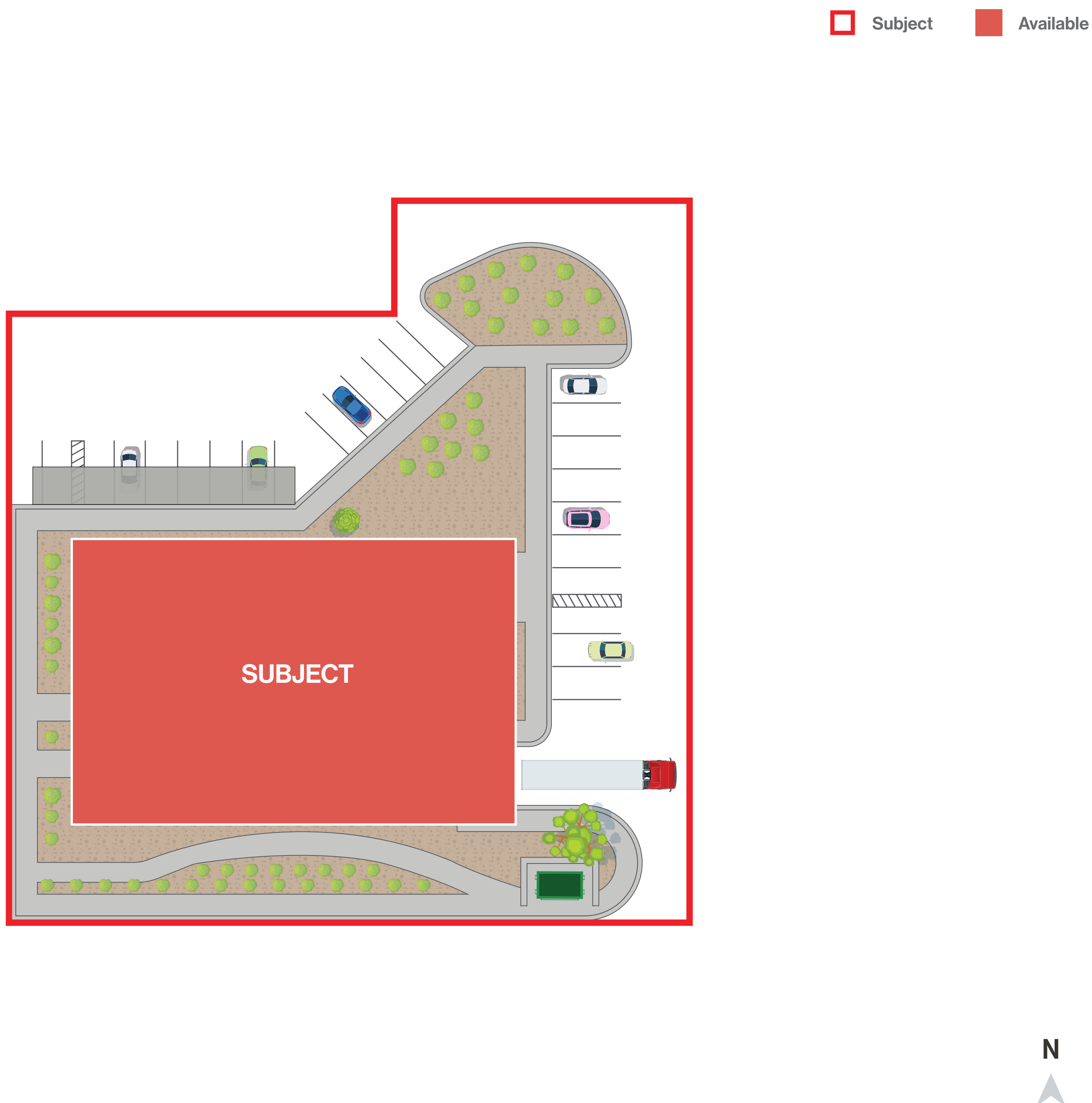
Demographics

	1-mile	3-mile	5-mile
2026 Population	13,710	161,011	509,497
2026 Average Household Income	$95,913	$89,524	$91,453
2026 Total Households	4,471	54,494	177,691

Aerial

Hospitals | Industrial / Office | Communities | Multifamily | Airports | Golf Courses | Retail

