



For lease

Speedway Commerce Center IV

6101 N. Hollywood Boulevard

Las Vegas, NV 89115

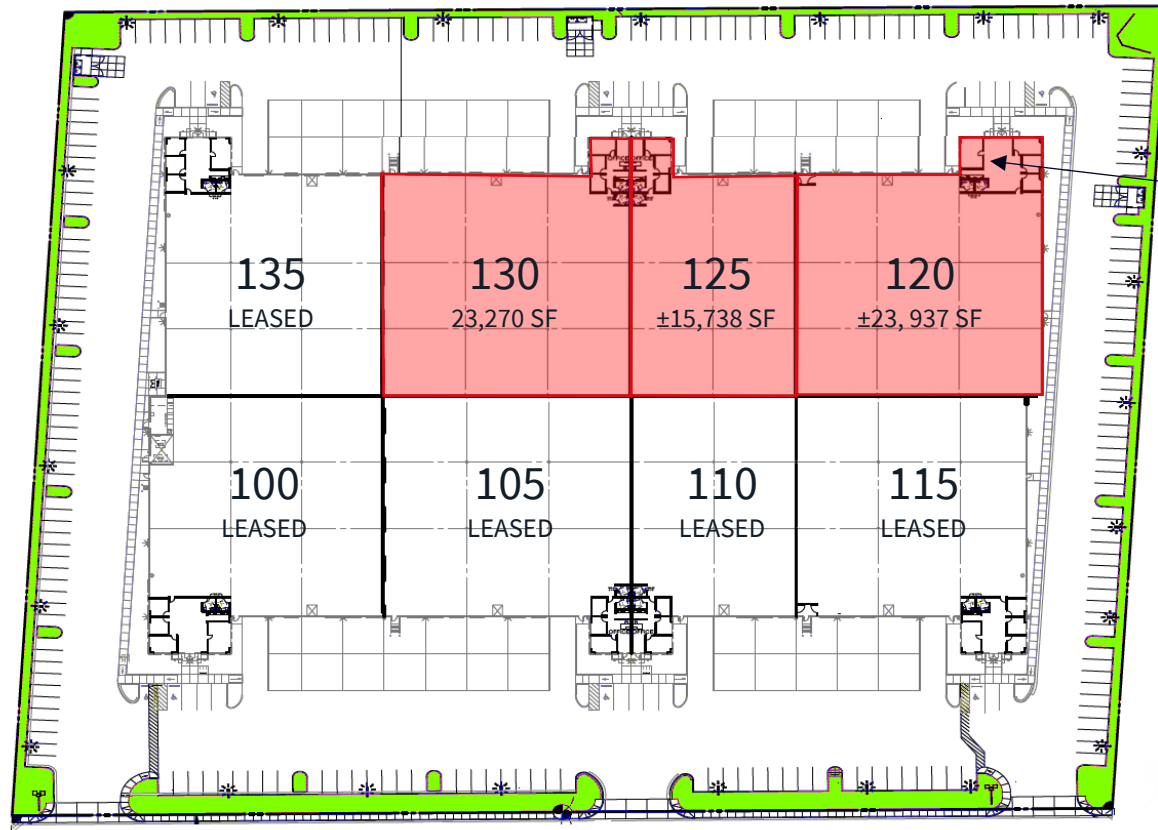


Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Project highlights

- 167,444 total s.f.
- 32' minimum warehouse clear height
- Total 3,000 amps, 277/480 volt, 3-phase power supply
- 50' concrete aprons
- LED warehouse lighting
- 42 (12' x 14') dock-high loading doors
- 8 (9' x 10') grade-level doors
- 234 parking spaces
- ESFR sprinklers with K17 rating
- R-19 roof insulation
- 45' x 50' typical column bay spacing
- 60' speed bays
- 1% skylights
- Energy efficient evaporative coolers
- 7" steel reinforced concrete slab
- M-2 Zoning (Clark County)

