

FOR LEASE

±21,120 SF Available

4601

4601 E. Cheyenne Avenue, Las Vegas, NV 89115

Sunrise Industrial Park #1

Jerry Doty, SIOR

Vice Chair

+1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Morgan Elson

Associate

+1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chair

+1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

OWNED BY:

mdh

LEASED BY:



Accelerating success.

Available For Lease

Sunrise Industrial Park #1

Colliers

4601 E. Cheyenne Avenue, Las Vegas, NV 89115

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



Available For Lease

Sunrise Industrial Park #1

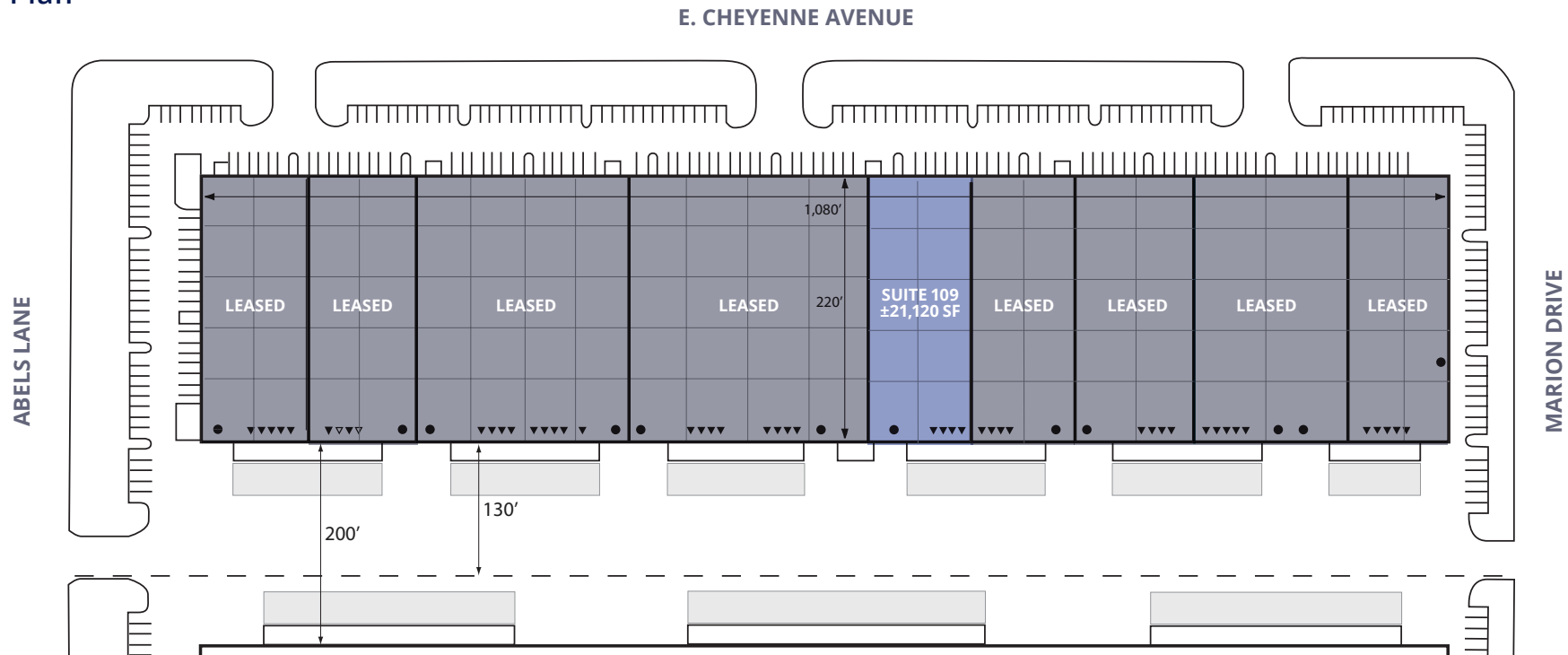


4601 E. Cheyenne Avenue, Las Vegas, NV 89115

For illustration purposes only. Not to scale.



