



CLARION PARTNERS

For Lease

 SEEFRIED
INDUSTRIAL PROPERTIES

SPEEDWAY 15

6400 E AZURE AVENUE
NORTH LAS VEGAS, NV 89115

±166,143 Square Feet Available

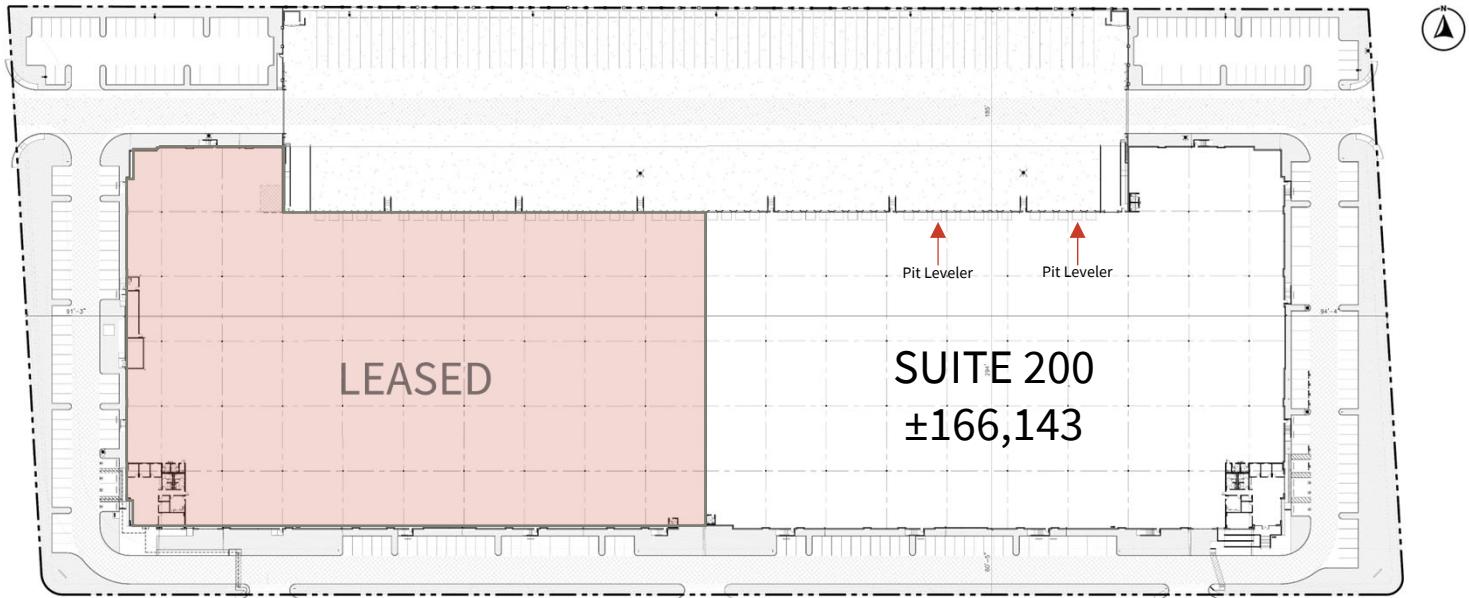


BUILDING HIGHLIGHTS

- ±166,143 SF available
- ±3,273 SF spec office
- Situated on 15.7 acres
- 36' clear height
- ESFR sprinkler system
- 1,600 amps, 277/480v, 3-phase power
- 25 dock high doors | 1 grade level door
- 2 Mechanical Pit Levelers
- Speedbays 60'
- 137 auto | 36 trailer parking stalls



[VIEW PROPERTY VIDEO](#)



Speedway 15 is a modern distribution center located in the highly sought after North Las Vegas submarket. With direct frontage on East Azure Avenue and immediate access to Interstate 15, the property is well suited for both local and regional distribution.

