

CHEYENNE INDUSTRIAL PARK

Bldg 1: 3130 N Lamb Blvd
Bldg 2: 4375 E Cheyenne Ave
Las Vegas, NV 89115

GROUNDBREAKING DECEMBER 2023



EXCLUSIVE BROKER:



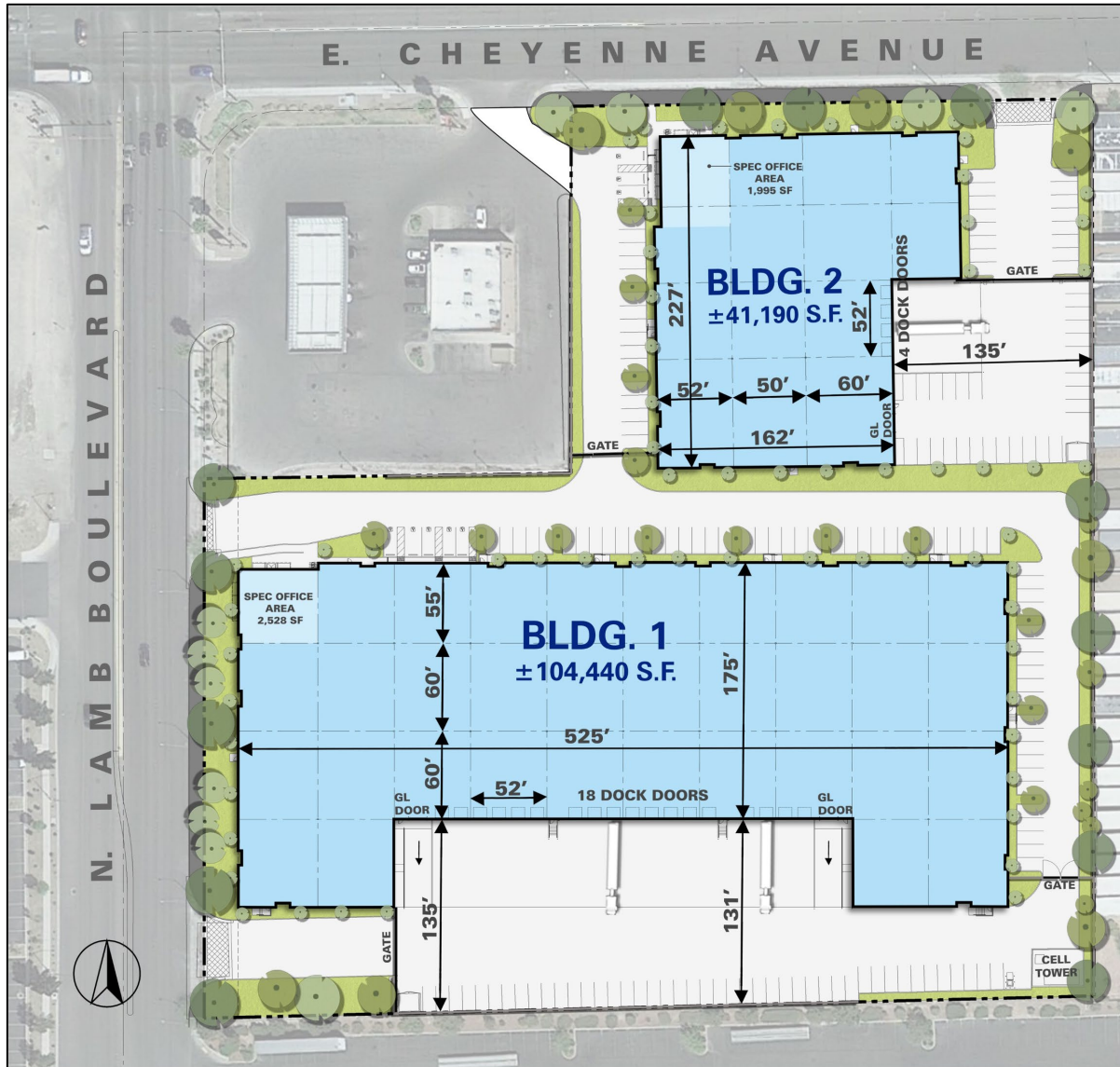
DEVELOPED BY:

ROCKEFELLER
GROUP

±41,190 & ±104,440 SF Available For Lease
Estimated Delivery Q4 2024

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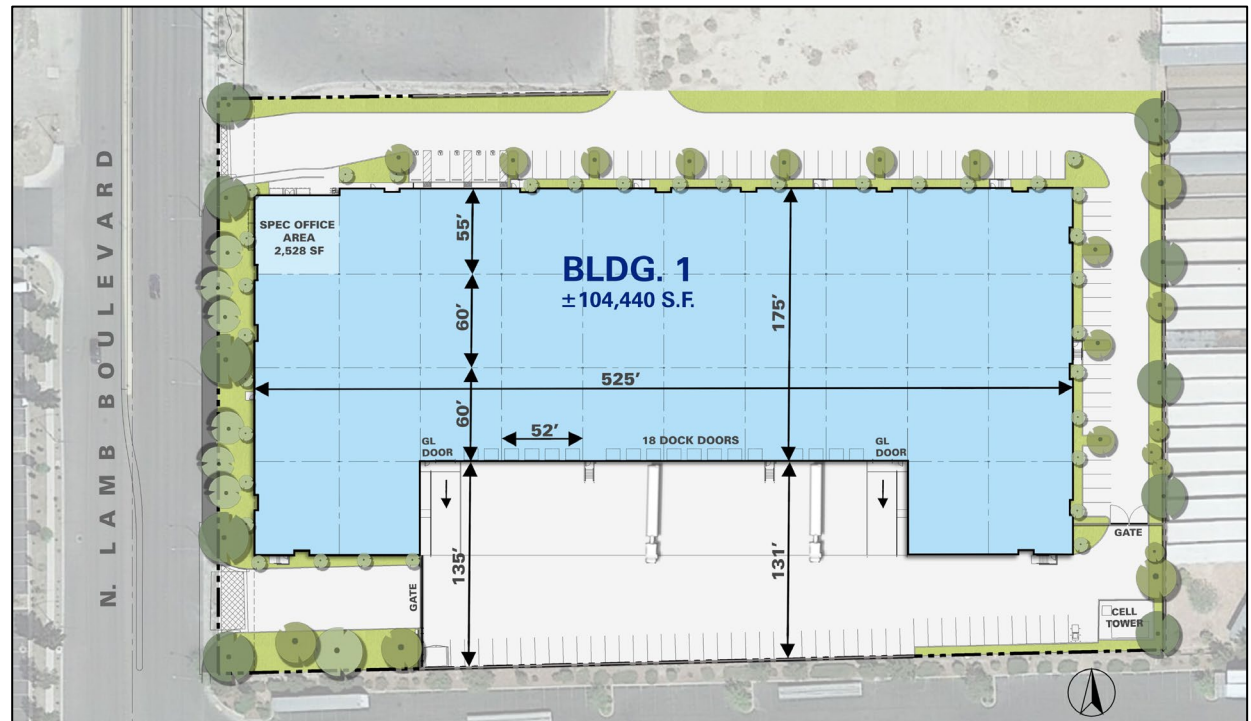


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Building 1 Features:

- ±104,440 total square feet
- ±101,912 SF warehouse
- ±2,528 SF spec office
- 32' clear height @ first column
- ESFR sprinklers
- TPO roofing
- R-19 roof insulation with white scrim insulation
- 60' x 52' typical column spacing
- 60' speed bays
- 6" slab thickness
- 2,000 amps UGPS, 277/480V, 3-phase power
- Eighteen (18) dock high doors
- Two (2) grade level doors
- 135' possible secured truck court
- 105 auto parking stalls
- Evaporative cooled warehouse (3 air changes/hr)
- Warehouse LED lighting (30' candles with 15' whips)



