

MOJAVE AIRPORT CENTER



FOR MORE INFORMATION:

6255 & 6285 MOJAVE ROAD LAS VEGAS, NEVADA 89120

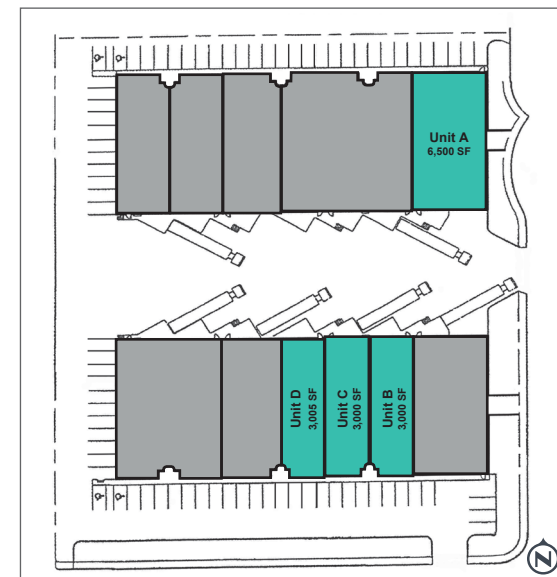
ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

PROPERTY FEATURES

- Located just North of Sunset Road between Eastern Avenue and Pecos Road
- ±50,000 SF project on ±2.79 acres
- Fully built-out and move-in ready units
- Prime Airport location
- 100% HVAC in some units
- Dock-Hi Truck Loading (10' x 10')
- 18' minimum clear height
- 30' x 35' Column Spacing
- Metal halide and fluorescent warehouse lights
- Grade Level Loading to some units
- IP-Industrial Park (Clark County)
- 78 parking spaces
- Evaporative-cooled warehouse
- Fire sprinklers at .20 per ±1,500 SF
- Concrete tilt-up construction



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

MOJAVE AIRPORT CENTER

6255 & 6285 MOJAVE ROAD LAS VEGAS, NEVADA 89120



FOR MORE INFORMATION

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698



AVAILABILITIES

AVAILABLE OCCUPIED

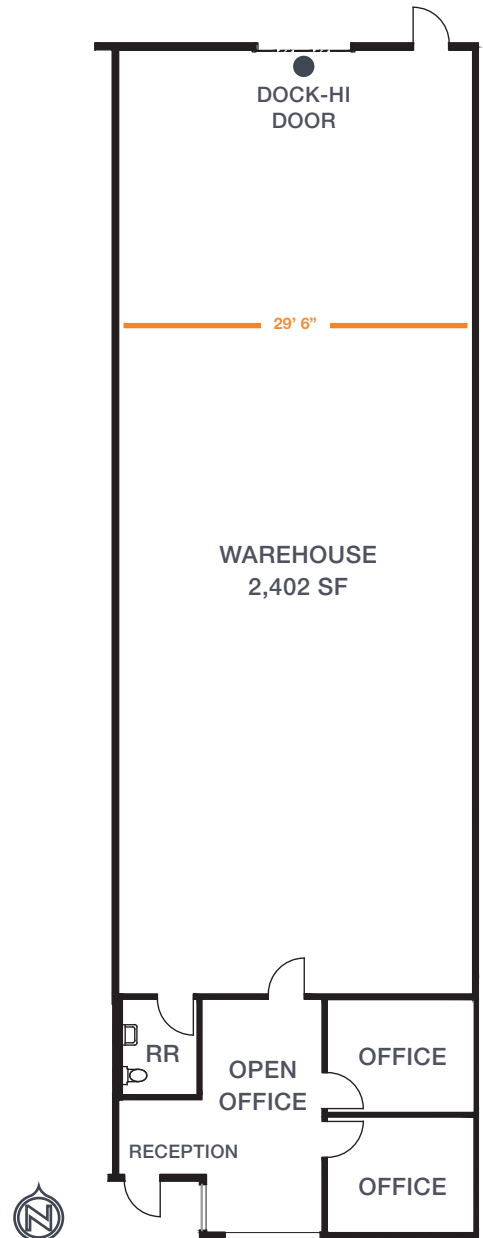
BUILDING	UNIT	TOTAL SF	OFFICE SF	AVAILABLE
6285	B	3,000	598	Now Available!
6285	C	3,000	597	Now Available!
6285	D	3,005	613	Now Available!
6255	A	6,500	960	Now Available!