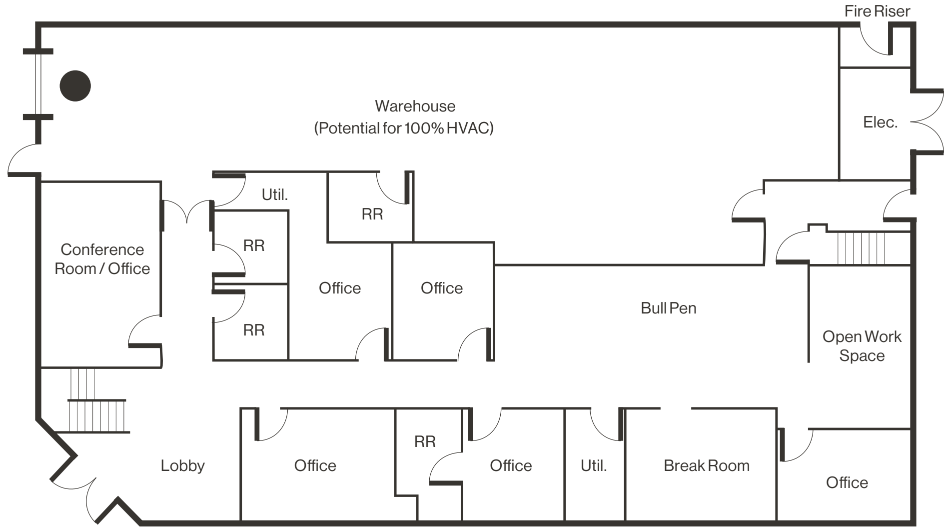
Site Plan



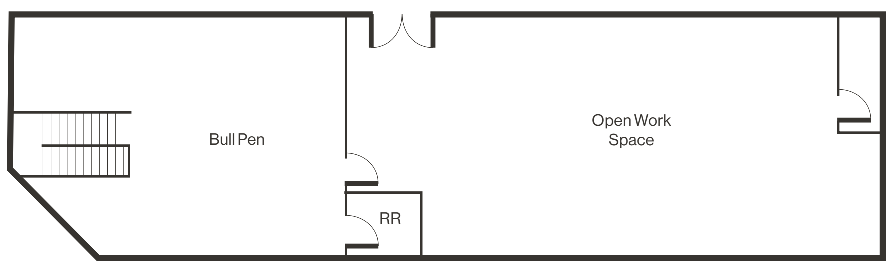
Floor Plan

Grade Level Door

First Floor

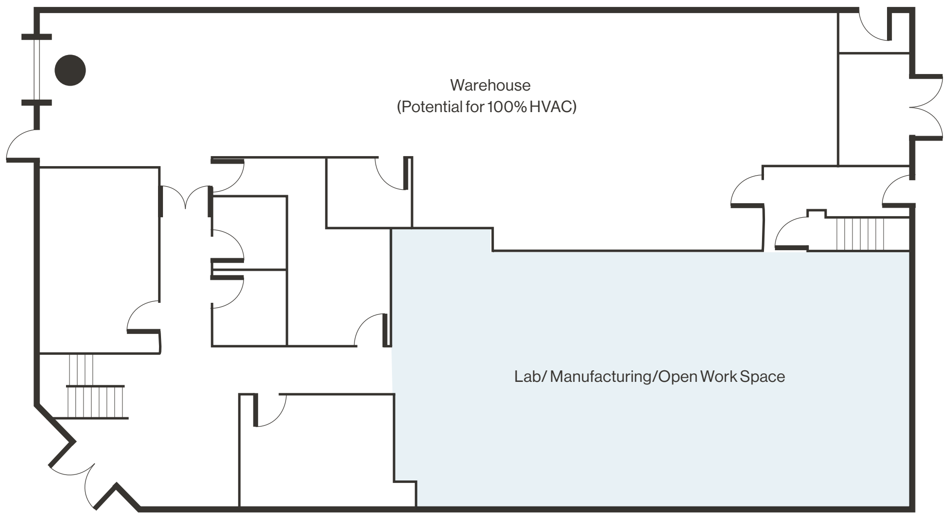


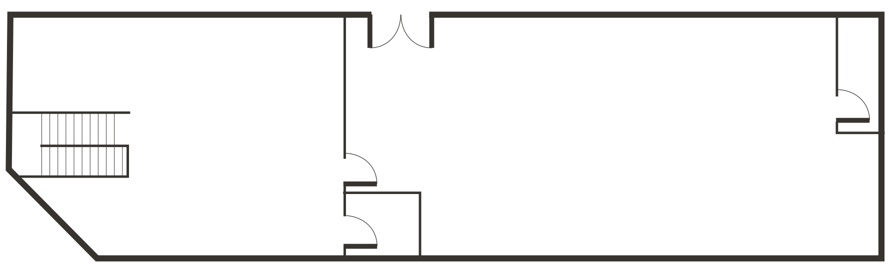
Second Floor



Floor Plan | Second Option

Grade Level Door





SBA 504 Loan Scenario

Cheyenne West Corporate Center
2645 W. Cheyenne Ave., North Las Vegas, NV 89032
Sale Price: $2,400,000 | ± 8,907 SF | $269 PSF

