

UNDER NEW OWNERSHIP:

RISING
Realty Partners

EXTENSIVE TENANT IMPROVEMENTS COMPLETE

100% HVAC Warehouse Available



3825 – 3985 W. Cheyenne Avenue, North Las Vegas, NV 89032 | For Lease

Northport Industrial Center

Located along the Cheyenne Technology Corridor

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Accelerating success.

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±3,811 SF & ±4,564 SF Available

Northport Industrial Center is an optimal mix of office, flex, and industrial buildings totaling approximately ±126,000 square feet. Northport Industrial Center is located in North Las Vegas, along the Cheyenne Technology Corridor, adjacent to the North Las Vegas Airport.

HIGHLIGHTS

- Extensive Tenant Improvements completed
- Located along the Cheyenne Technology Corridor
- High image, office, flex and industrial buildings
- 100% HVAC units
- Competitive lease rates
- Cheyenne Avenue frontage
- 3:1,000 parking ratio
- Business park environment with lush landscaping

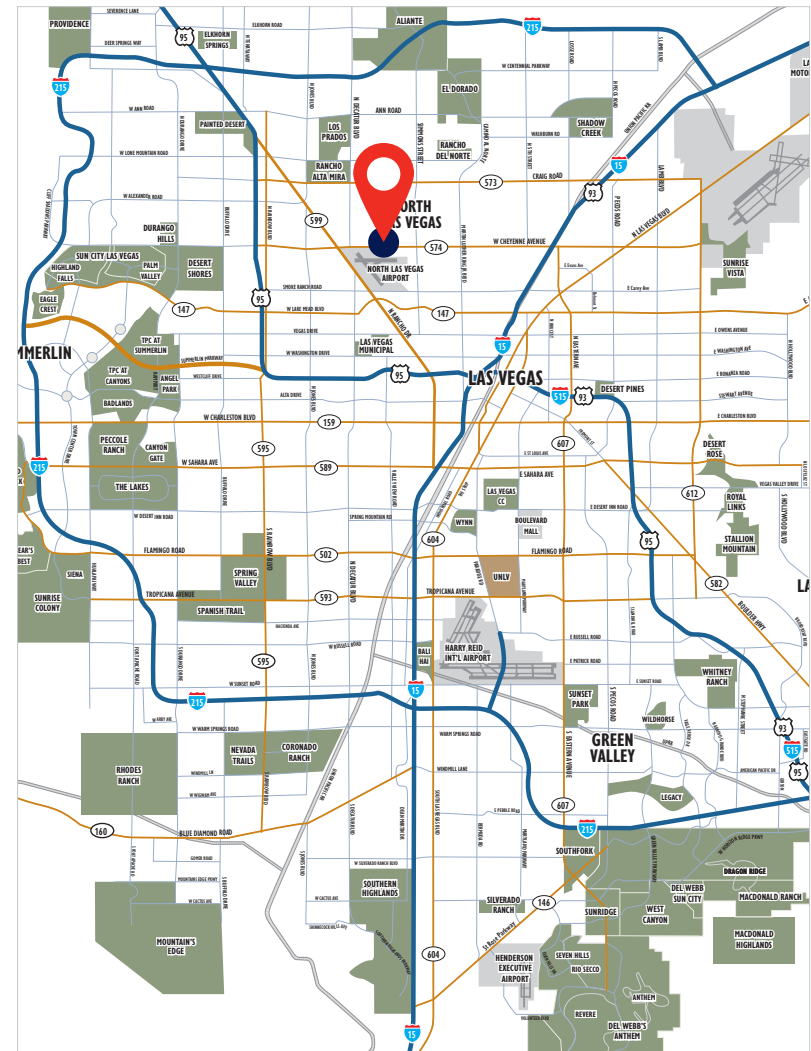


Lease Rate

\$1.30/SF

NNN Fees

\$0.39 SF/Mo



Northport Industrial Center

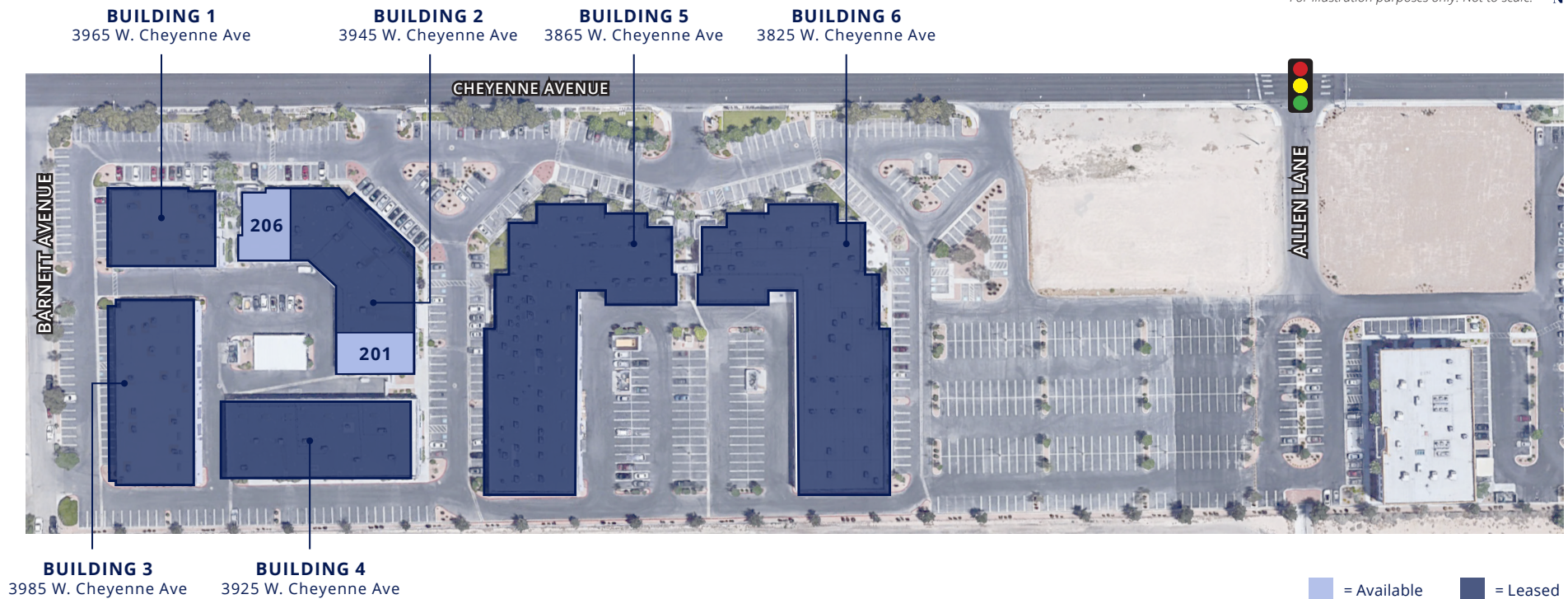
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Site Plan

For illustration purposes only. Not to scale. 



Building	Suite	Total SF	Lease Rent	NNN Fees
3945	201	±4,564 SF	\$1.30	\$0.39
3945	206	±3,811 SF	\$1.30	\$0.39