MOJAVE AIRPORT CENTER



6285 E. MOJAVE ROAD UNIT B - 3,000 SF

- 598 SF of HVAC Office
- 2,402 SF of Evaporative Cooled Warehouse
- Reception Area
- Open Office
- Two (2) Private Offices
- One (1) Restroom
- One (1) Dock-Hi Loading Door
- Lease Rate: \$1.40/SF (NNN)
- CAMs: \$0.39/SF
- Total Monthly: \$5,370.00
- Now Available!



For illustration purposes only. Not to scale.

FOR MORE INFORMATION

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

MOJAVE AIRPORT CENTER
6255 & 6285 MOJAVE ROAD
LAS VEGAS, NV 89120

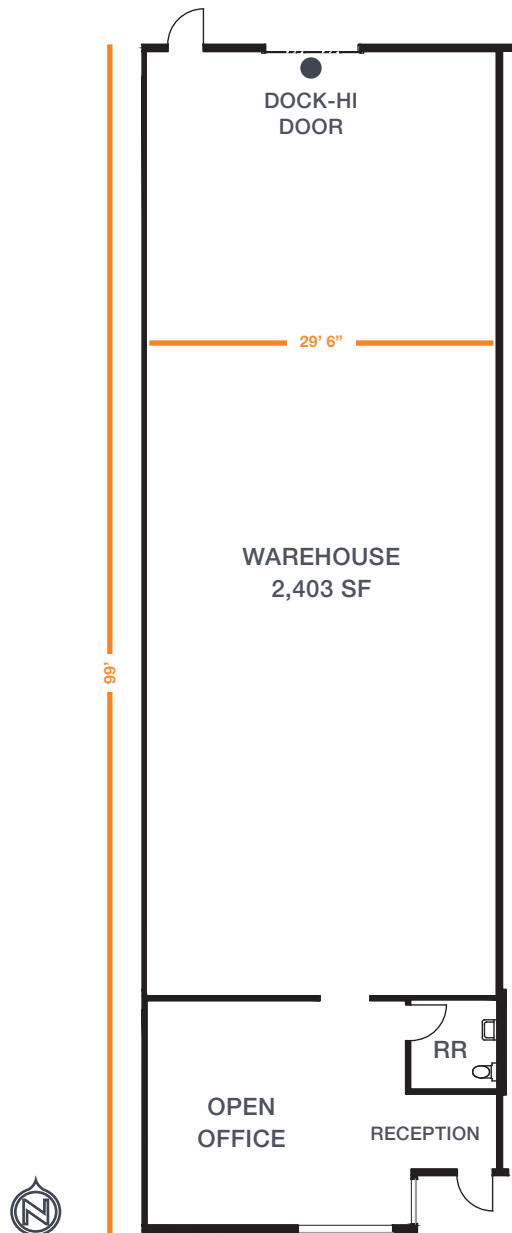
CBRE

MOJAVE AIRPORT CENTER



6285 E. MOJAVE ROAD UNIT C - 3,000 SF

- 597 SF of HVAC Office
- 2,403 SF of Evaporative Cooled Warehouse
- Reception Area
- Open Office
- One (1) Restroom
- One (1) Dock-Hi Loading Door
- Lease Rate: \$1.40/SF (NNN)
- CAMs: \$0.39/SF
- Total Monthly: \$5,370.00
- Now Available!



For illustration purposes only. Not to scale.