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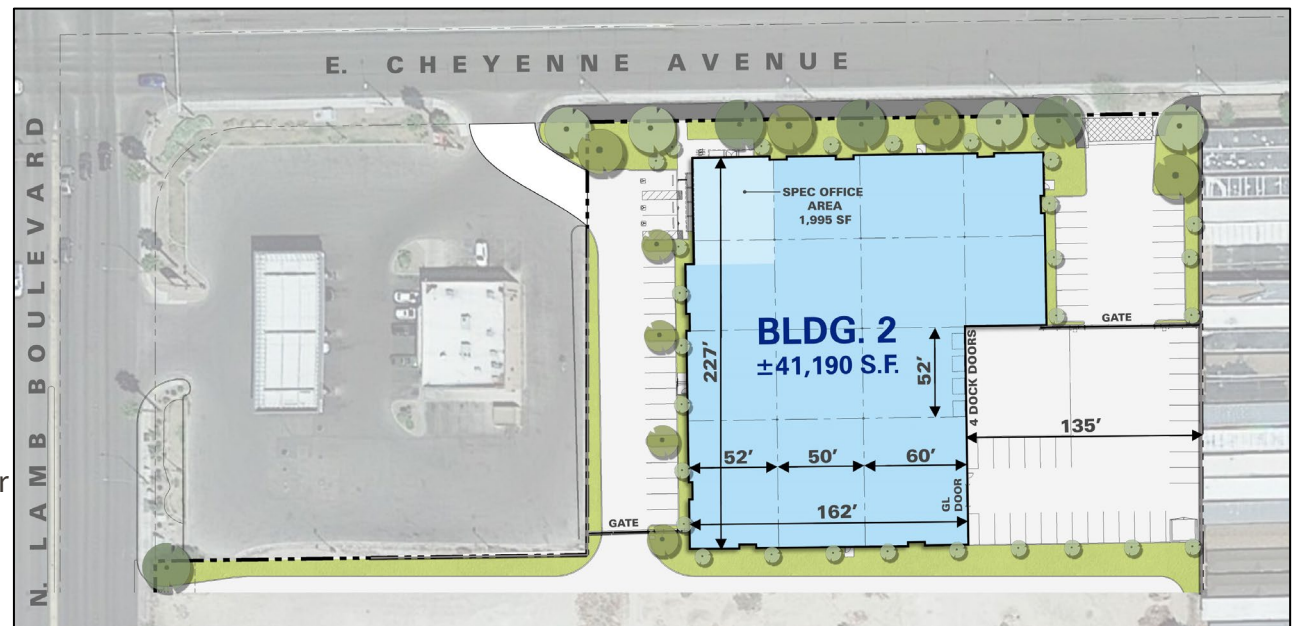


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Building 2 Features:

- ±41,190 total square feet
- ±39,195 SF warehouse
- ±1,995 SF spec office
- 30' clear height @ first column
- ESFR sprinklers
- TPO roofing
- R-19 roof insulation with white scrim insulation
- 50' x 52' typical column spacing
- 60' speed bays
- 6" slab thickness
- 1,200 amps UGPS, 277/480V, 3-phase power
- Four (4) dock high doors
- One (1) grade level door
- 135' possible secured truck court
- 63 auto parking stalls
- Evaporative cooled warehouse (3 air changes/hr)
- Warehouse LED lighting (30' candles with 15' whips)