SUITE SPECIFICATIONS

- Rear loaded configuration
- Twenty-five (25) 9' x 10' dock doors
- 2 Mechanical Pit Levelers
- One (1) 12' x 14 grade level doors
- 56' x 60' typical column spacing
- LED lighting in warehouse
- Evaporative cooled warehouse
- 185' secured truck court
- 7" reinforced slab
- 3 ply built up roofing
- R-19 roof insulation
- 2% skylights
- LEED certified building



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For more information on this opportunity, please contact



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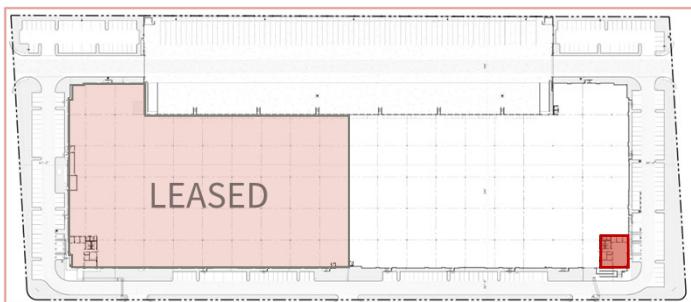


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SPEC OFFICE DETAILS

±3,273 SF
Spec OFFICE



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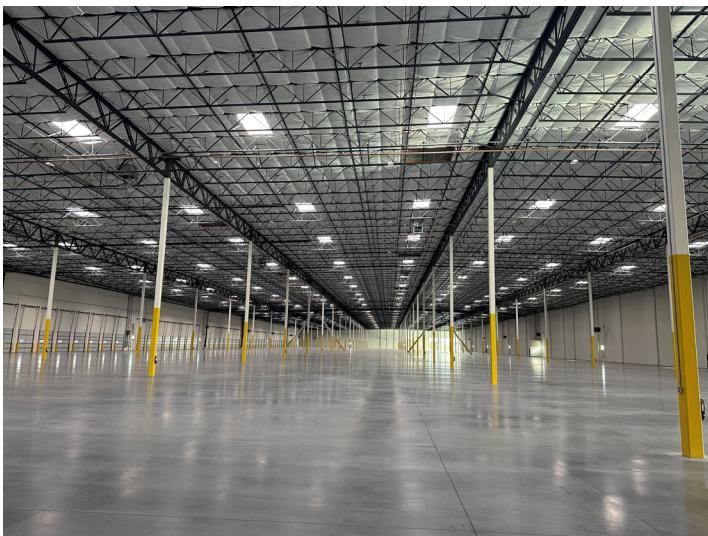
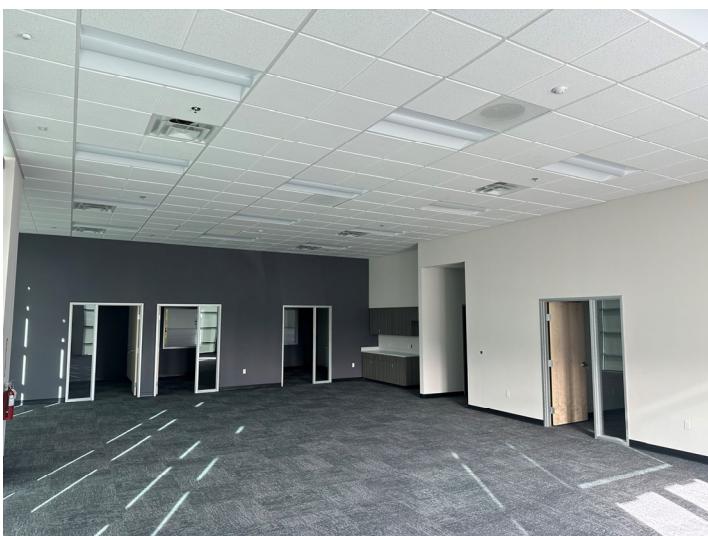
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PROPERTY PHOTOS



