



For lease

Speedway Commerce Center I

Speedway Boulevard & I-15

Las Vegas, Nevada 89115



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 new Tropical Parkway Interchange. Proximate 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



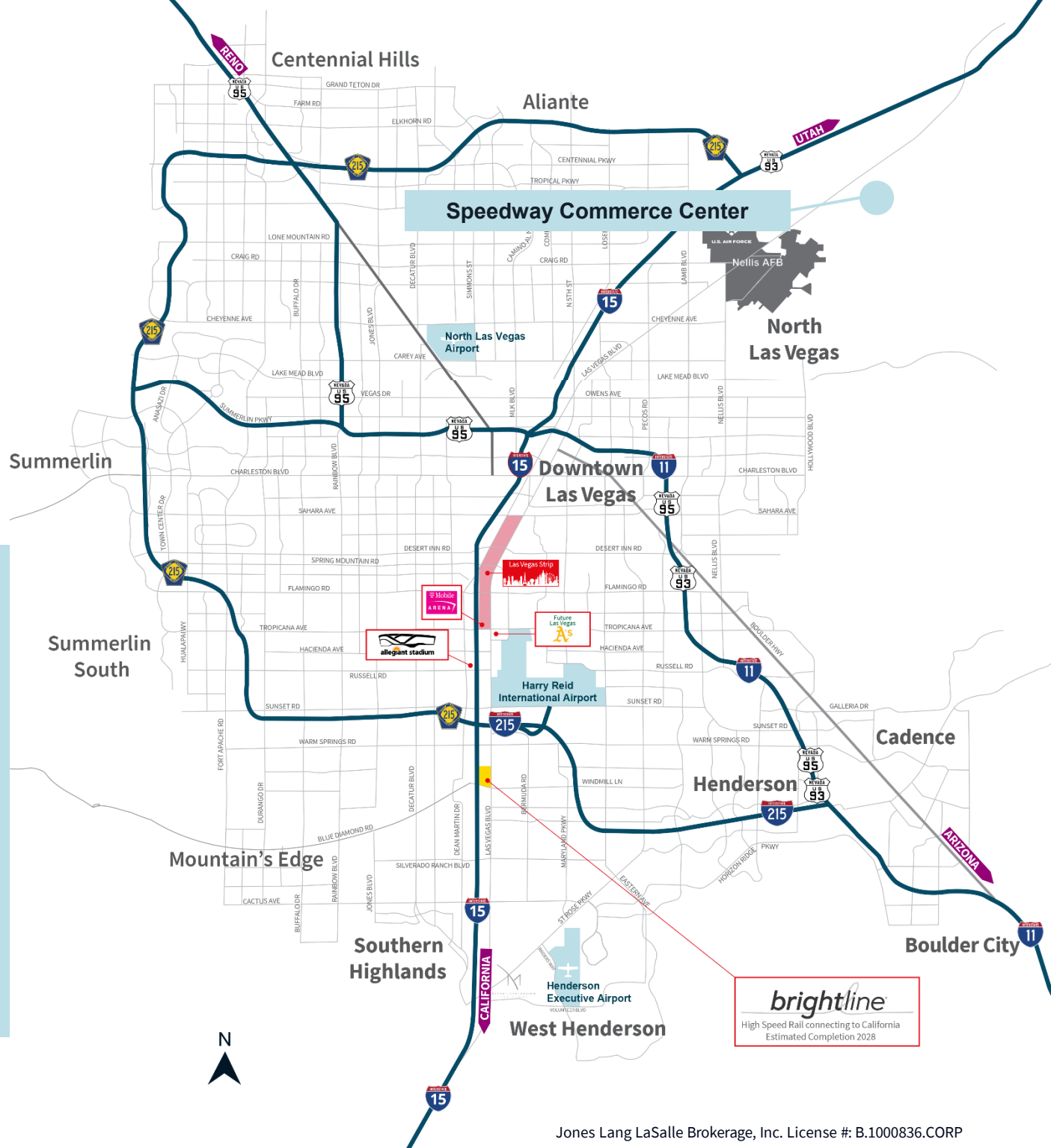
Less than a 20-minute drive to the Las Vegas Strip