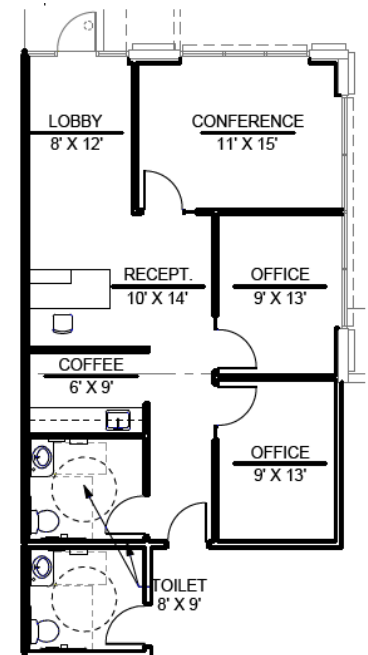
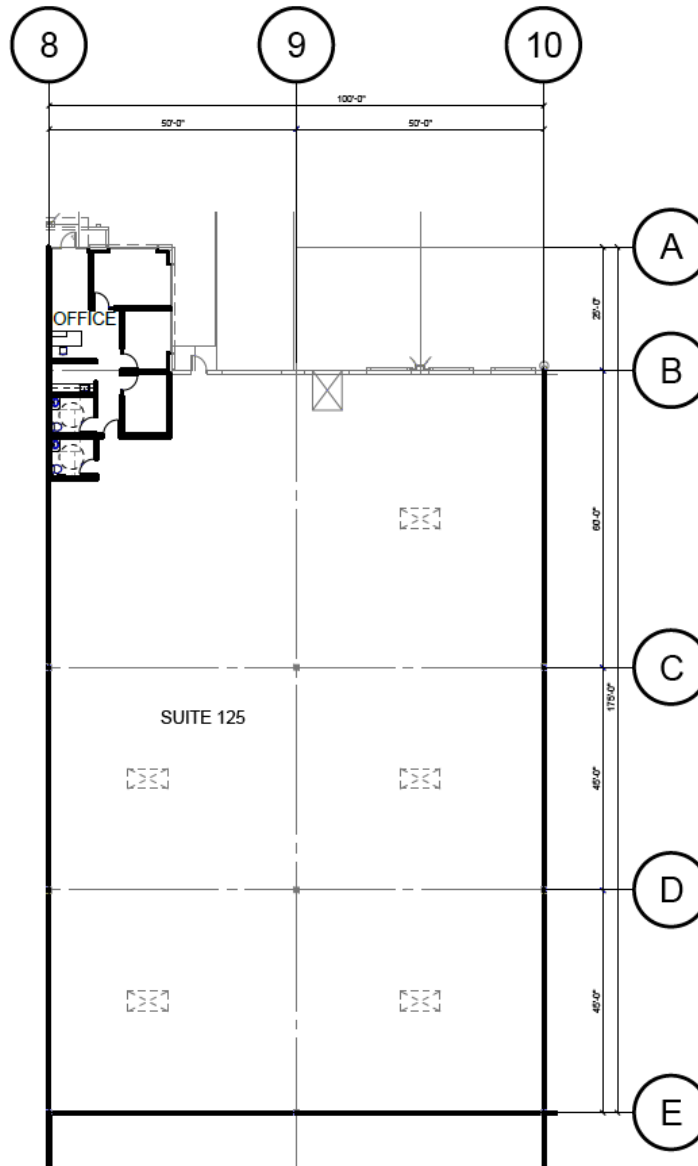




Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Power	Loading/Doors	Rate	Cam	Monthly
125	15,738	1,028	14,710	32'	200 amps of 277/480V 3 Ph.	4D/1G	\$1.04*	\$0.2624	\$20,497.17 <i>*Special Pricing</i>
130	23,270	1,028	22,242	32'	200 amps of 277/480V 3 Ph.	7D/1G	Negotiable	\$0.2624	Negotiable
120	23,937	4,206	19,731	32'	200 amps of 277/480V 3 Ph.	5D/1G	Negotiable	\$0.2624	Negotiable

