

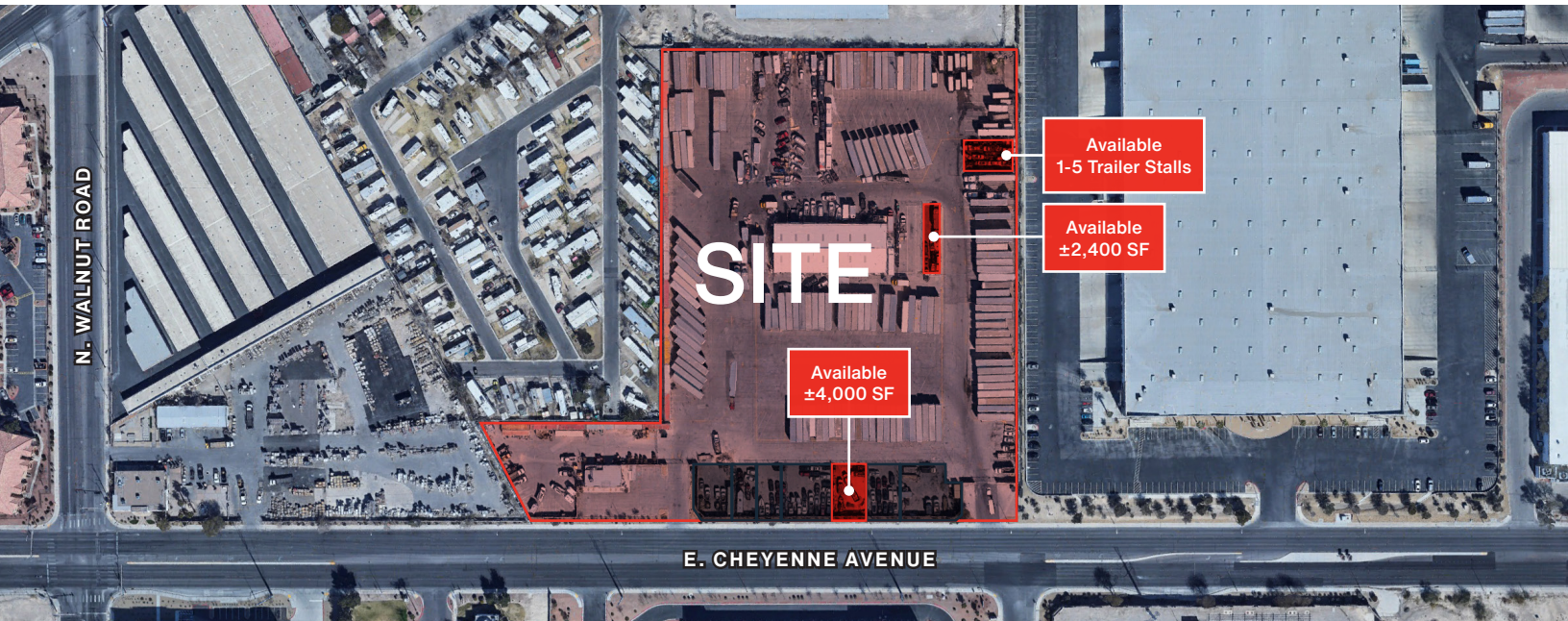


CLARION PARTNERS

For Lease

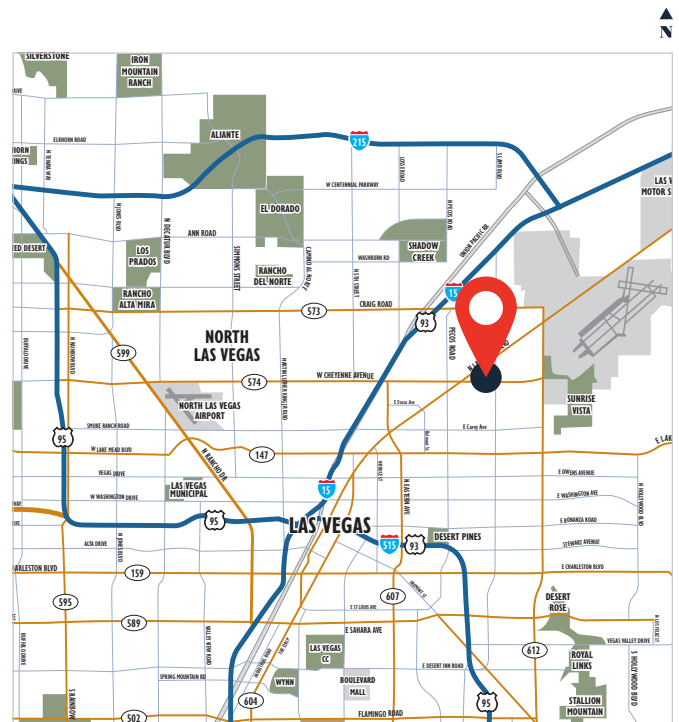
Outdoor Storage/Drop Lot
4100 E. Cheyenne Avenue
Las Vegas, NV 89115