19 miles to Harry Reid International Airport



17.8 miles to the New Allegiant Stadium



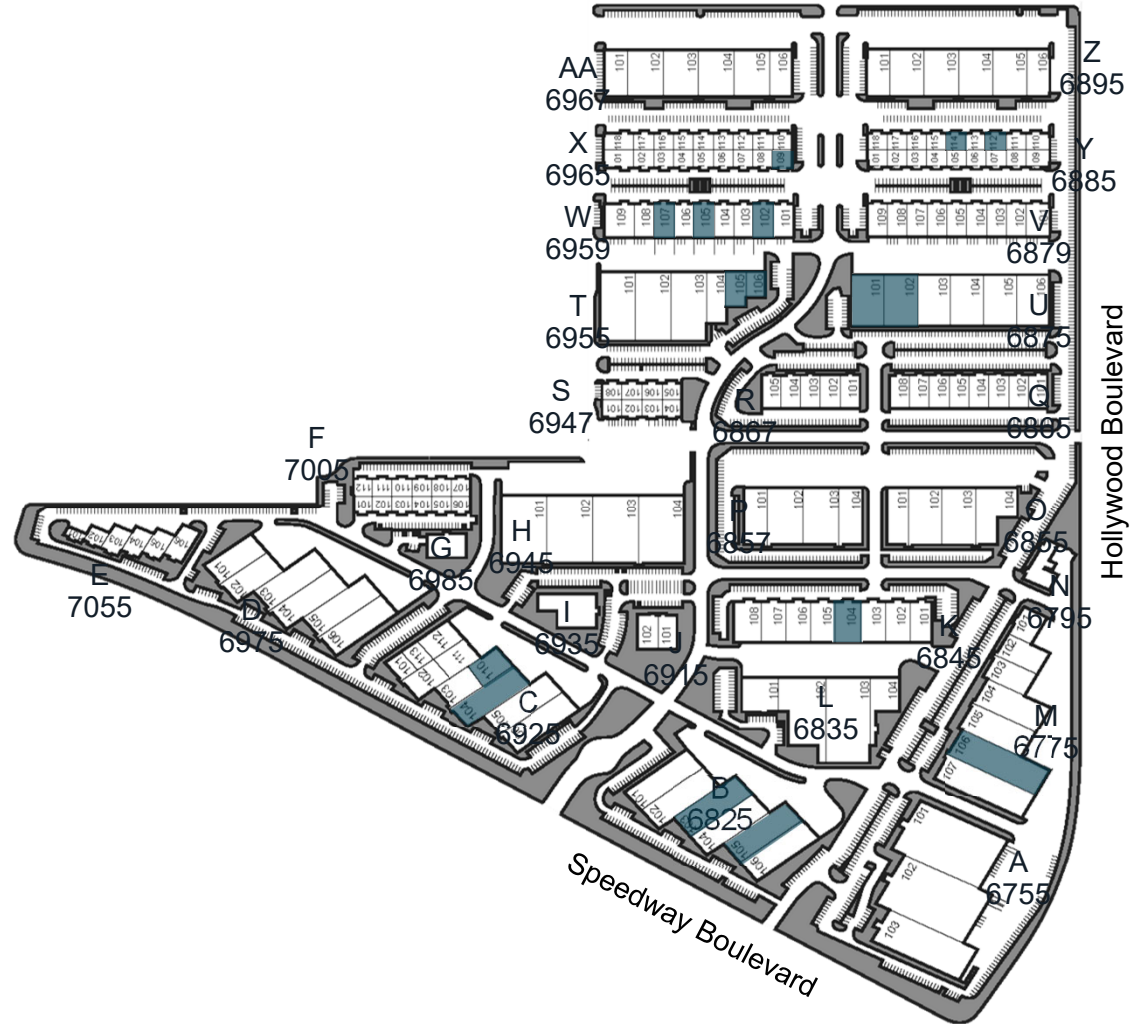


Property Highlights

- Rates from \$0.65/s.f. NNN
- Cam's \$0.1607/s.f.
- On-site property management
- Dock and/or grade level doors
- HVAC office
- Evaporative cooled warehouse
- ±12'-28' clear height
- 120/208V & 277/480V 3-phase power
- 1.92/1,000 parking ratio
- Sprinklered
- Zoned M-1 (Clark County)
- Skylights
- ±1.4 million s.f. Industrial Park built in 1997
- Adjacent to Las Vegas motor speedway
- Convenient I-15 & 215 beltway access
- Less than 20 minutes from the Las Vegas strip!