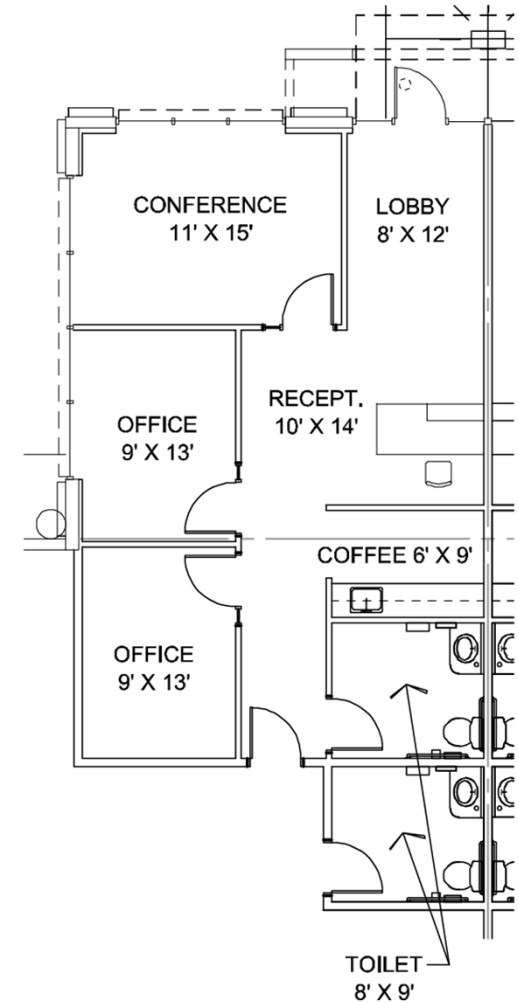
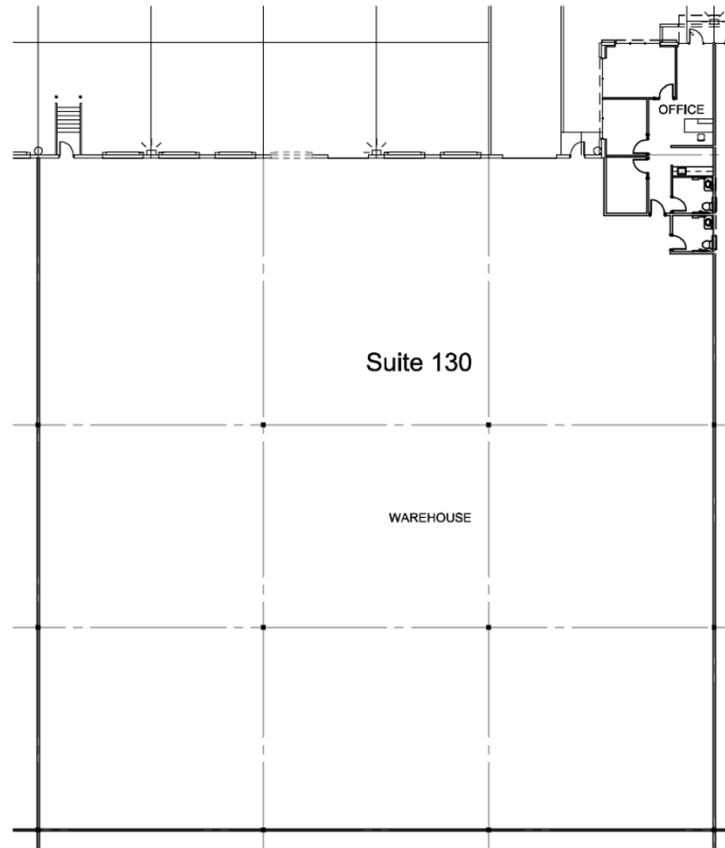
Suite 125

