



Cheyenne Crossing

4204 W. Cheyenne Avenue, North Las Vegas, NV 89032



±15,112 SF – ±15,427 SF
Available Space



±28'
Clear Height



Dock & Grade Loading



ESFR



Leasing By:

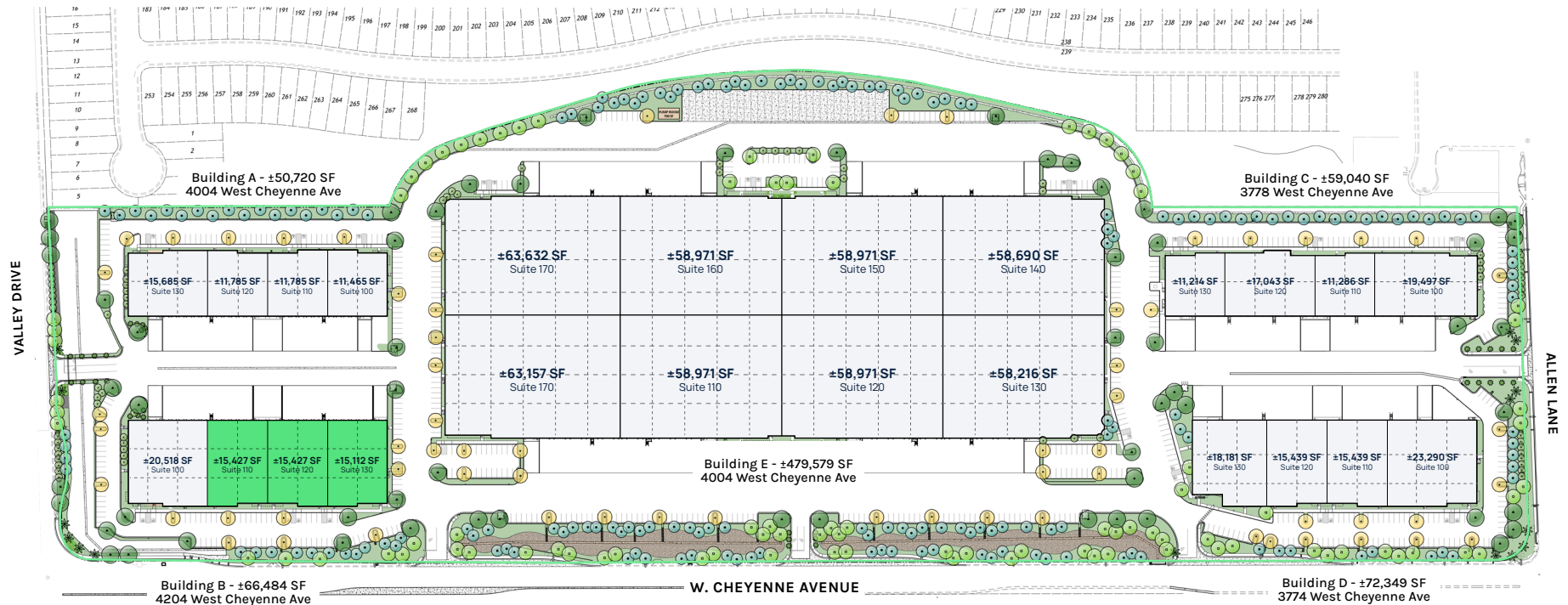


Site Plan

4204 W. Cheyenne Avenue, North Las Vegas, NV 89032



For Illustration Purposes Only. Not To Scale. ■ = Available



Property Features

4204 W. Cheyenne Avenue, North Las Vegas, NV 89032



Leasing By:



Cheyenne Crossing is a best-in-class, Class A multi-tenant industrial park owned and operated by Marq Logistics. This five-building, $\pm 727,925$ SF master-planned development is institutionally managed and purpose-built for today's most active industrial users — from last-mile logistics and e-commerce to manufacturing and distribution.

Strategically located along W. Cheyenne Avenue in North Las Vegas, the park sits adjacent to the North Las Vegas Airport and offers quick access to US-95, placing tenants within reach of one of the nation's fastest-growing consumer markets.



