

INDUSTRIAL SUBLEASE OPPORTUNITY

6255 N. Hollywood Blvd, Suite B125 · North Las Vegas, NV 89115
Speedway Commerce Center III · Building B

±16,471 SF

TOTAL SPACE

32'

CLEAR HEIGHT

2 DOCK / 1 GRADE

LOADING DOORS

IMMEDIATE

AVAILABLE

FEB 29, 2028

LEASE EXPIRATION



PROPERTY OVERVIEW

Suite B125

Speedway Commerce Center III

6255 N. Hollywood Blvd · North Las Vegas, NV 89115

16,471 SF

TOTAL

1,678 SF

OFFICE

14,793 SF

WAREHOUSE

BUILDING SPECIFICATIONS

| | |
|--------------------|-----------------------------------|
| Clear Height | 32 Feet |
| Dock-High Doors | 2 (9' x 10') |
| Grade-Level Door | 1 (12' x 14') |
| Electrical Power | 200A, 277/480V, 3-Phase |
| Sprinkler System | ESFR — K-17 (Per Bldg. Specs.) |
| Column Spacing | 50' x 52' Typical |
| Speed Bays | 60 Feet |
| Slab Thickness | 7" Steel-Reinforced Concrete |
| Roof Insulation | R-19 (Per Bldg. Specs.) |
| Skylights | 1% Daylighting (Per Bldg. Specs.) |
| Zoning | M-2 — City of North Las Vegas |
| Construction Class | Class A Industrial |

LEASE DETAILS

| | |
|-----------------------|-------------------------------------|
| Lease Type | Sublease — Triple Net (NNN) |
| Availability | Immediate |
| Lease Expiration | February 29, 2028 |
| Current Base Rent | \$16,306 / Month (through Oct 2026) |
| Escalation — Nov 2026 | \$17,937 / Month |
| Escalation — Nov 2027 | \$18,834 / Month |
| Est. NNN (Year 1) | ~\$3,636 / Month |

WHY THIS SPACE

Flexibility. Speed. Function.

A rare sublease opportunity in one of the Las Vegas Valley's premier industrial submarkets — immediately functional, strategically located.



KEY HIGHLIGHTS

Class A Construction

Modern tilt-up concrete with 32' clear heights and 7" steel-reinforced slab.

Plug-and-Play Ready

Fully built-out office (1,678 SF) with open area, private offices, lobby, and break room.

Superior Loading

Two dock-high and one grade-level door for maximum freight flexibility.

High-Power Infrastructure

200A, 277/480V, 3-phase power (expandable) supports demanding industrial operations.

ESFR Fire Suppression

K-17 rated system accommodates a broad range of storage classifications.

Premier Campus

Part of a 724,608 SF Class A campus — neighbors include Amazon, FedEx, DHL, and Sephora.

STRATEGIC ADVANTAGE

Immediate Occupancy

No build-out timeline. No landlord negotiation cycle. Move in and start operating on day one.

Skip the Construction Wait

New Class A deliveries require 12–24 months. This space is available now.

Short-Term Flexibility

Remaining term through February 2028 is ideal for companies scaling, testing new markets, or bridging to a build-to-suit.

Fixed, Predictable Escalations

Clearly defined rent schedule — \$16,306 now, escalating Nov 2026 and Nov 2027 per the master lease.

IDEAL USERS

- › Third-Party Logistics (3PL)
- › E-Commerce & Fulfillment
- › Reverse Logistics Operations
- › Light Assembly / Kitting
- › Overflow / Seasonal Distribution
- › Companies Bridging to a Build-to-Suit

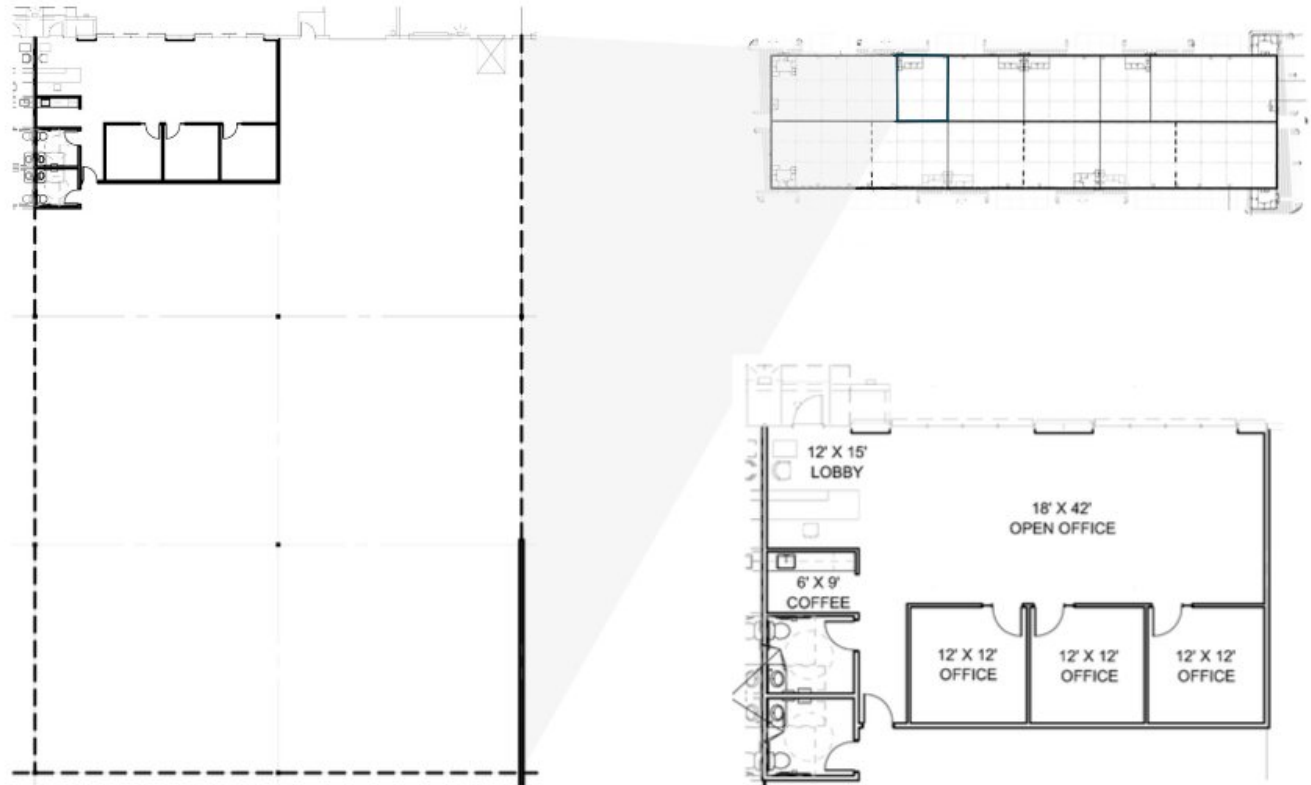
Warehouse / Distribution — 14,793 SF

Office Suite — 1,678 SF

Floorplans

Bldg B Suite 125

- 16,471 total SF
- 1,678 SF office
- 14,793 SF warehouse
- Two (2) dock high doors
- One (1) grade level door
- 32' clear height
- 200 amps, 277/480V, 3-phase power
- Rate: Negotiable
- \$0.221 CAM
- Available 6/1/25



Speedway Submarket - North Las Vegas, NV

6255 N. Hollywood Blvd · Direct I-15 Access · Premier Industrial Corridor



LOCATION & SUBMARKET

Interstate Access

- › Direct I-15 access via Speedway Blvd
- › New I-15/215 Tropical Pkwy interchange
- › Access to US-95 & I-11 corridors
- › Immediate regional & national reach

Key Destinations

- › 19 mi — Harry Reid Intl Airport (LAS)
- › 15.2 mi — Las Vegas Strip
- › 17.8 mi — Allegiant Stadium
- › Adjacent to Las Vegas Motor Speedway

Major Submarket Neighbors

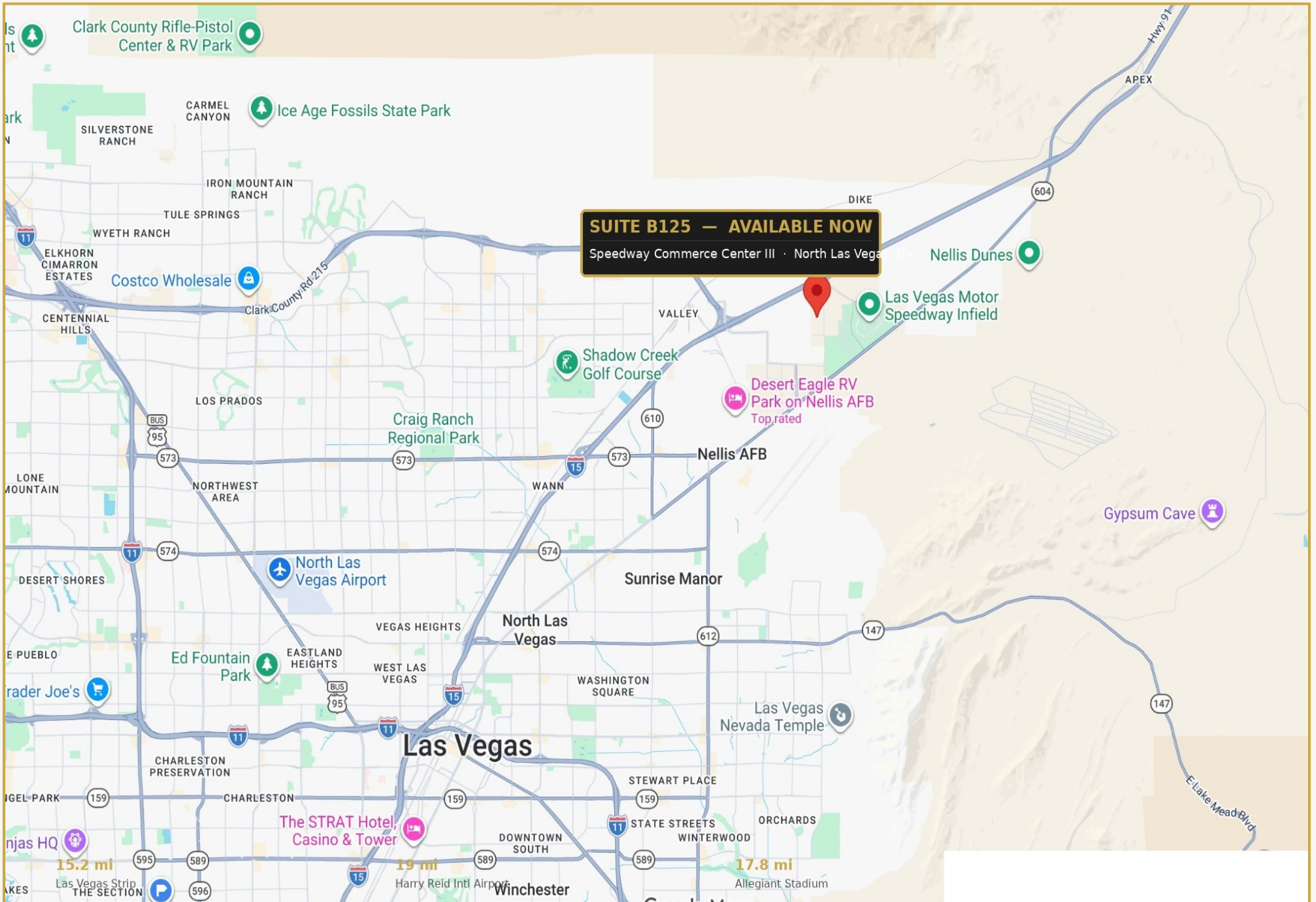
- › Amazon (multiple facilities)
- › FedEx Ground Distribution Hub
- › DHL Express Hub
- › Sephora, TJ Maxx, Crocs — Distribution Centers

SUBMARKET CONTEXT

The North Las Vegas Speedway submarket is one of the fastest-growing industrial corridors in the western U.S., with direct I-15/215 interchange access, proximity to Harry Reid International Airport, Nellis AFB, and a trophy-class tenant roster that includes global e-commerce, logistics, and distribution operators.

Speedway Commerce Center III - North Las Vegas, NV

6255 N. Hollywood Blvd · I-15 Speedway Submarket



Ready to Tour?

Contact us for a confidential walkthrough or immediate availability.



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PROPERTY SUMMARY

Address

6255 N. Hollywood Blvd, Suite B125

Project

Speedway Commerce Center III

Size

±16,471 SF — NNN Sublease

Availability

Immediate

Lease Expiration

February 29, 2028

Current Base Rent

\$16,306/Mo + ~\$3,636 NNN