- 15,738 total s.f.
- 1,028 s.f. of office
- 14,710 s.f. of warehouse
- 32' clear height
- (4) dock high doors
- (1) grade level door
- Rate: \$1.04
- \$0.2624 CAM
- \$20,497.17
- Available Now



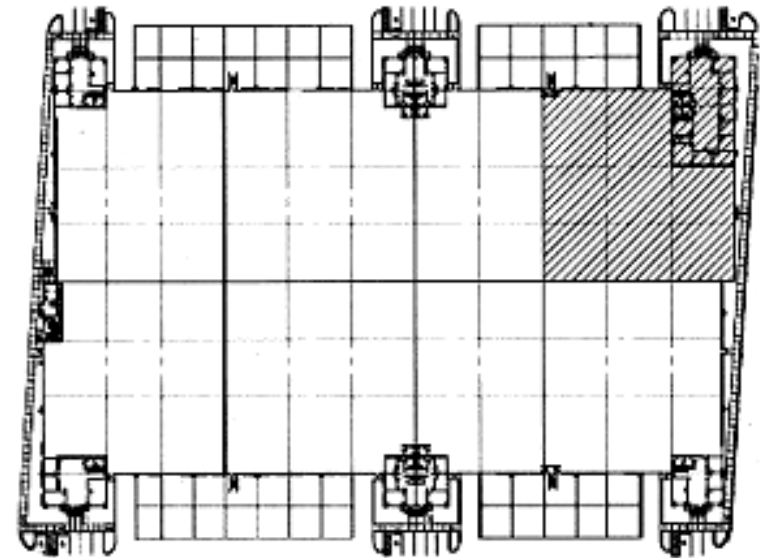
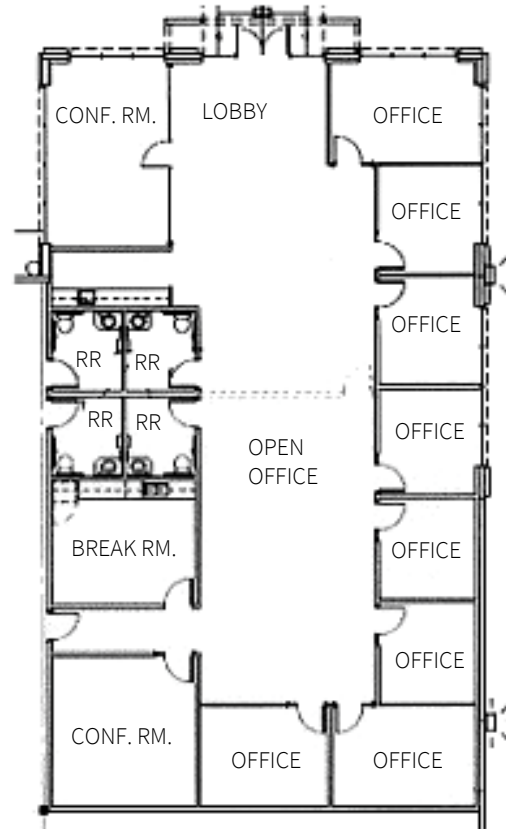
Suite 130

- 23,270 total s.f.
- 1,028 s.f. of office
- 22,242 s.f. of warehouse
- 32' clear height
- (7) dock high doors
- (1) grade level door
- Rate: Negotiable
- \$0.2624 CAM
- Available 2/1/26



Suite 120

- 23,937 total s.f.
- 4,206 s.f. of office
- 19,731 s.f. of warehouse
- 32' clear height
- (5) dock high doors
- (1) grade level door
- Rate: Negotiable
- \$0.2624 CAM
- Available Now



Project & location

Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15 freeway via Speedway Boulevard and the Tropical Parkway Interchange. Close proximity to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



