

FOR LEASE

±21,120 SF Available

4601

4601 E. Cheyenne Avenue, Las Vegas, NV 89115

Sunrise Industrial Park #1

Jerry Doty, SIOR

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OWNED BY:

mdh

LEASED BY:



Accelerating success.

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Colliers

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Property Highlights

Cross Streets	E. Cheyenne Avenue & Marion Drive
County	Clark
Zoning	IL (Industrial Light)
APN	140-17-102-003
Year Built	1995
Clear Height	±24'
Total Building SF	±237,600 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-phase power
Sprinklers	ESFR
Column Spacing	±48' x ±52' Typical Column Spacing
Parking	1.5:1000



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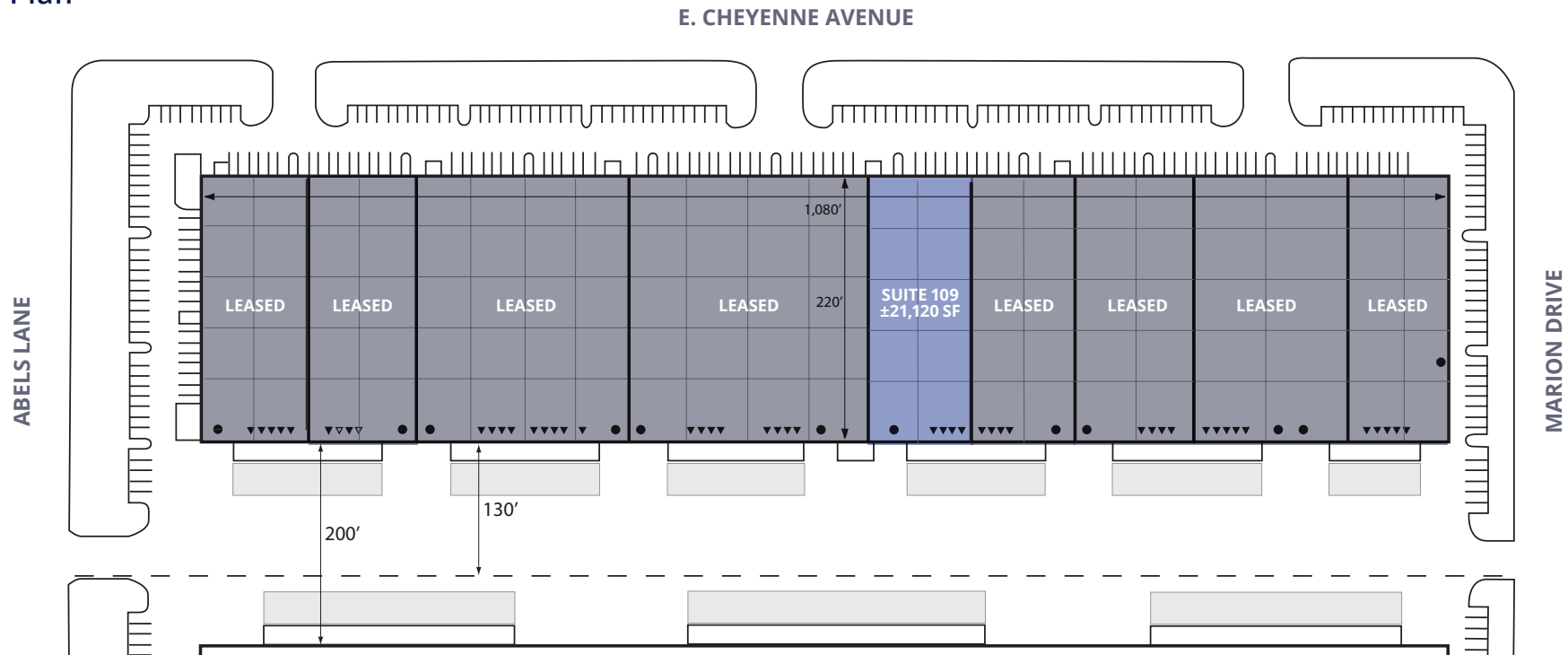


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For illustration purposes only. Not to scale.



Site Plan



■ = AVAILABLE

△ = Edge of Dock Levels

▲ = Dock Loading Door

● = Grade Loading Door

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Property Details

Suite 109

Total SF
±21,120 SF

Office SF
±1,001 SF

Warehouse SF
±20,119 SF

Dock Loading
Four (4) ±8' x ±10'

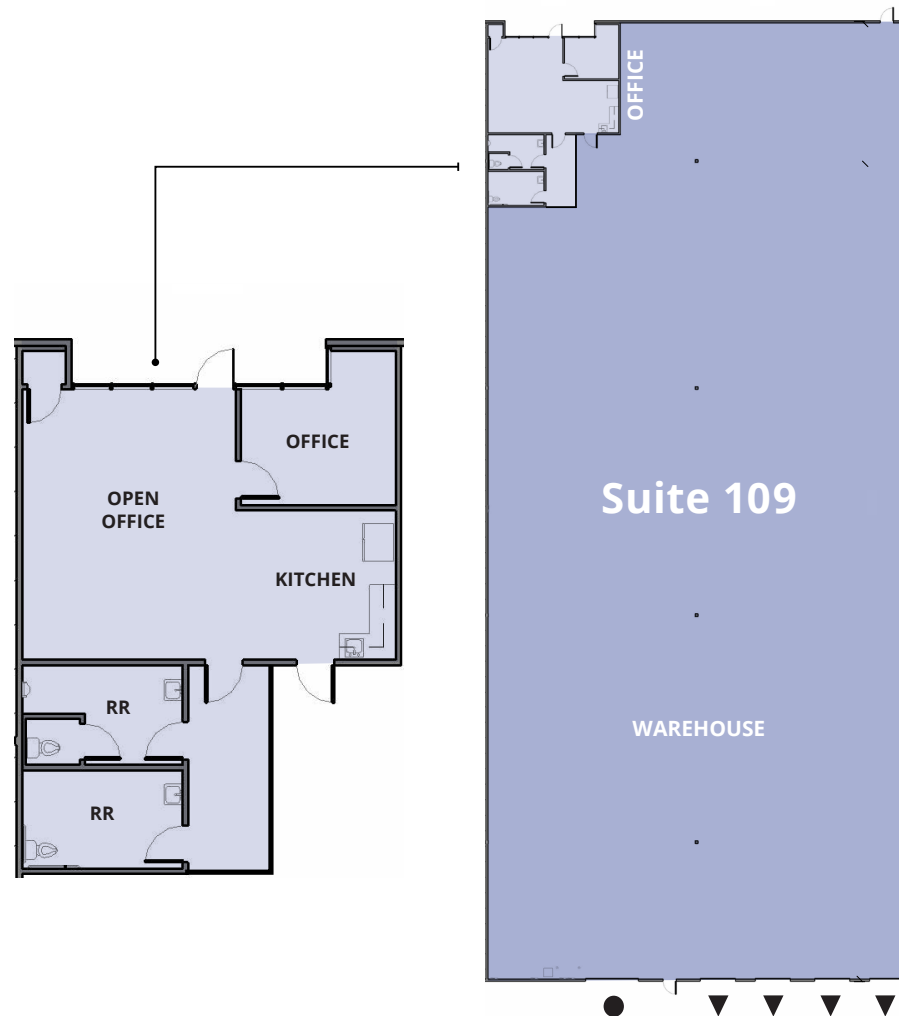
Grade Loading
One (1) ±12' x ±14'

Power
±200 Amps, 277/480 Volt,
3-Phase

▲ = Dock Loading Door

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Aerial Map ↗