$\pm 66,484$ SF
Building Total



M-1
Zoning



$\pm 180'$
Truck Court (with ± 60
Concrete Dock Apron)



$\pm 28'$
Clear Height



1.09:1,000
Parking Ratio



ESFR
Sprinklers



**$\pm 52' \times \pm 50'$ &
 $\pm 52' \times \pm 45'$**
Column Spacing



**7" Thick,
4500 PSI**
Floor Loading



**$\pm 200A$, 277/
480V, 3-Phase**
(Tenant to verify)



LEGEND

- Office
- Warehouse
- Dock Loading
- Grade Loading

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Floor Plan

4204 W. Cheyenne Avenue, North Las Vegas, NV 89032



Leasing By:



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Suite 110



±15,427 SF
Available Space



±1,464 SF
Office Space



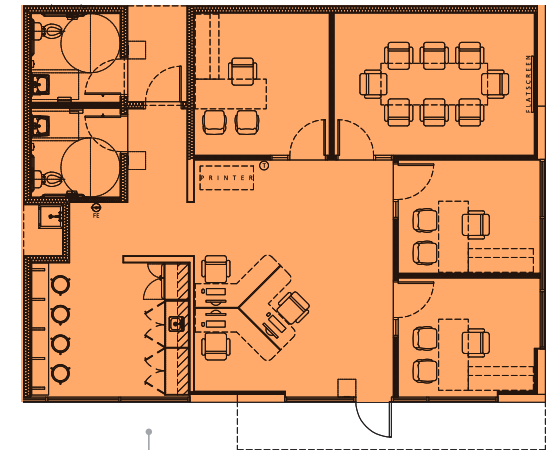
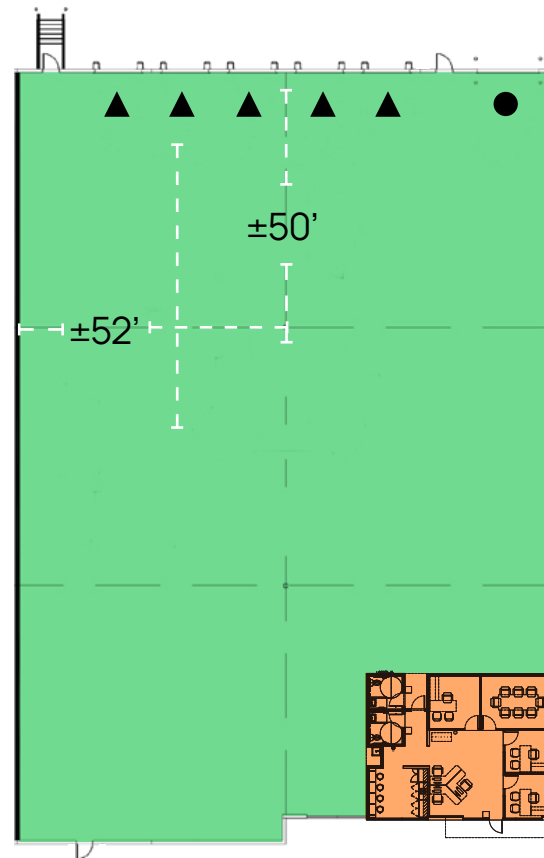
5 (±9' x ±10')
Dock Loading



1 (±12' x ±14')
Grade Loading



March 1, 2027
Availability Date



LEGEND

- Office
- Warehouse
- Dock Loading
- Grade Loading

Floor Plan

4204 W. Cheyenne Avenue, North Las Vegas, NV 89032



Leasing By:



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Suite 120



±15,427 SF
Available Space



±1,667 SF
Office Space



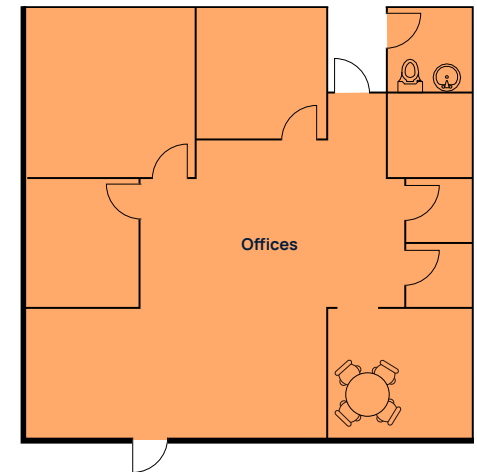
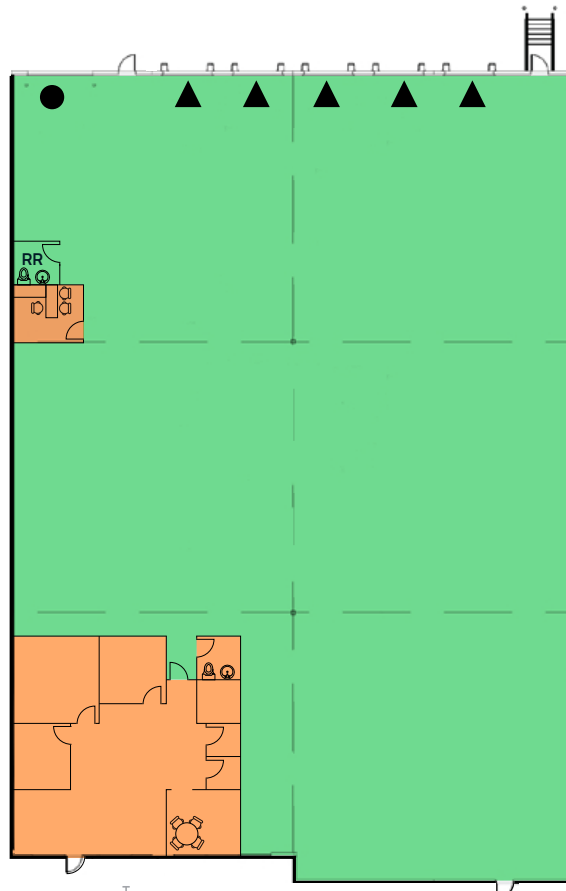
5 (±9' x ±10')
Dock Loading



1 (±12' x ±14')
Grade Loading



October 1, 2026
Availability Date



LEGEND

- Office
- Warehouse
- Dock Loading
- Grade Loading

Floor Plan

4204 W. Cheyenne Avenue, North Las Vegas, NV 89032



Leasing By:



⬆ For Illustration Purposes Only. Not To Scale.

Suite 130



±15,112 SF
Available Space



±1,464 SF
Office Space



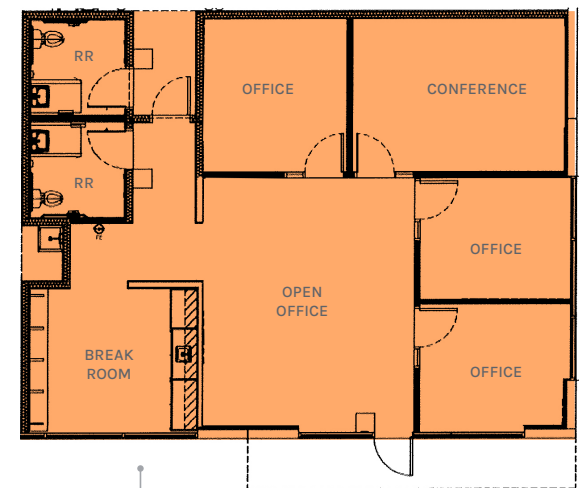
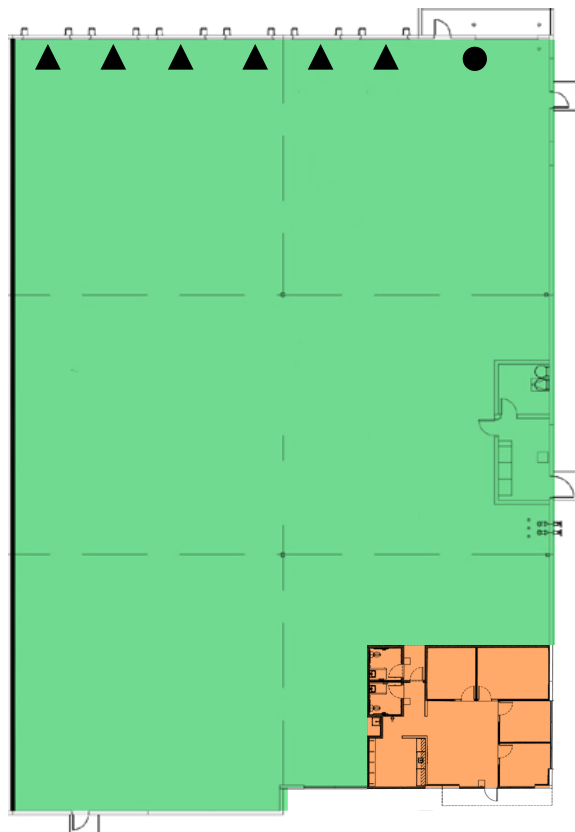
6 (±9' x ±10')
Dock Loading



1 (±12' x ±14')
Grade Loading



Now
Availability Date



LEGEND

- Office
- Warehouse
- Dock Loading
- Grade Loading

Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com.



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