15.2 miles to the
Las Vegas Strip



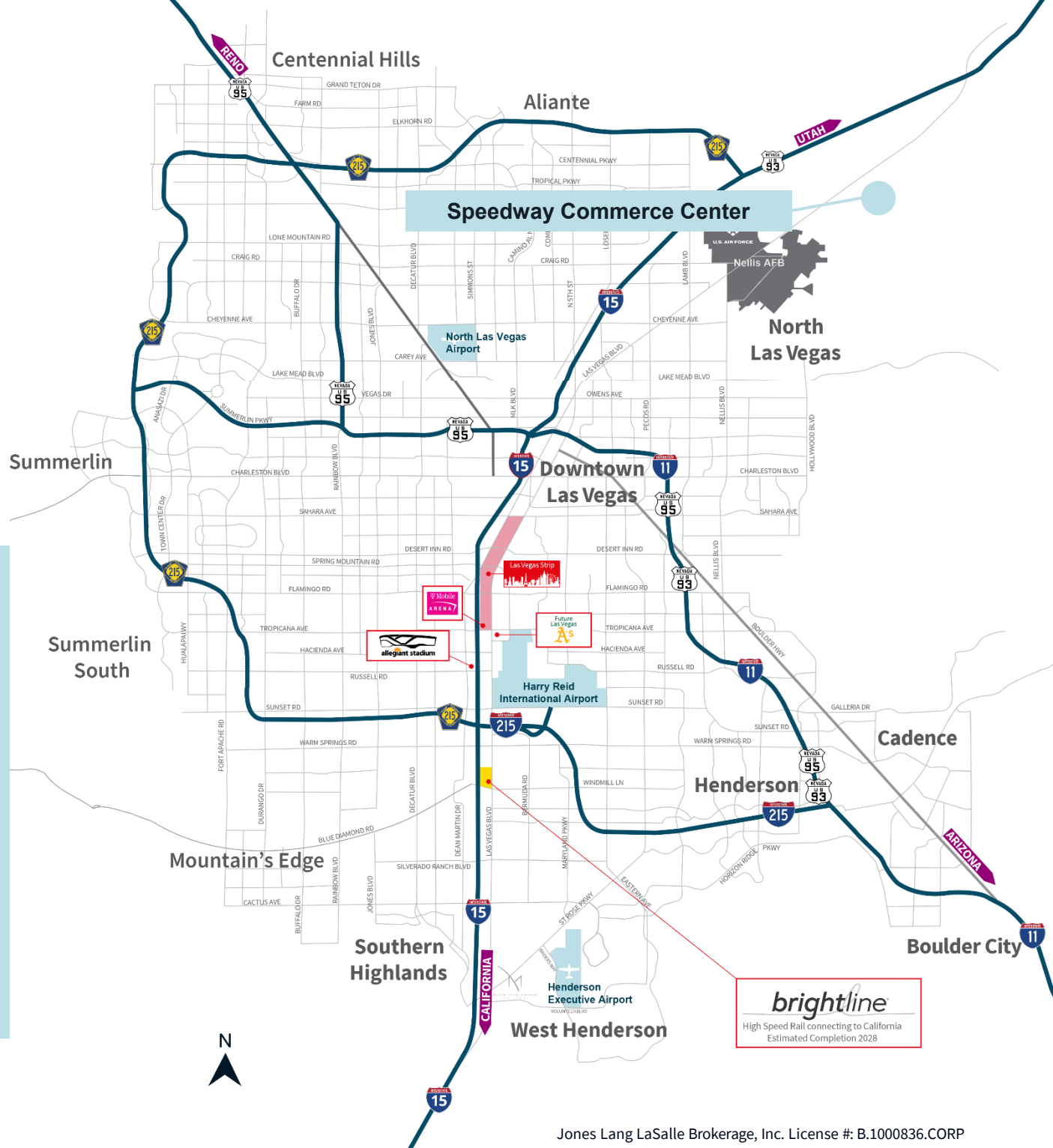
Less than a 20-minute drive to
the Las Vegas Strip