Secured Fenced Yard Available



Property Highlights

- Secured Fenced Yard Available
- APN: 140-07-802-007
- Industrial Light (IL) Zoning
- Fully paved, fenced, and gated
- Excellent access to Interstate 15 via East Cheyenne Avenue, East Craig Road, and North Lamb Boulevard
- Located ± 2 miles to I-15 and ± 5.1 miles from the 515 freeway

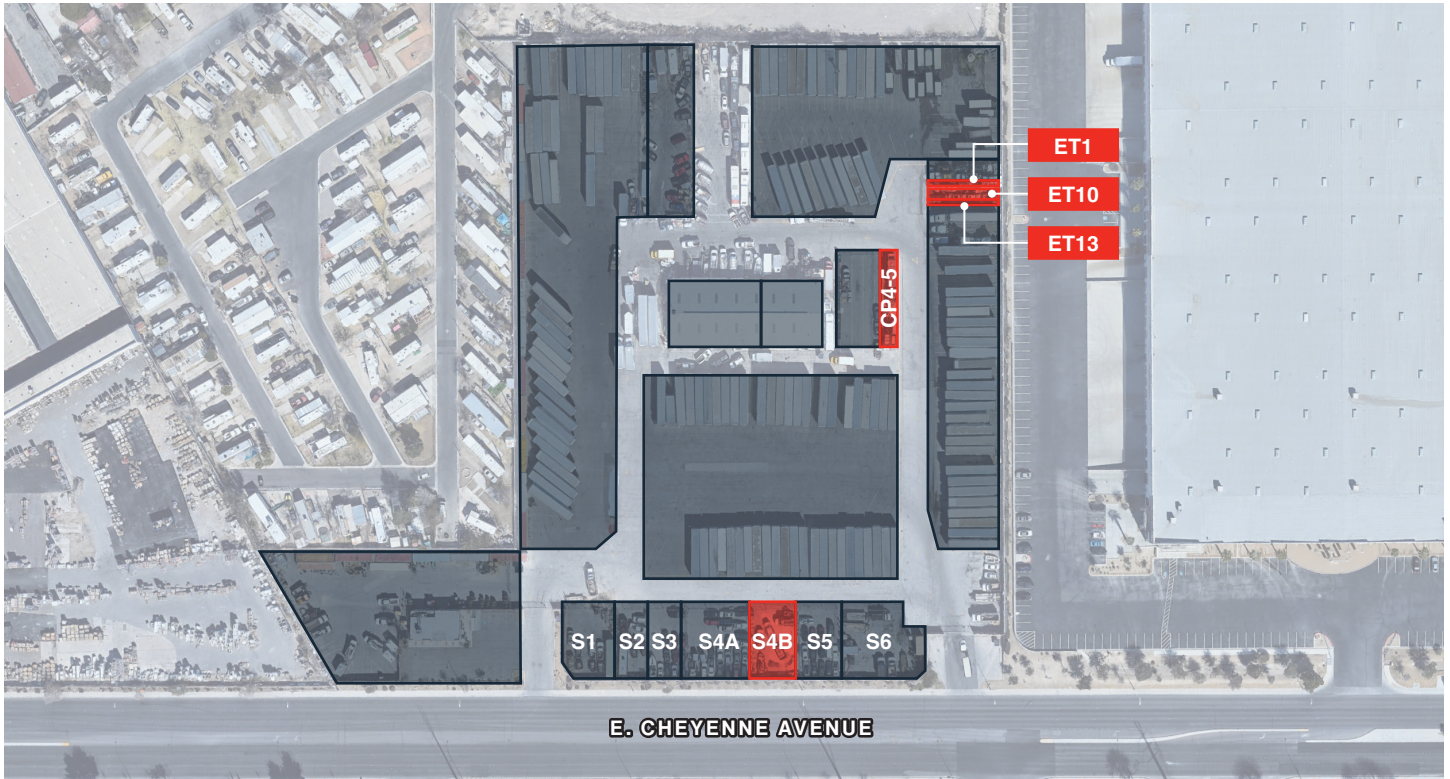




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Outdoor Storage/Drop Lot

■ = LEASED ■ = AVAILABLE



Available Lots

Space	Acres	Yard
CP4-5	±0.06 Acres	±2,400 SF Non-Fenced Yard
S4B	±0.09 Acres	±4,000 SF Fenced Yard