FOR MORE INFORMATION

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

MOJAVE AIRPORT CENTER
6255 & 6285 MOJAVE ROAD
LAS VEGAS, NV 89120

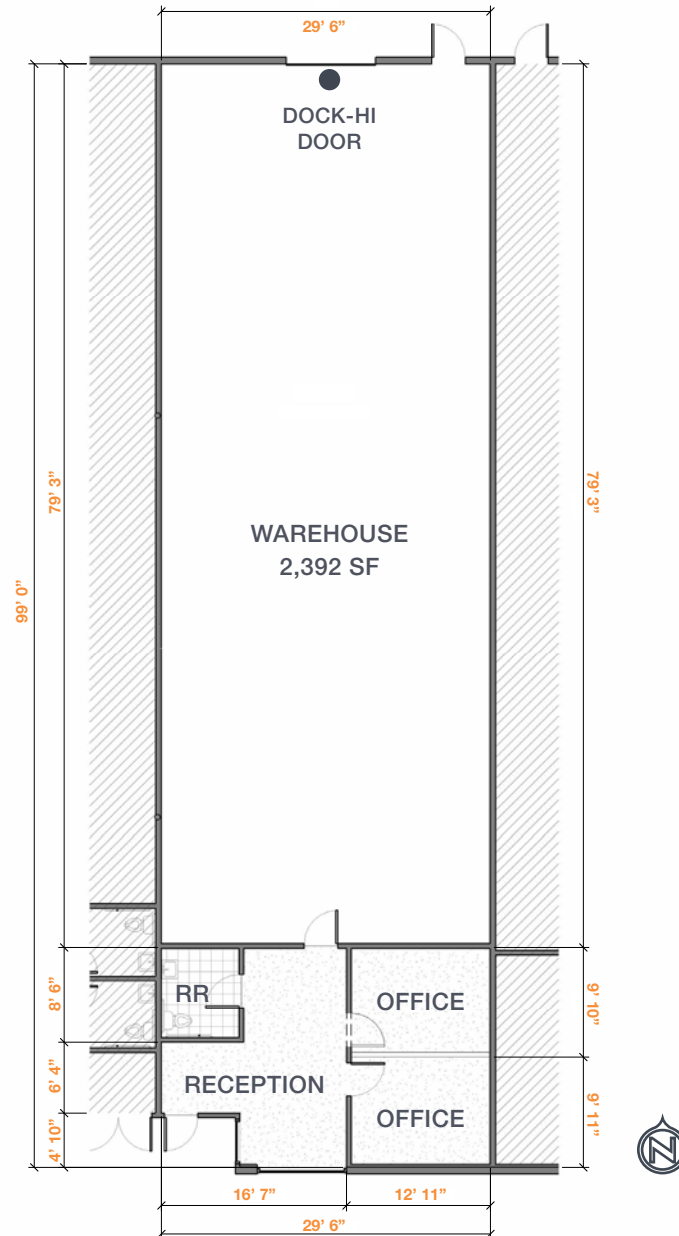
CBRE

MOJAVE AIRPORT CENTER



6285 E. MOJAVE ROAD UNIT D - 3,005 SF

- 613 SF of HVAC Office
- 2,392 SF of Evap-Cooled Warehouse
- Two (2) Private Offices
- Reception
- One (1) Restroom
- One (1) Dock-Hi Door
- Lease Rate: \$1.40/SF (NNN)
- CAMs: \$0.39/SF
- Total Monthly: \$5,378.95
- Now Available!



For illustration purposes only. Not to scale.

