

FOR SALE

ODYSSEY INDUSTRIAL PARK

NORTH LAS VEGAS, NV 89032 - Q4 2019 DELIVERY

COMING SOON!



CLASS A INDUSTRIAL | ±86,920 TOTAL SF | DIVISIBLE TO 43,460 SF



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Q4 2019 DELIVERY



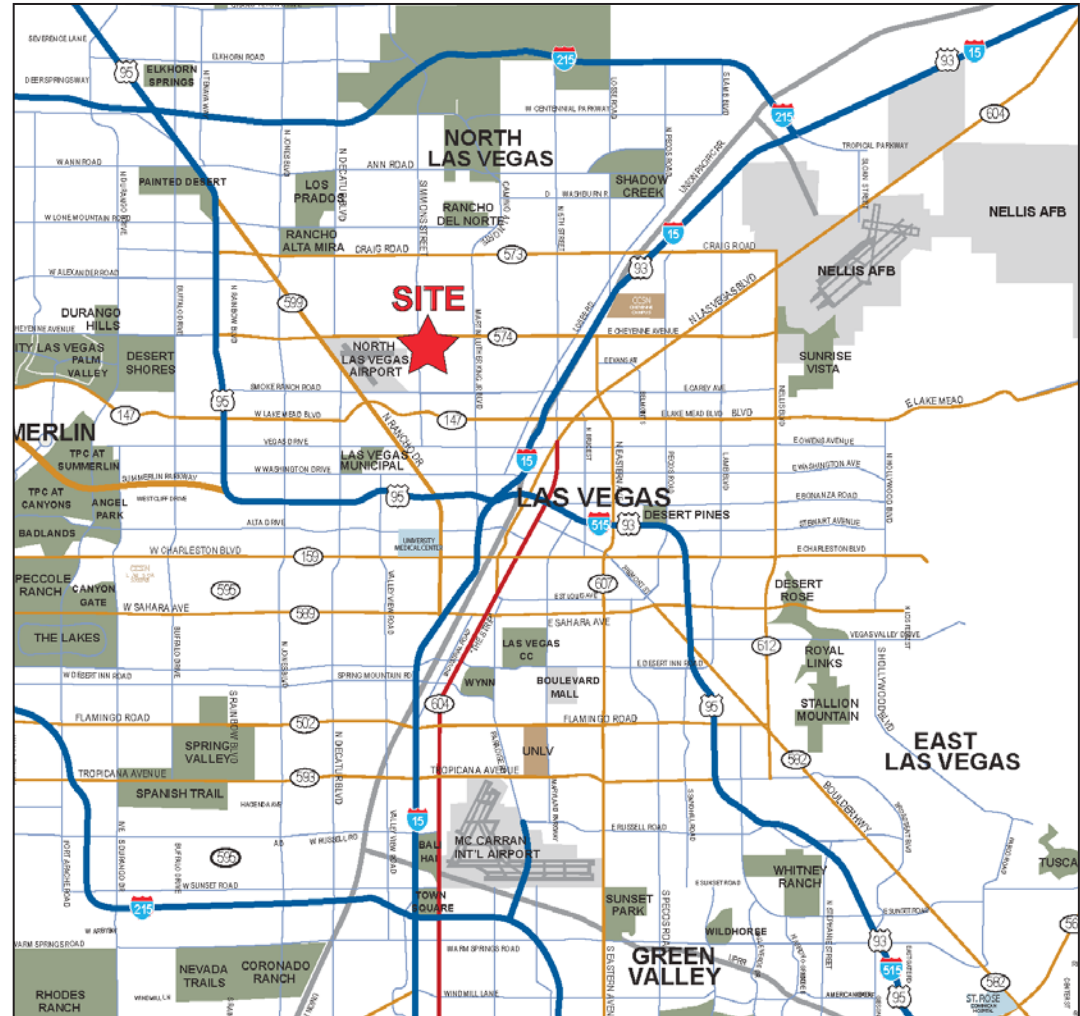
ODYSSEY INDUSTRIAL PARK is located in the North Las Vegas Submarket just south of W. Cheyenne Ave., within the highly desired Cheyenne West Corporate Center.

LOCATION HIGHLIGHTS

- + Access to both I-15 and 95 freeway via Cheyenne Ave.
- + City of North Las Vegas Jurisdiction
- + Zoned: M-2, General Industrial

PROPERTY FEATURES

- + ±86,920 total SF
- + Divisibility to: ±43,460 SF
- + ±53'x ±60' typical column spacing
- + Ten (10) 9' x 10' dock high loading doors
- + Four (4) 12' x 14' grade level loading doors
- + 24' minimum ceiling clearance
- + 277/480 V, 3-Phase Power
- + ESFR fire suppression system



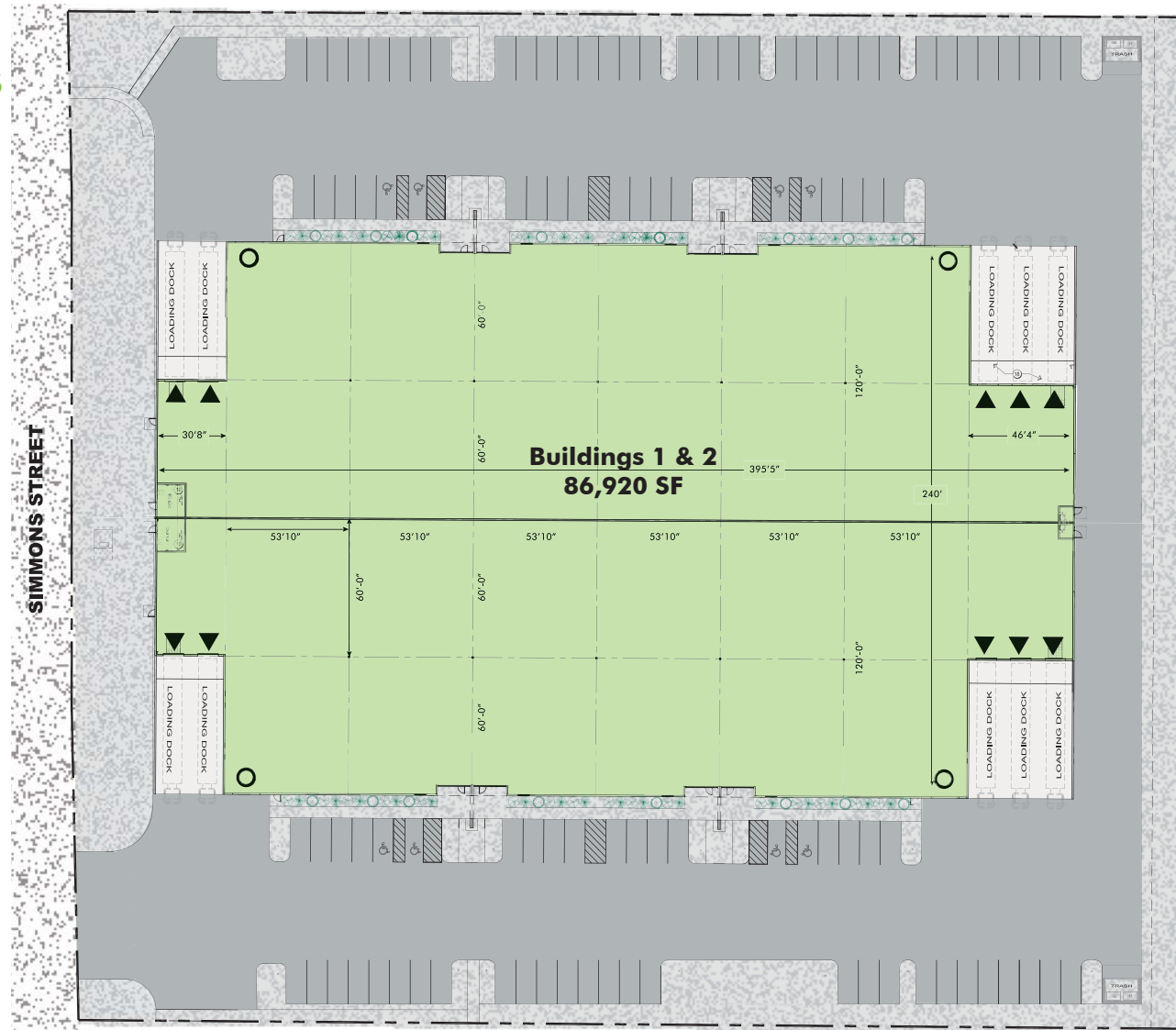
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**MULTIPLE
CONFIGURATIONS
AVAILABLE**



Not to scale



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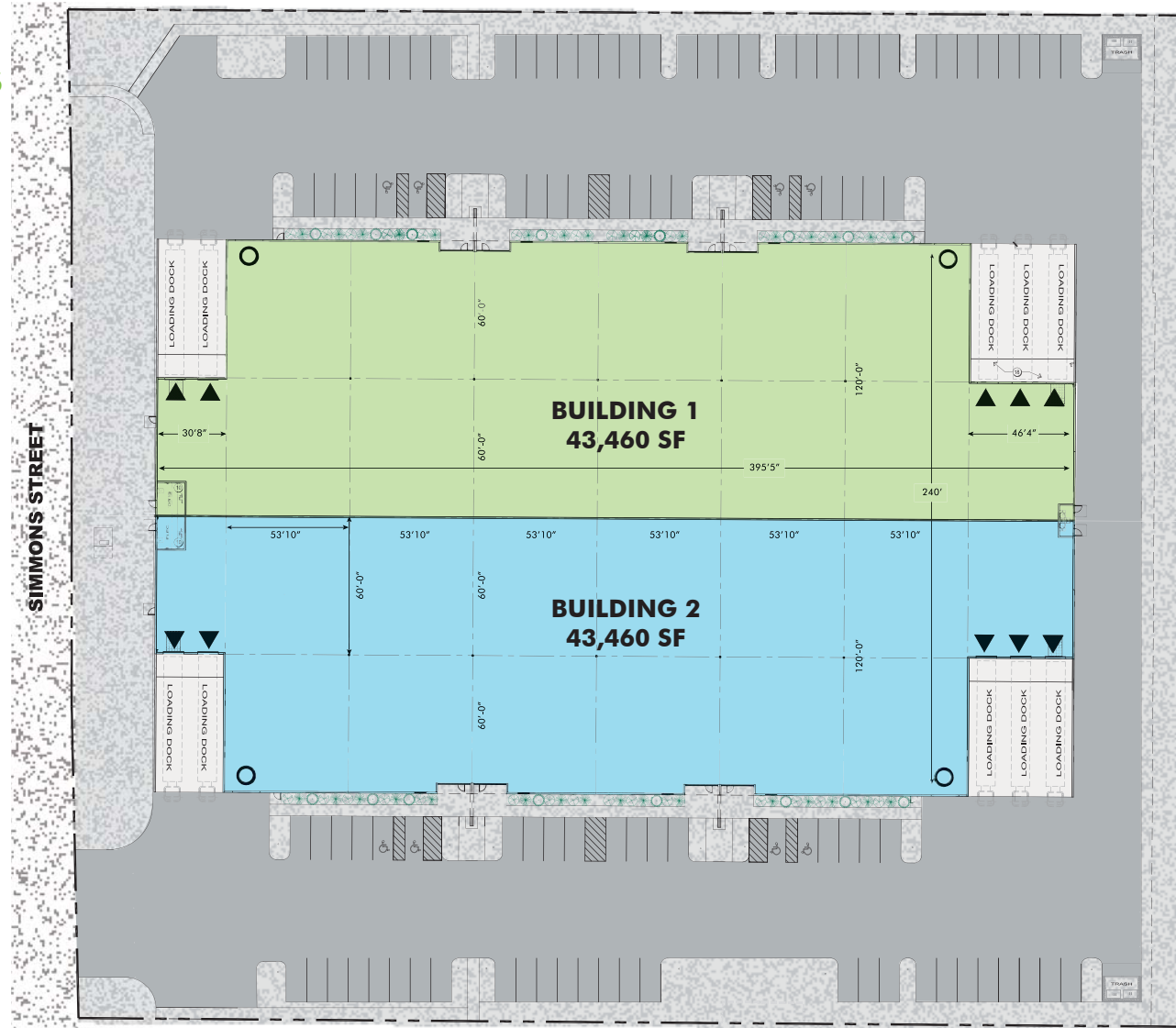
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BUILDING PREMISE DETAIL

Total Area	86,920 SF
Divisibility	43,4600 SF
Sprinklers	EFSR
Dock High	Ten (10) 9' x 10'
Grade Level	Four (4) 12' x 14'
Clear Height	24' minimum ceiling clearance
Power	277/480 V, 3-phase

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Odyssey Industrial Park will be a 86,920 SF building divisible to 43,460 SF. The building will offer dock and grade level loading, 24' clearance height, $\pm 53'$ x $60'$ typical column spacing, and EFSR sprinklers. The building will offer easy access to the I-15 and US-95 from Cheyenne Ave. Turnkey build-out opportunities are available.

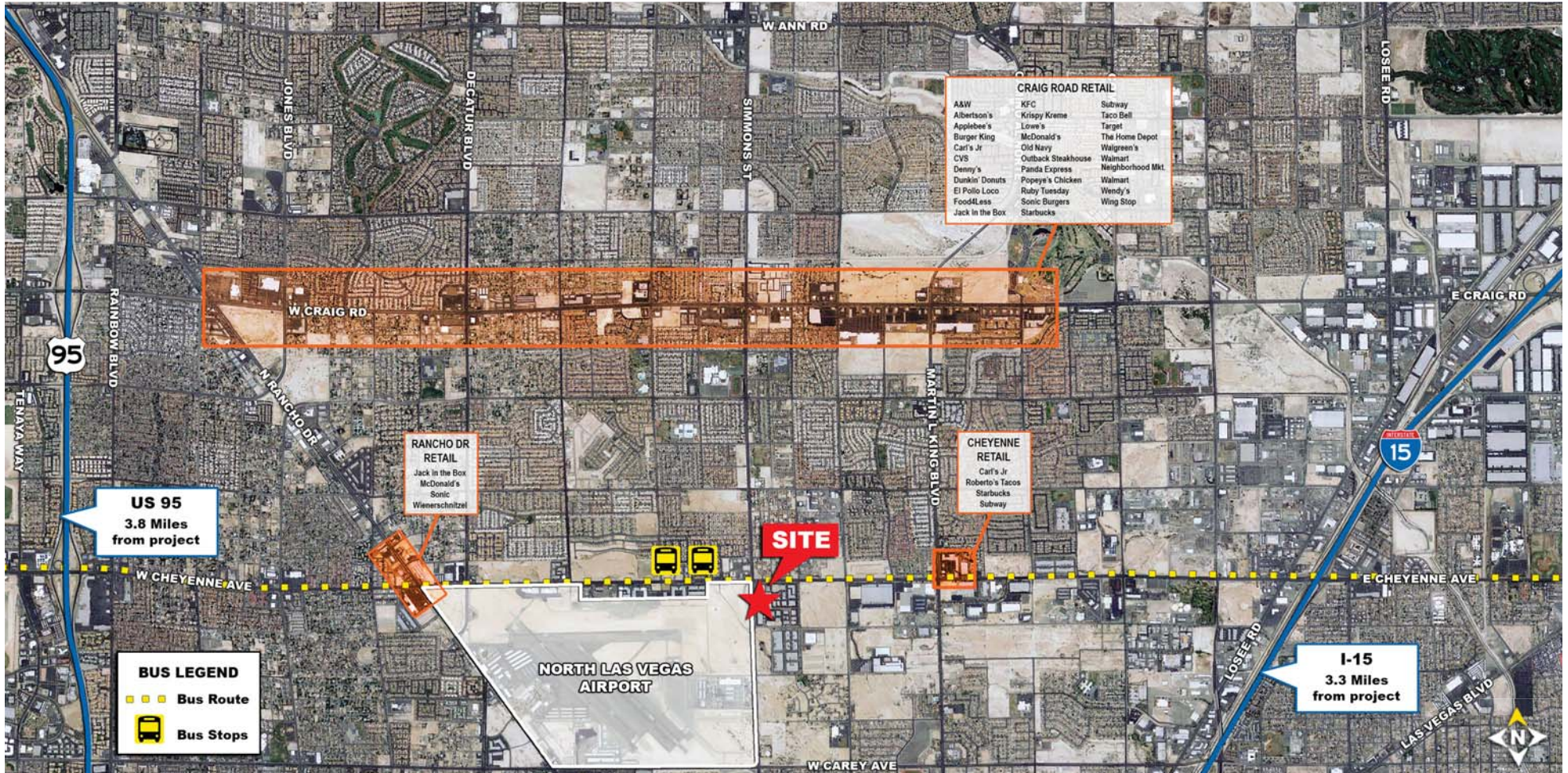
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Sale Price	Price PSF
Building 1	$\pm 43,460$ SF	Build to suit	Five (5)	Two (2)	Call for Pricing	
Building 2	$\pm 43,460$ SF	Build to suit	Five (5)	Two (2)	Call for Pricing	
Buildings 1 & 2	$\pm 86,920$ SF	Build to suit	Ten (10)	Four (4)	Call for Pricing	



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