Site Plan



■ = AVAILABLE

△ = Edge of Dock Levelers

▲ = Dock Loading Door

● = Grade Loading Door

Jerry Doty, SIOR

Vice Chair

+1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Morgan Elson

Associate

+1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chair

+1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

Colliers Las Vegas

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

Available For Lease

Sunrise Industrial Park #1



4601 E. Cheyenne Avenue, Las Vegas, NV 89115

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'

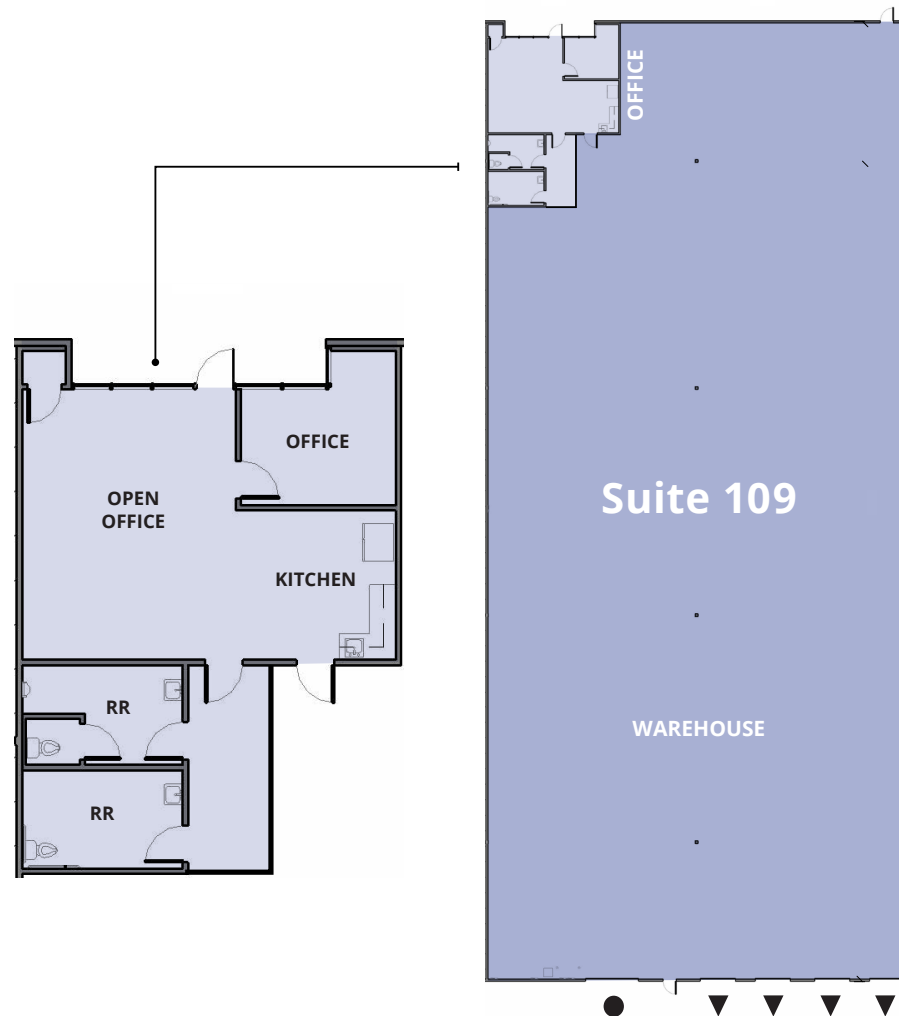
Power

±200 Amps, 277/480 Volt,
3-Phase

▲ = Dock Loading Door

● = Grade Loading Door

For illustration purposes only. Not to scale.



Available For Lease

Sunrise Industrial Park #1



4601 E. Cheyenne Avenue, Las Vegas, NV 89115

Aerial Map ↗

