

6120 N HOLLYWOOD BLVD #106

LAS VEGAS, NV 891 15



11,138 SF INDUSTRIAL SPACE SUBLEASE OPPORTUNITY

Tom Wagener, CCIM

Senior Vice President
NRE License # BS.1001520
(702) 765-8896

twagener@gatskicommercial.com

Denn Hamilton

Senior Associate
NRE License # S.0187658
(702) 765-8872

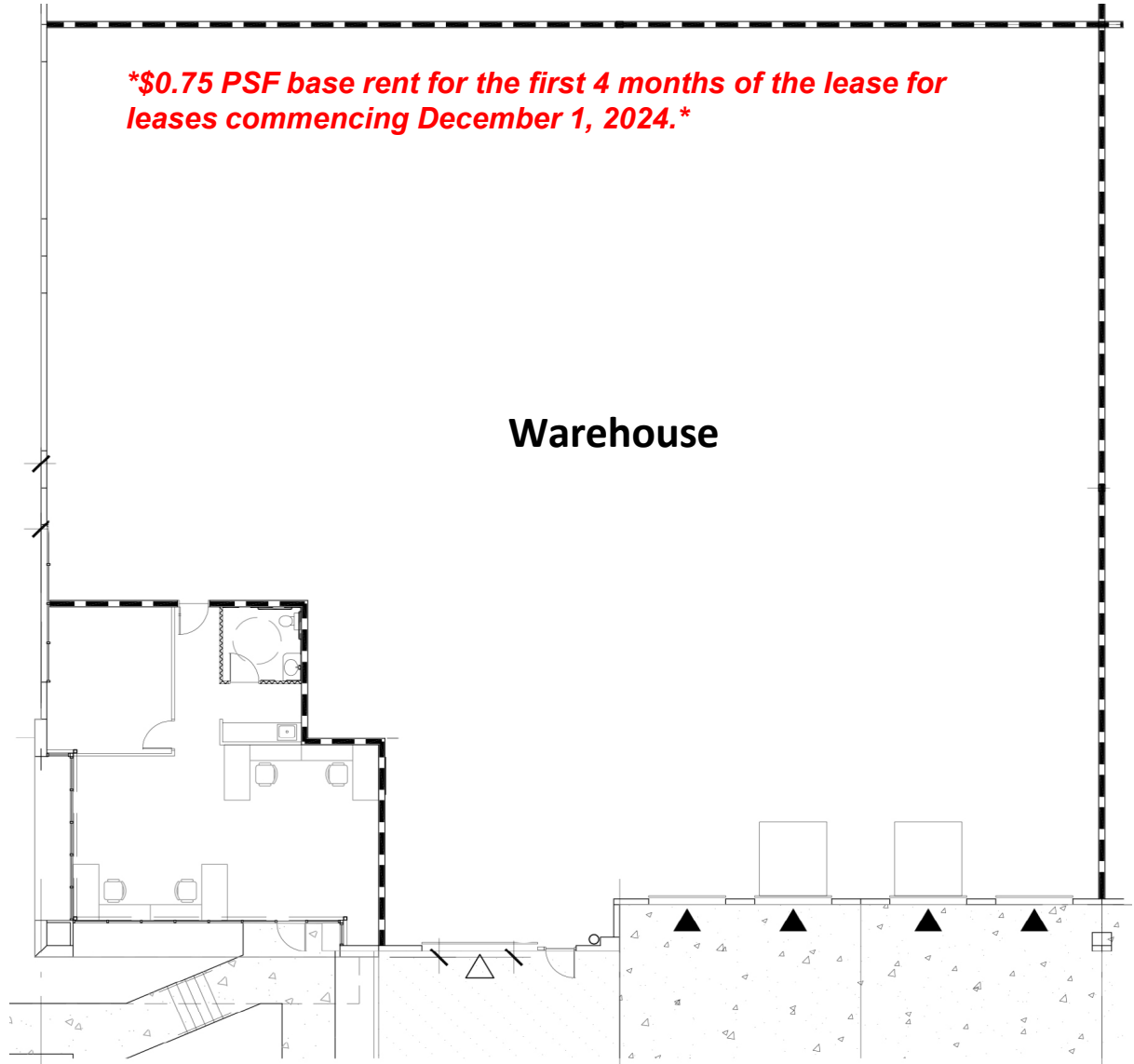
denn@gatskicommercial.com


GATSKI COMMERCIAL
REAL ESTATE SERVICES


An Affiliate of
SPERRY
Each Office Independently Owned & Operated

Suite Details:

- 11,138 Square Feet of Industrial Space Available for Sublease
- 1,064 S.F. Office Space
- 10,074 S.F. Warehouse Space
- Base Rent: \$1.18/PSF
- Est. CAM: \$0.165/PSF
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading doors
- 30' clear height
- **Sublease Expires: March 31, 2027**
- *Occupy 30 Days After Lease Execution**



Tom Wagener, CCIM

Senior Vice President
NRE License # BS.1001520
(702) 765-8896

twagener@gatskicommercial.com

Denn Hamilton

Senior Associate
NRE License # S.0187658
(702) 765-8872

denn@gatskicommercial.com



The park offers prominent exposure off the I-15 and is immediately adjacent to the Las Vegas Motor Speedway. Fuel station and truck facilities support transport and regional trucking users.

- Zoned M-1 (Clark County)
- 200 amps & 277/480 v 3-phase power
- R-19 insulation under roof deck with white scrim sheet
- Energy efficient t-5 florescent lighting & skylights

****\$0.75 PSF base rent for the first 4 months of the lease for leases commencing December 1, 2024.****

