



5041 E. Cheyenne Ave. | Las Vegas, NV

NOW LEASING

Brand-New Industrial Suites

1,489± SF Per Suite

The Features Industrial Users Want Most

- **Private Secure Rear Yard with Every Suite**
- **3-Phase Power**
- **16' Clear Warehouse Height**
- **Two (2) 12' x 12' Grade-Level Roll-Up Doors**
- Private Office
- Private Restroom
- Fire Sprinklered
- Ample On-Site Parking
- Modern New Construction

Ideal For

- Contractors
- HVAC • Plumbing • Electrical
- Fleet & Service Companies
- Warehouse & Distribution
- Light Manufacturing
- Fabrication
- Equipment & Material Storage

Property Description

Brand-new industrial suites designed for today's industrial user. Each **1,489± SF** suite features **its own private, secure fenced rear yard, 3-phase power, 16' clear height, two grade-level roll-up doors**, private office, restroom, and abundant parking.

Whether you need secure outdoor storage, room for fleet vehicles, or functional warehouse space, these suites offer a rare combination of features in one convenient location.

Location

Located on **E. Cheyenne Avenue** with convenient access to major Las Vegas transportation corridors, providing easy access throughout the Las Vegas Valley.

Call for Question and Showing

Sandra L. Fink, **CCIM**

Broker

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