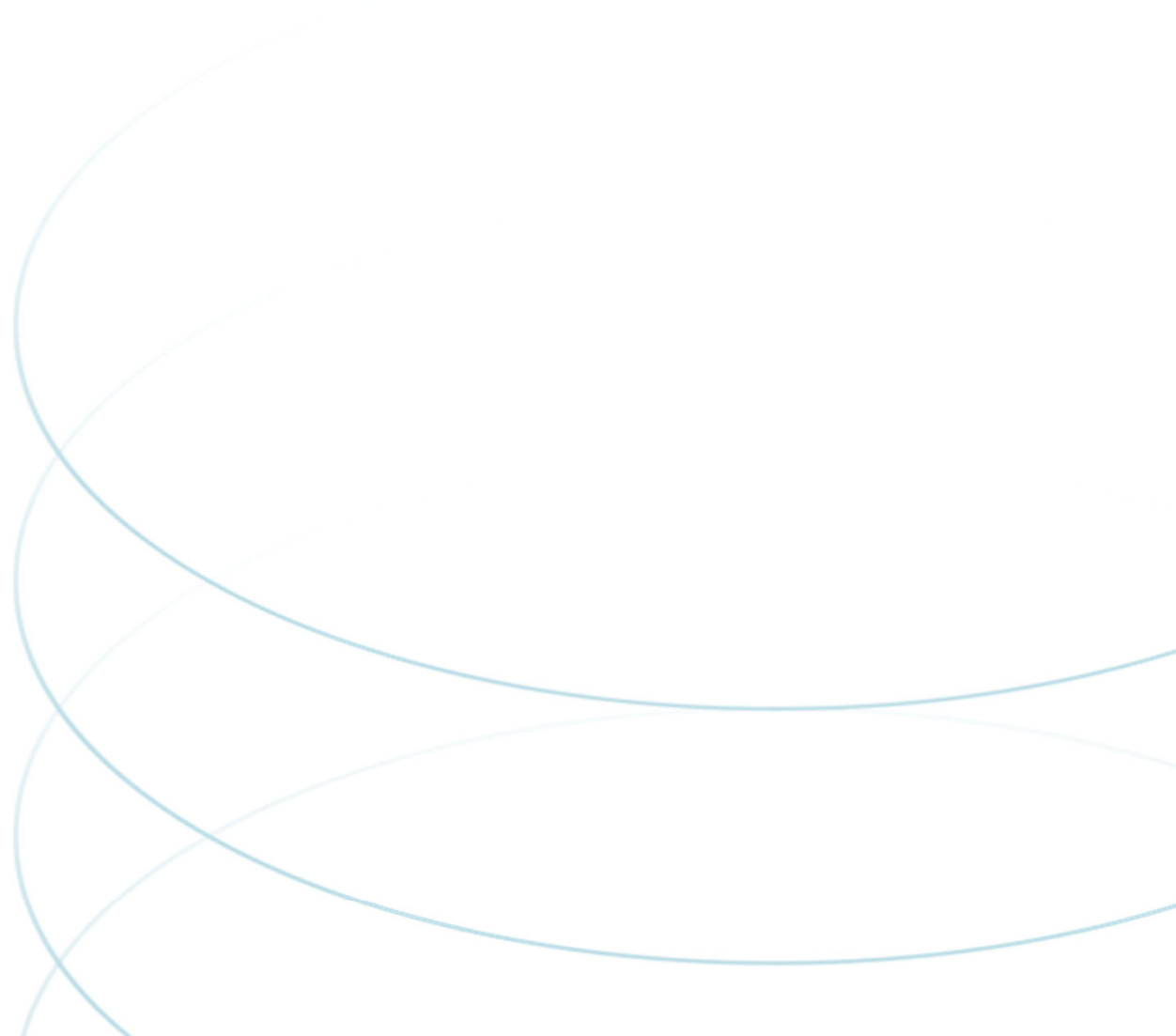
19 miles to Harry Reid
International Airport



17.8 miles to the
Allegiant Stadium







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