Marq LOGISTICS™

Cheyenne Crossing

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

±15,112 SF
Available Space

±28'
Clear Height

Dock & Grade Loading

ESFR



Leasing By:

Colliers

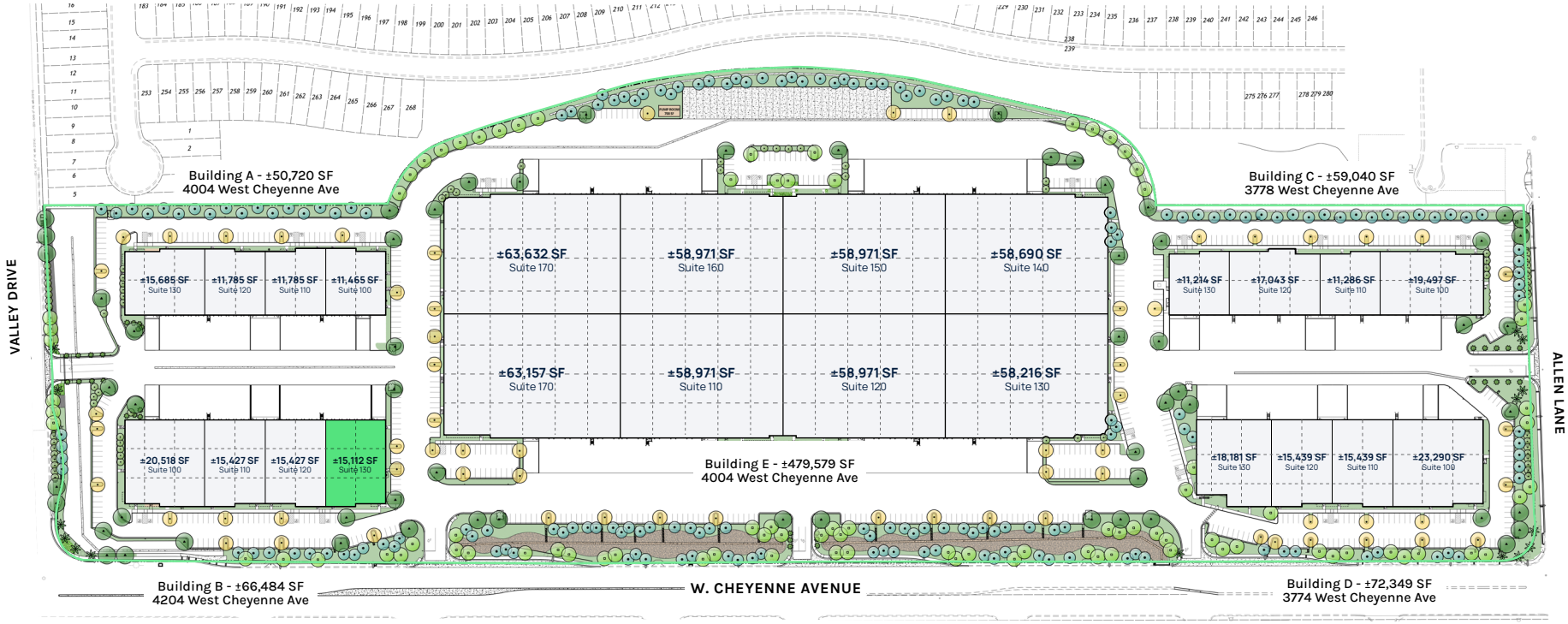
Site Plan

Leasing By:

Marq LOGISTICS | Colliers

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

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



Property Features

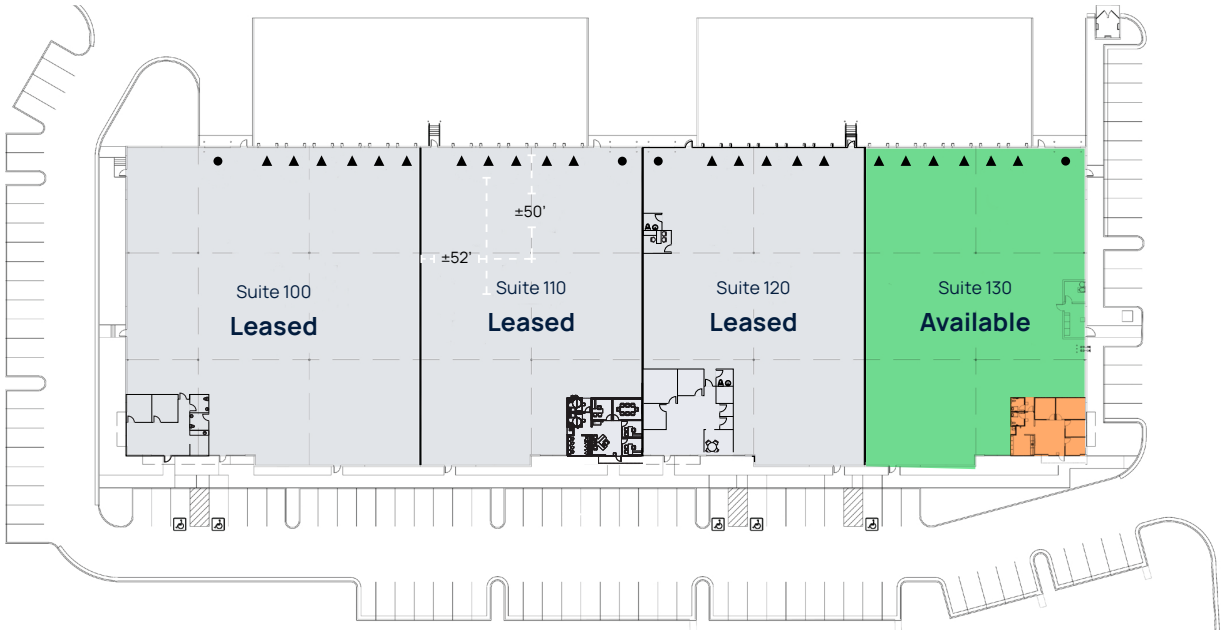
Leasing By: Marq Logistics | Colliers

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

Cheyenne Crossing is a best-in-class, Class A multi-tenant industrial park owned and operated by Marq Logistics. This five-building, ±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 tto 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.