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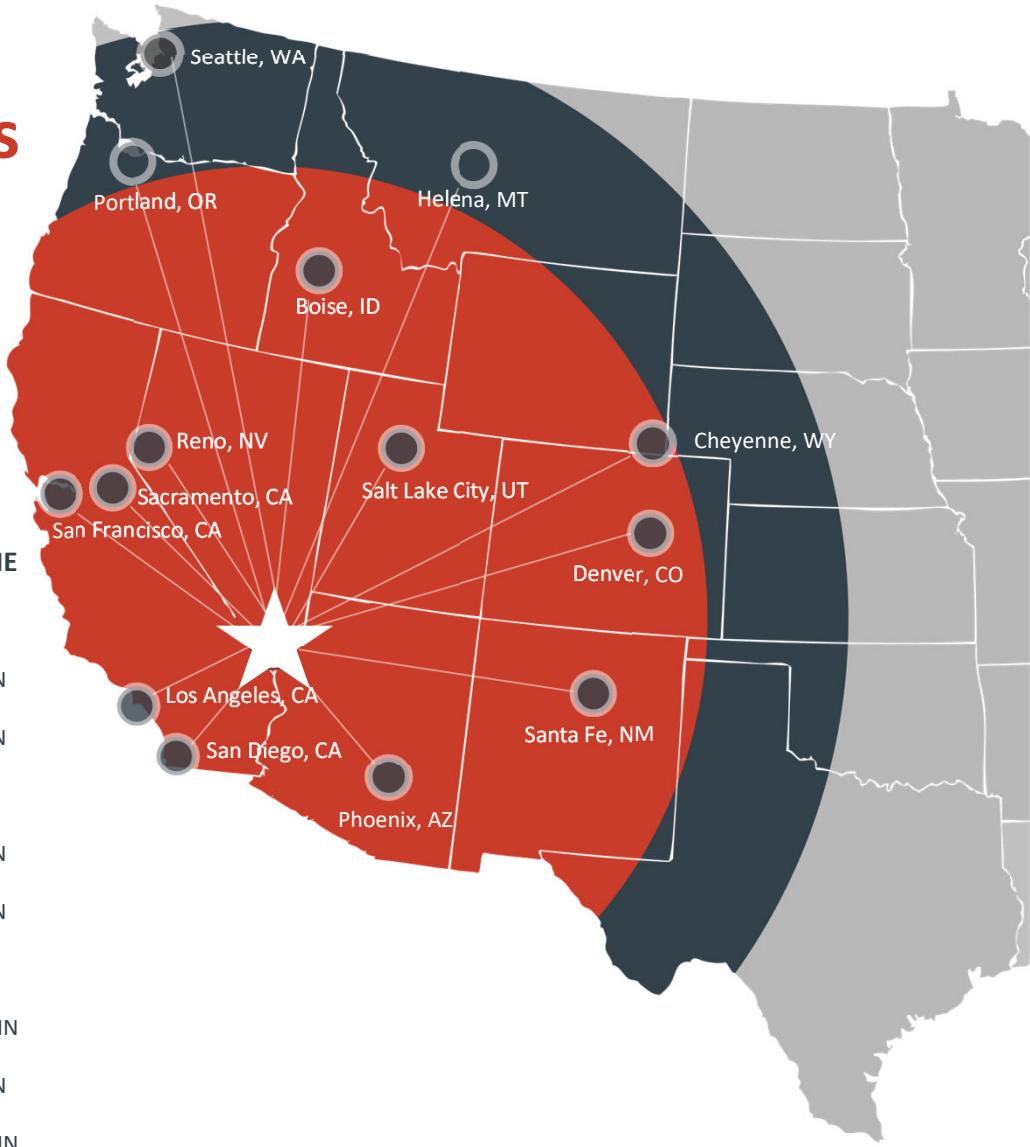


Transit Analysis

from Las Vegas

- ONE DAY TRUCK SERVICE
19.4% OF US POPULATION
- TWO DAY TRUCK SERVICE
23.3% OF US POPULATION

	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS
PHOENIX	298 MI	4 HRS, 38 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN
RENO	448 MI	7 HRS, 1 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN
BOISE	630 MI	9 HRS, 32
DENVER	748 MI	10 HRS, 50 MIN
CHEYENNE	833 MI	12 HRS, 8 MIN
HELENA	901 MI	12 HRS, 35 MIN
PORTLAND	974 MI	15 HRS, 29 MIN
SEATTLE	1,125 MI	15 HRS, 29 MIN



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