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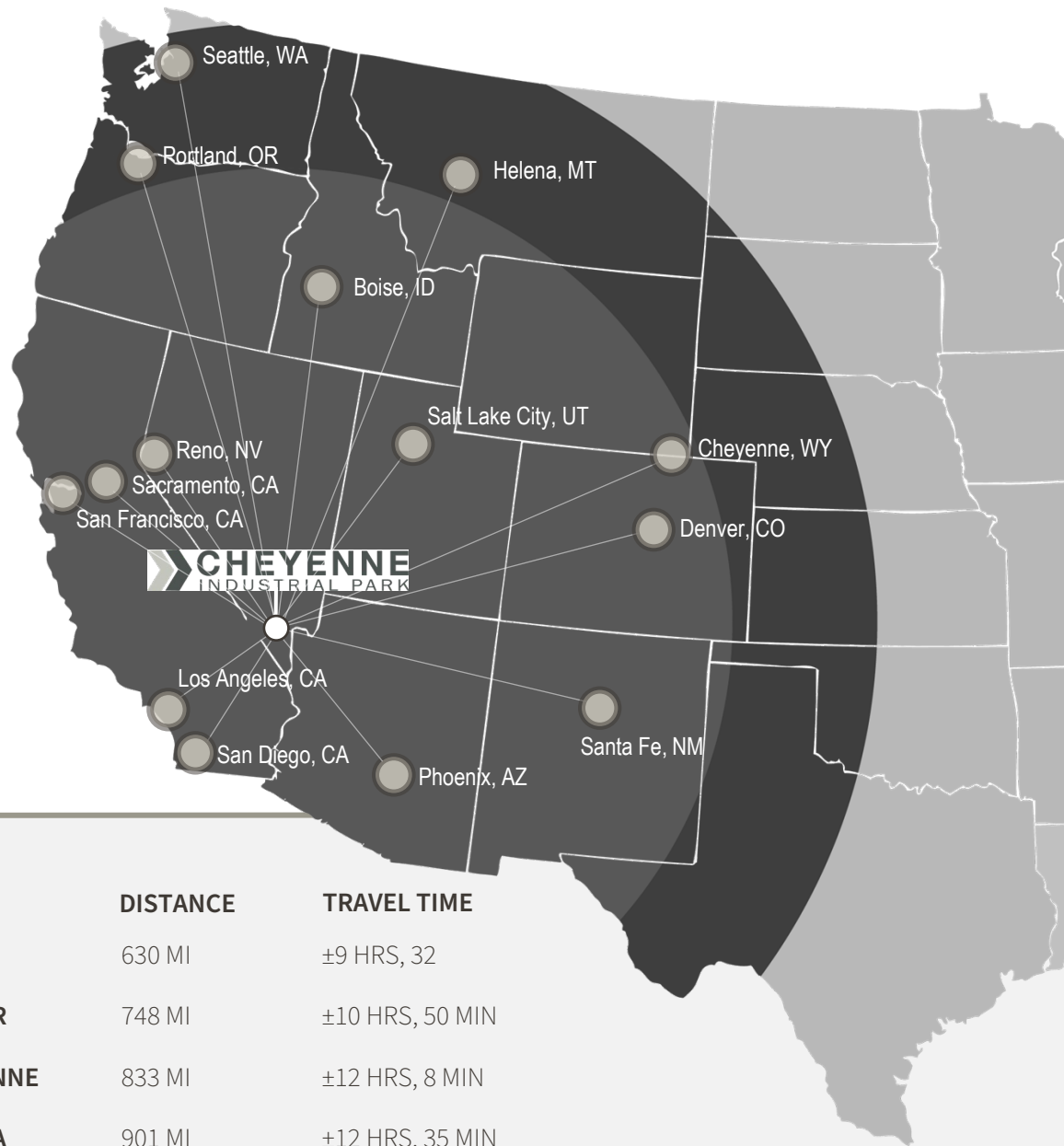


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Transit Analysis from Las Vegas

- ONE DAY TRUCK SERVICE**
 19.4% OF U.S. POPULATION
- TWO DAY TRUCK SERVICE**
 23.3% OF U.S. POPULATION



	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	±4 HRS
PHOENIX	298 MI	±4 HRS, 38 MIN
SALT LAKE CITY	421 MI	±5 HRS, 51 MIN
RENO	448 MI	±7 HRS, 1 MIN
ALBUQUERQUE	574 MI	±8 HRS, 20 MIN
SAN FRANCISCO	568 MI	±8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	±9 HRS, 32
DENVER	748 MI	±10 HRS, 50 MIN
CHEYENNE	833 MI	±12 HRS, 8 MIN
HELENA	901 MI	±12 HRS, 35 MIN
PORTLAND	974 MI	±15 HRS, 29 MIN
SEATTLE	1,125 MI	±15 HRS, 29 MIN

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DEVELOPED BY:



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For information on state-based incentive packages please feel free to visit www.lvgea.org