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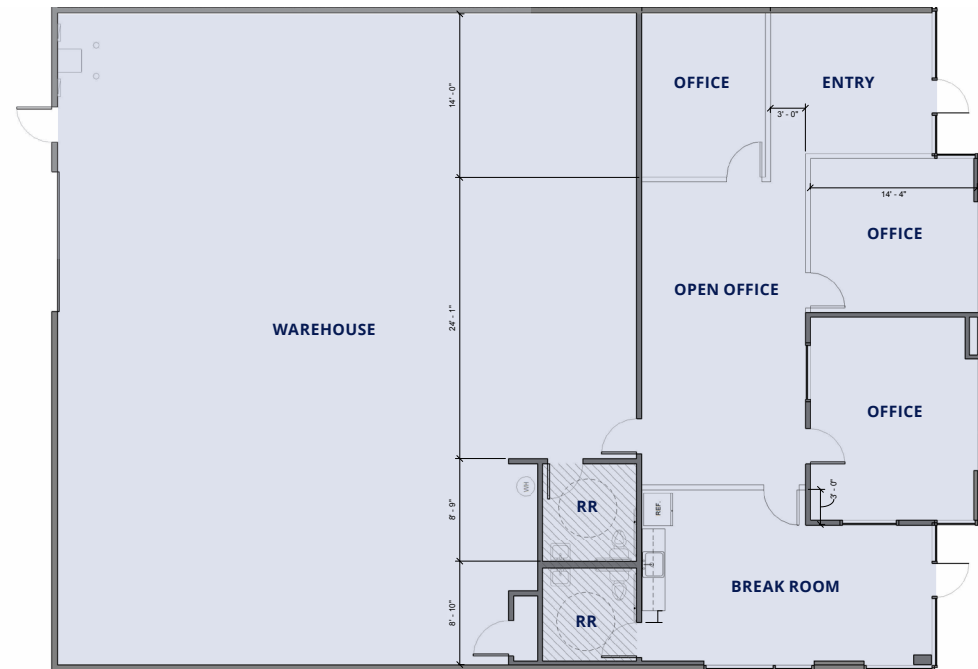
Suite 201

3945 W. Cheyenne Avenue

±4,564 Total SF*

100% HVAC Office and Warehouse

*Approximate square footage



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Lease Rate

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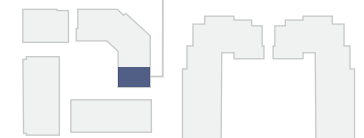
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Extensive Tenant Improvements in Progress

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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Suite 206

3945 W. Cheyenne Avenue

±3,811 Total SF*

- 100% HVAC Warehouse
- Open Office Plan
- 2 Restrooms
- Frontage on Cheyenne
- Window-Lined Warehouse for Great Natural Light
- Ready for Immediate Occupancy

*Approximate square footage



Lease Rate

\$1.30/SF

NNN Fees

\$0.39 SF/Mo

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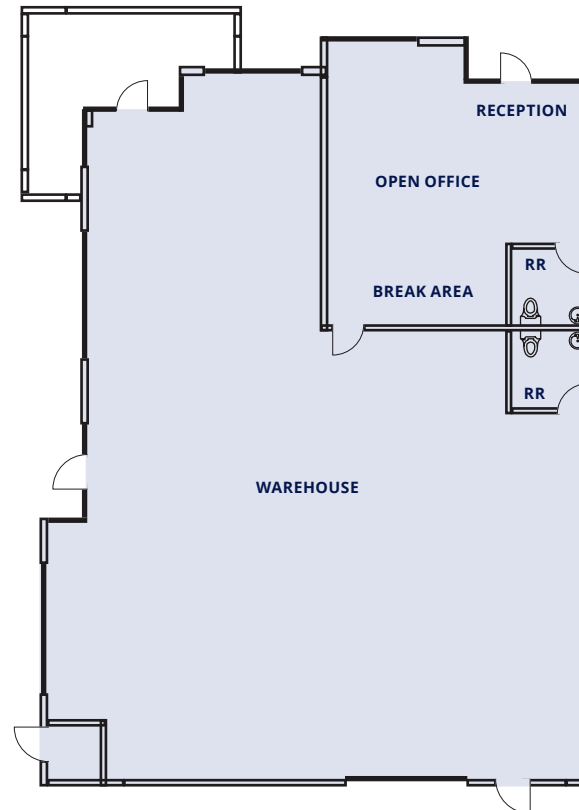
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Aerial Map



\$4.9B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
23,000 Professionals



ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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Exclusive Listing Agents:

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