- **±66,484 SF** — Building Total
- **M-1** — Zoning
- **±180'** — Truck Court (with ±60 Concrete Dock Apron)
- **±28'** — Clear Height
- **1.09:1,000** — Parking Ratio
- **ESFR** — Sprinklers
- **±52' x ±50' & ±52' x ±45'** — Column Spacing
- **7" Thick, 4500 PSI** — Floor Loading
- **±200A, 277/480V, 3-Phase** — (Tenant to verify)



LEGEND

- Office
- Warehouse
- Dock Loading
- Grade Loading

For Illustration Purposes Only. Not To Scale. N

Floor Plan

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

Leasing By: Marq Logistics | Colliers

N For Illustration Purposes Only. Not To Scale.

Suite 130

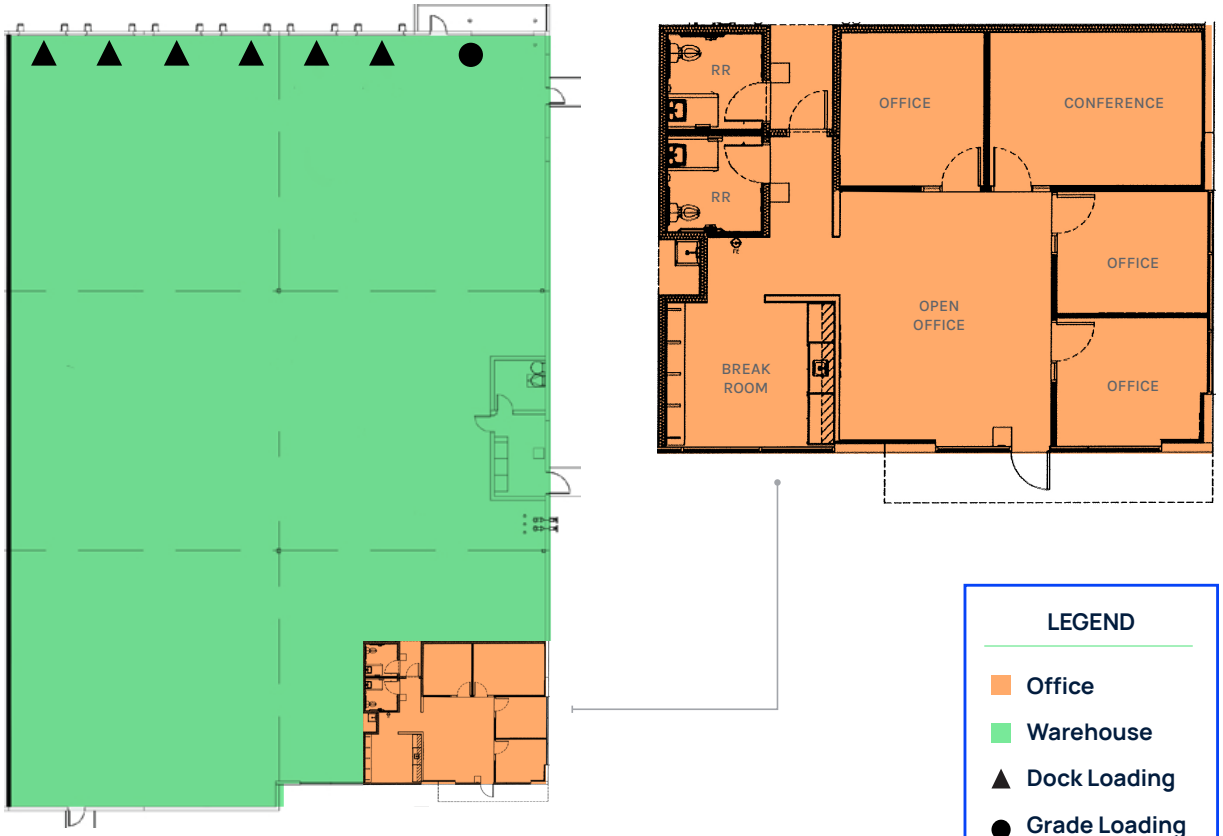
±15,112 SF
Available Space

±1,464 SF
Office Space

6 (±9' x ±10')
Dock Loading

1 (±12 'x ±14')
Grade Loading

Now
Availability Date



Location Map

Leasing By:

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

N For Illustration Purposes Only. Not To Scale.



Distances

I-15 Freeway	±3.4 Miles
US-95 Freeway	±4.0 Miles
North Las Vegas Airport	±2.2 Miles
Las Vegas Strip	±9.9 Miles

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**.

Colliers

Jerry Doty, SIOR
Vice Chair
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Paul Sweetland, SIOR
Vice Chair
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

Morgan Elson
Associate
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Marq Logistics is committed to a policy of continuous development and reserves the right to make changes to information without notice. All of the facilities and amenities will be project dependent and agreed with each customer. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal.