



For lease

Speedway Commerce Center III

6255 & 6335 N. Hollywood Boulevard

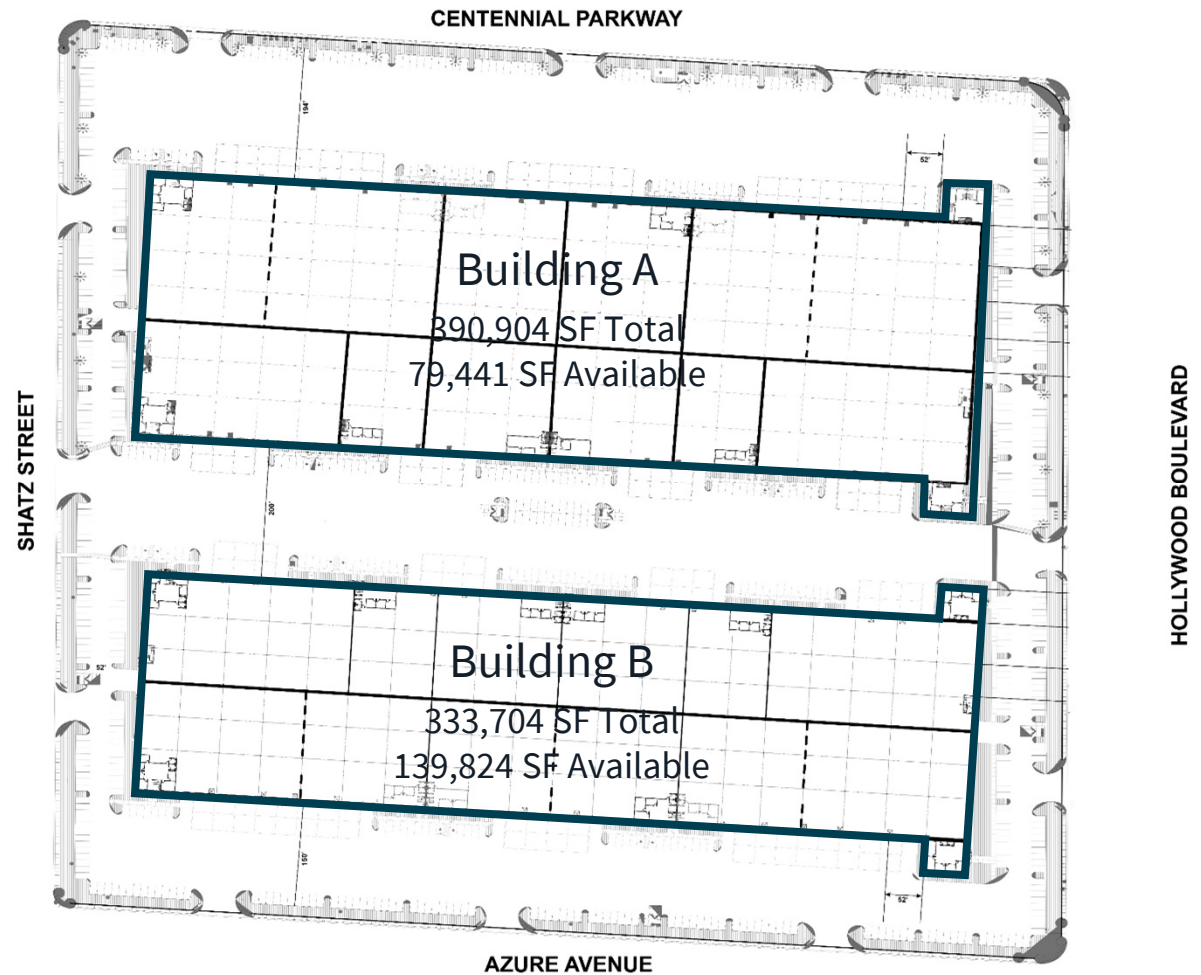
North Las Vegas, NV 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

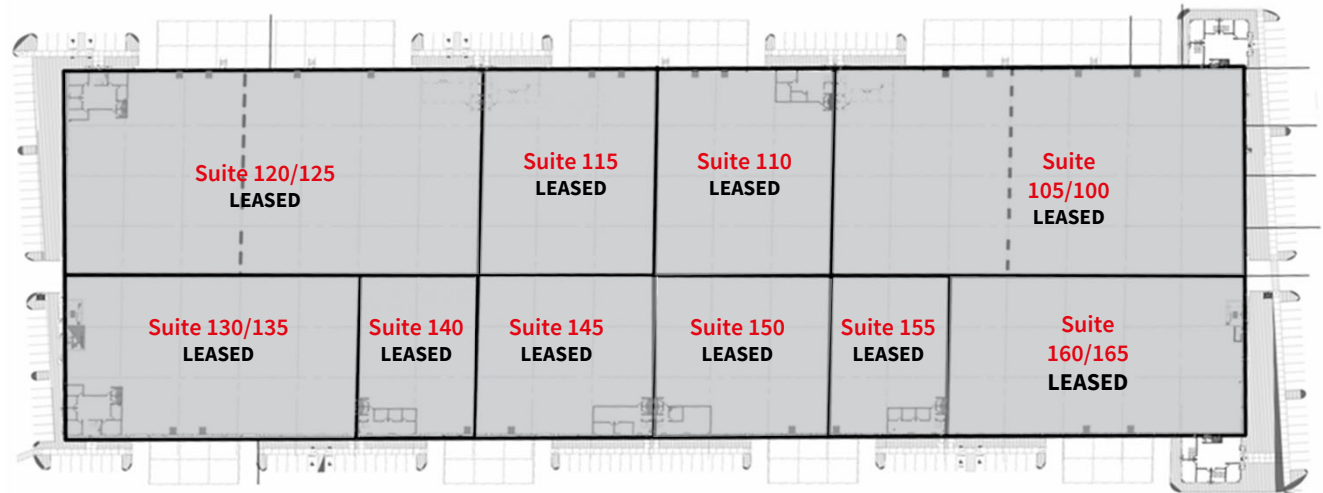
Project highlights

- Two Class A Buildings
- 724,608 total square feet
- Situated on 19.38 Acres
- ESFR sprinklers with K17 rating
- Minimum 150' truck courts
- R-19 roof insulation
- 32' clear height
- 60' speed bays
- 1% skylights
- Energy efficient evaporative coolers
- M-2 zoning (North Las Vegas)



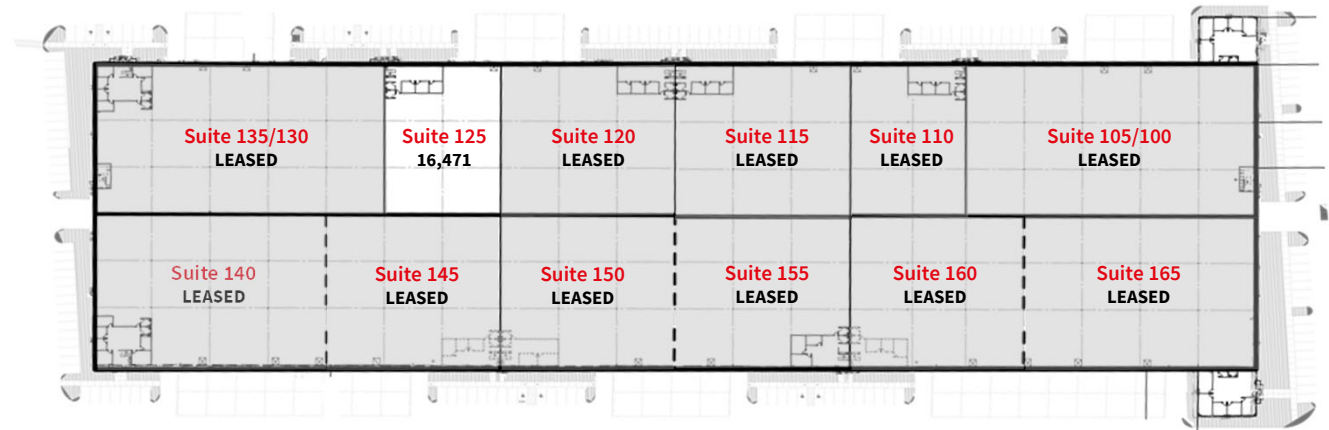
Building A 6335 N Hollywood Blvd Specifications

- 32' clear height
- 200 amps, 277/480V, 3-phase power (expandable)
- Dock-high loading doors (9' x 10')
- Grade-level doors (12' x 14')
- 50' x 52' typical column spacing
- 60' speed bays
- 7" steel reinforced concrete slab thickness



Building B 6255 N Hollywood Blvd Specifications

- 16,471 SF available
- 32' clear height
- 200 amps, 277/480V, 3-phase power (expandable)
- Dock-high loading doors (9' x 10')
- Grade-level doors (12' x 14')
- 50' x 52' typical column spacing
- 60' speed bays
- 7" steel reinforced concrete slab thickness



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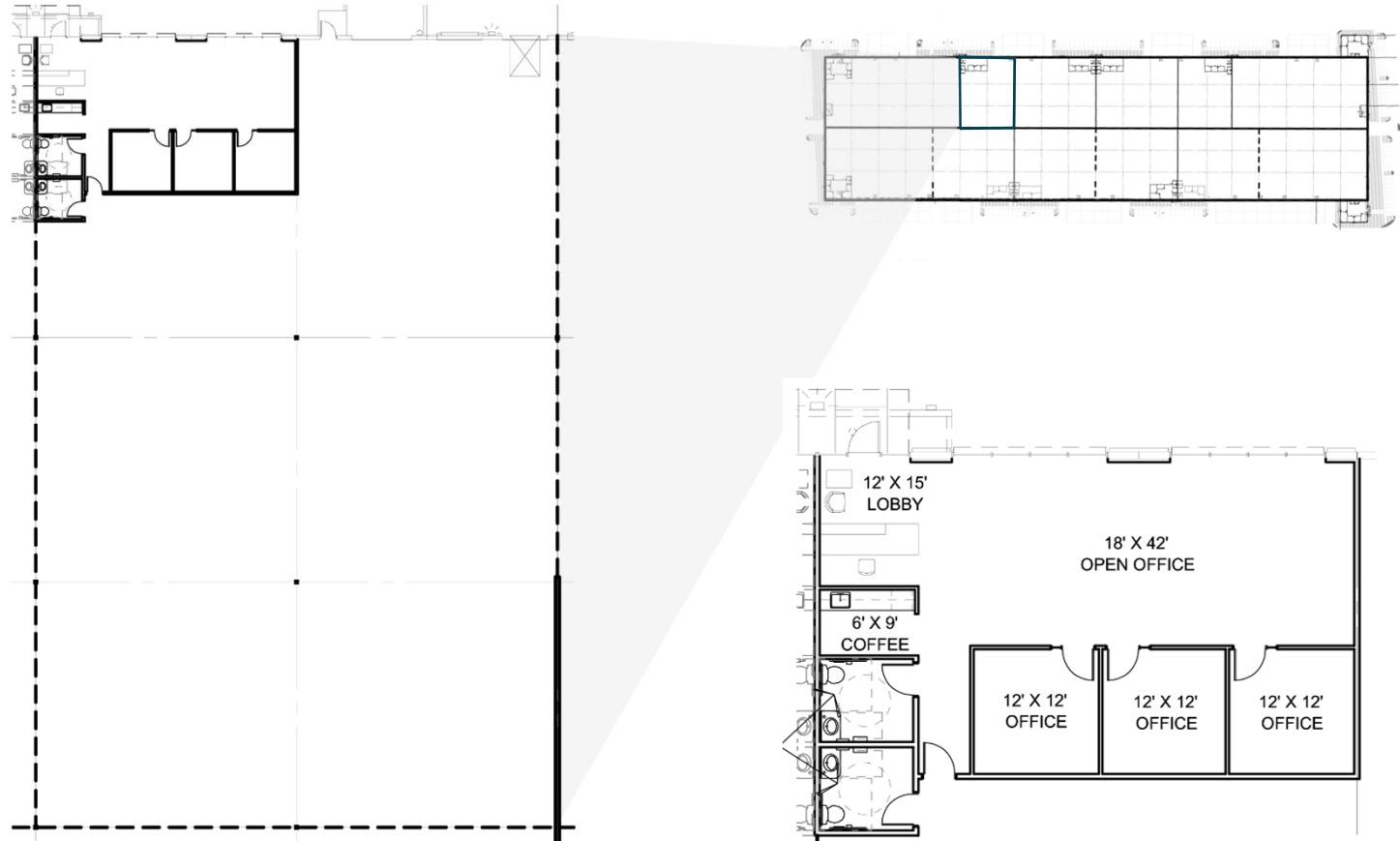
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Power	Loading/Doors	Rate	Cam	Monthly
B125	16,471	1,678	14,793	32'	200 amps of 277/480V 3 Ph.	1G/2D	\$1.05	\$0.246	\$21,346.42



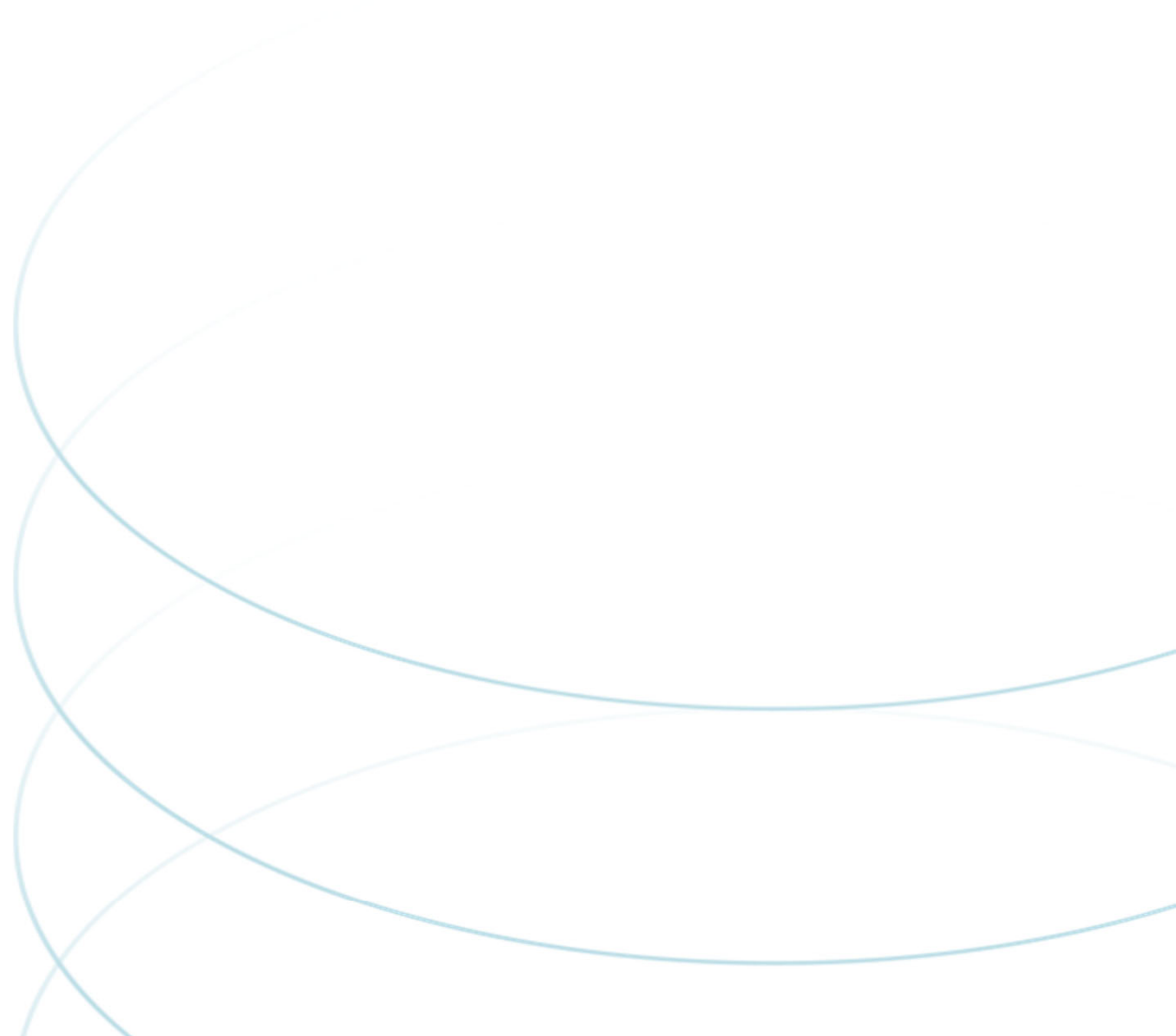
Floorplans

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
- \$1.05/s.f. NNN
- \$0.246 CAM
- Available 7/1/26







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