Space	Stalls	Dimensions
ET1	Single Stall	±12' x ±70'
ET10	3 Trailer Stalls	±12' x ±72'
ET13	Single Stall	±12' x ±70'



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For more information on this opportunity, please contact:



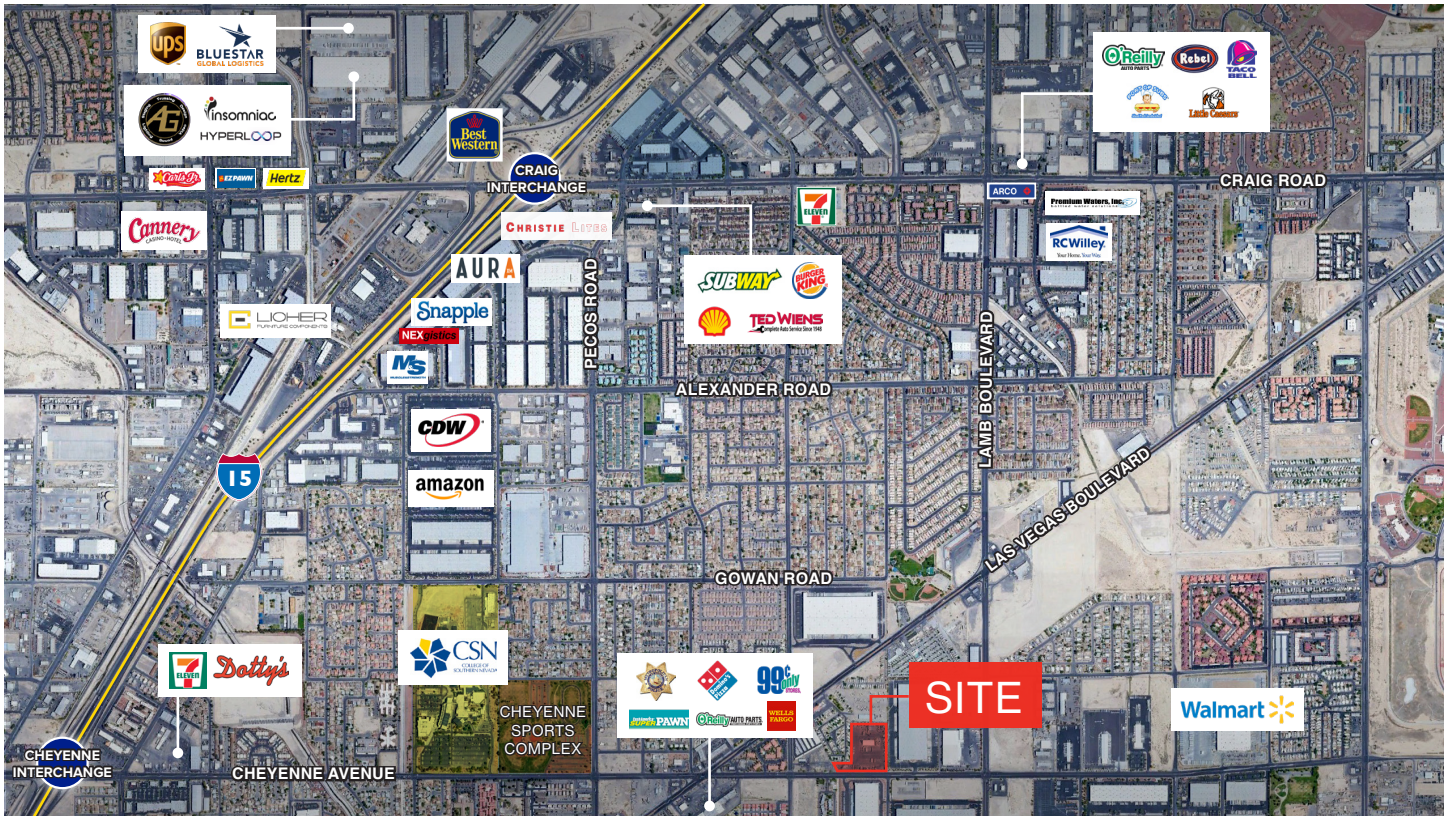
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Outdoor Storage/Drop Lot



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

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