Project Cost & Financing Structure

Purchase Price	$2,400,000
Estimated Soft Costs – Appraisal, Environmental & Title	$15,240
Origination Fee (incl. 0.5% participation fee to SBA)	$28,031
Total Project Cost	**$2,443,271**
Borrower Down Payment – 10%	$244,327
SBA Guarantee Fee (2.15% of Net Debenture, financed in SBA 2nd Mortgage)	$21,012
Total Financing	**$2,219,956**

Loan Structure

	Loan Amount	Rate	Payment	Term
Bank 1st Mortgage (50%)	$1,221,636	7.50%	$9,028	25 years
SBA 504 2nd Mortgage (40% + Guarantee Fee)	$998,320	6.11%	$6,499	25 years
Blended Rate		**6.87%**		
Total Payment			**$15,527/mo**	

Cost Per Square Foot Calculation

Total Square Footage	± 8,907 SF
Cost of Principal & Interest – Annually	$20.92 PSF
Cost of Principal & Interest – Monthly	$1.74 PSF

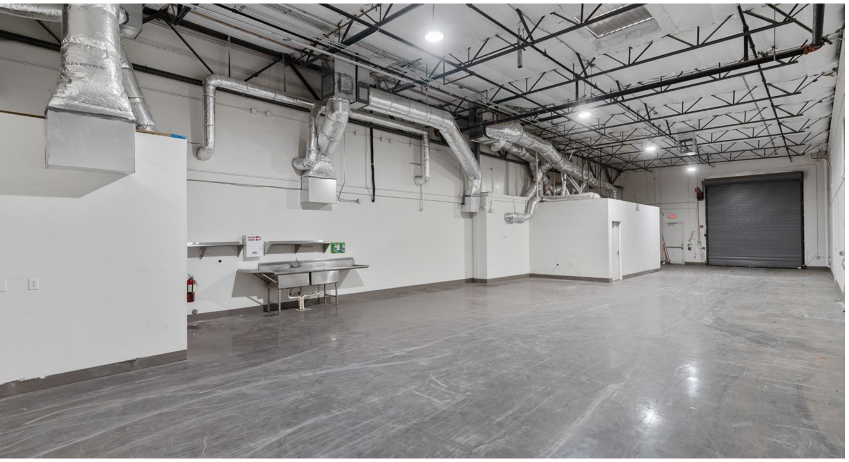
Illustrative Depreciation Benefit

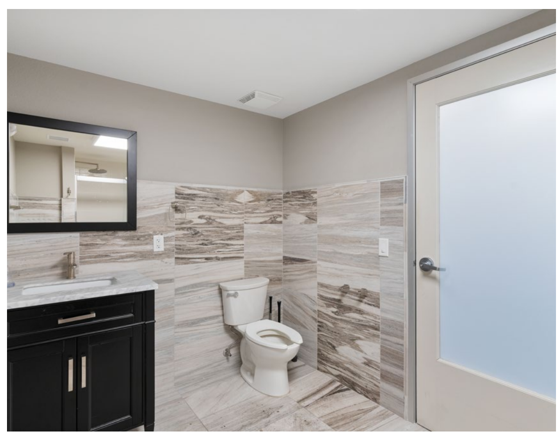
Estimated Building Value (80% of Total Project Cost)	$1,954,617
Annual Depreciation (39-yr straight-line, commercial real property)	$50,118
Estimated Annual Tax Savings (at 32% tax bracket)	$16,038
Estimated Monthly Tax Savings	$1,336
Effective Monthly Cost (Total Payment less Tax Savings)	**$14,191/Mo.**
Effective Cost per SF – Annually / Monthly	**$19.12 PSF | $1.59 PSF**

Depreciation benefits are illustrative only and depend on the borrower's specific building/land allocation, tax bracket, depreciation method, and other individual tax circumstances. Consult your CPA or tax advisor before relying on these figures.

Cindy Santilena, CCIM
702-806-9371
Please call for current rates. This flyer is for information purposes only and does not represent a commitment to lend.

Property Photos





LOGIC Commercial Real Estate

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