FOR MORE INFORMATION

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

MOJAVE AIRPORT CENTER
6255 & 6285 MOJAVE ROAD
LAS VEGAS, NV 89120

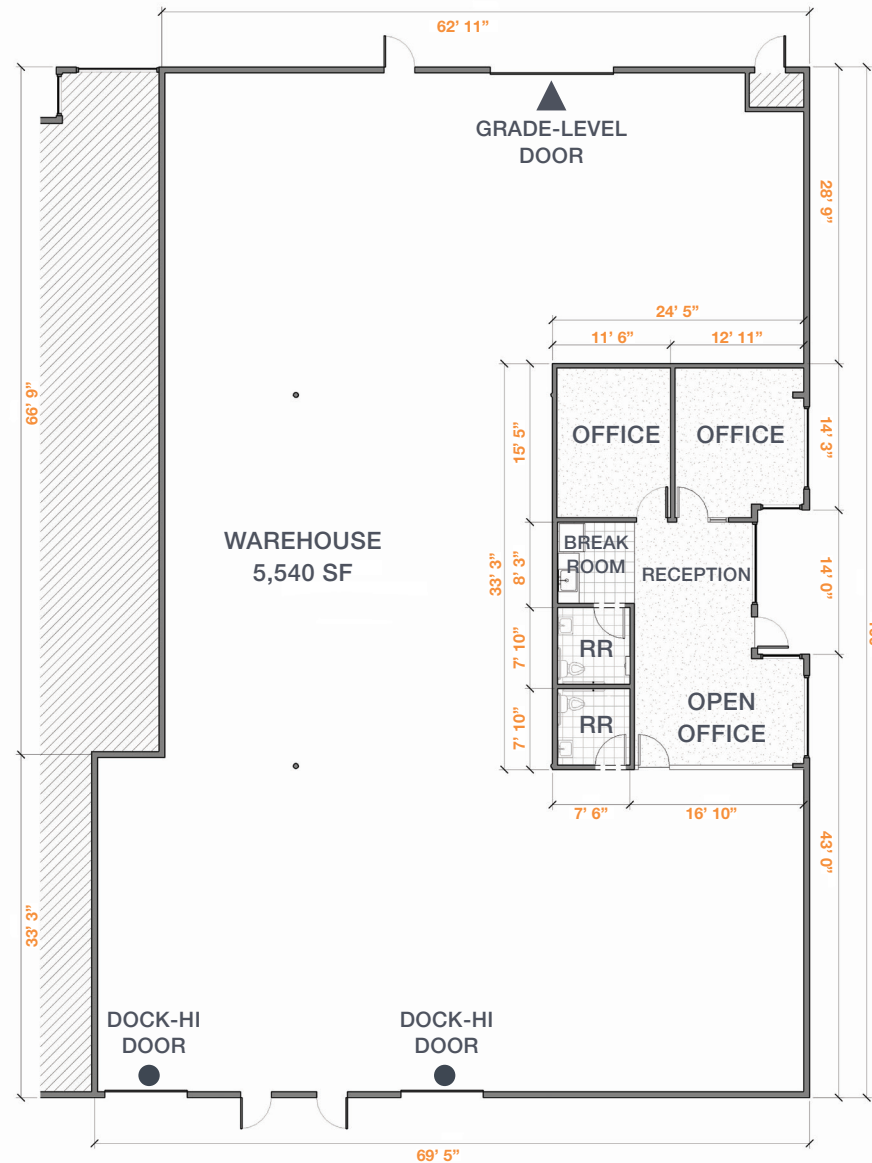
CBRE

MOJAVE AIRPORT CENTER



6255 E. MOJAVE ROAD UNIT A - 6,500 SF

- 960 SF of HVAC Office
- 5,540 SF of Evaporative Cooled Warehouse
- Two (2) Private Offices
- Two (2) Restrooms
- Break Room
- Two (2) Dock-Hi Loading Doors
- One (1) Grade Level Roll-Up Doors
- Lease Rate: \$1.40/SF (NNN)
- CAMs: \$0.39/SF
- Total Monthly: \$11,635.00
- Now Available!



For illustration purposes only. Not to scale.

FOR MORE INFORMATION

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

MOJAVE AIRPORT CENTER
6255 & 6285 MOJAVE ROAD
LAS VEGAS, NV 89120

CBRE

AERIAL MAP



NEARBY AMENITIES

DISTANCES TO:

I-15 Freeway	5.2 miles
I-215 Freeway	2.6 miles
I-515 Freeway	3.7 miles
Harry Reid Int'l Airport	2.9 miles
Las Vegas Strip	4.9 miles

ALEX STANISIC, SIOR
 702.528.6127
 alex.stanisic@cbre.com
 S.0179950

KYLE KIRCHMEIER
 206.734.9562
 kyle.kirchmeier@cbre.com
 S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
 SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
 702.343.0551
 mike.willmore@cbre.com
 S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
 SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
 702.290.7920
 lauren.willmore@cbre.com
 S.0188698

MOJAVE AIRPORT CENTER
 6255 & 6285 MOJAVE ROAD
 LAS VEGAS, NV 89120