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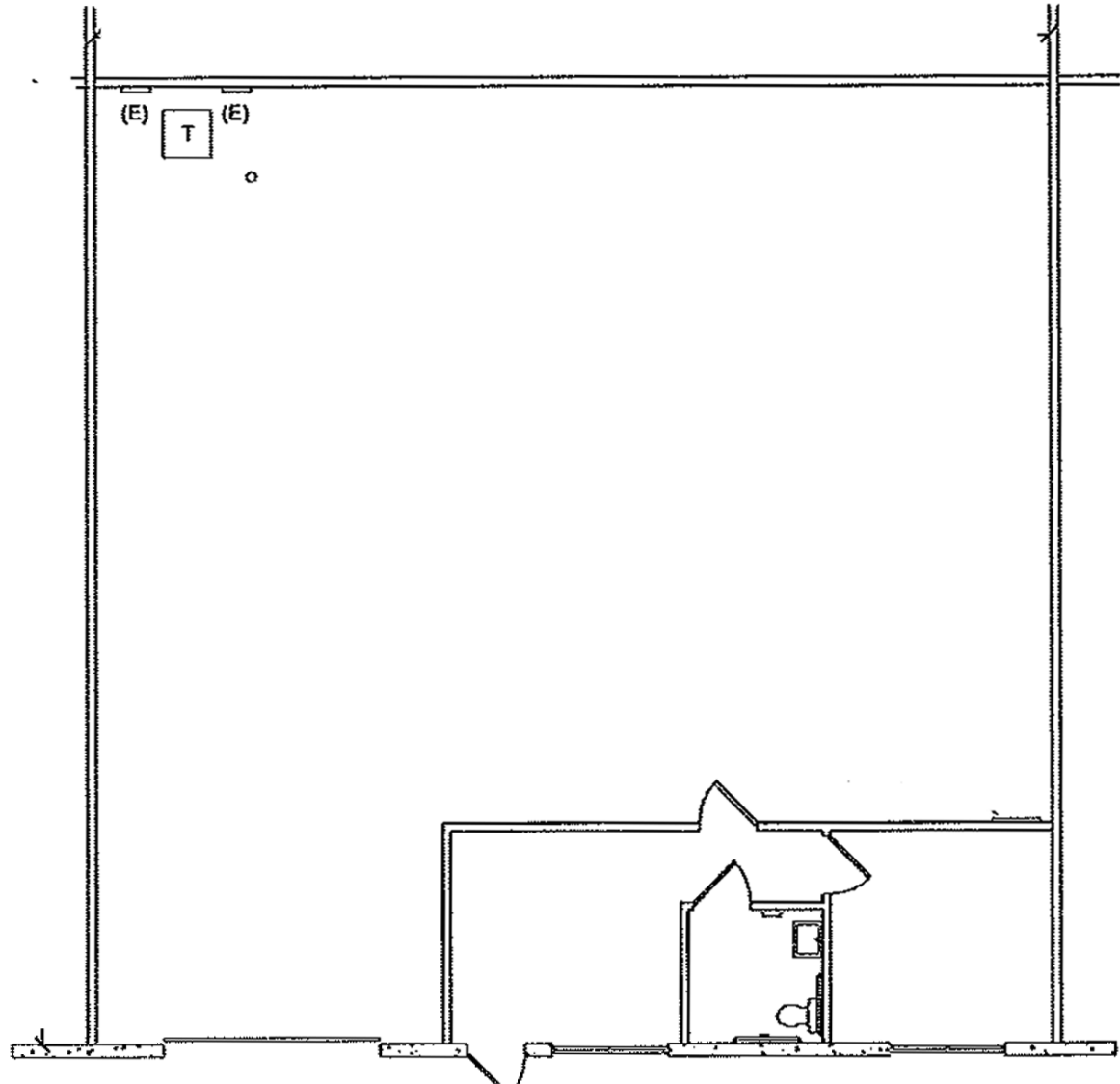
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Dock	Grade	Rate	Cam	Monthly
Y112	2,533	380	2,153	12'3"	N/A	(1) 10' x 10'	\$1.00	\$0.1607	\$2,940.05
Y114	2,533	390	2,143	12'3"	N/A	(1) 10' x 10'	\$1.00	\$0.1607	\$2,940.05
W102	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.85	\$0.1607	\$5,121.22
W105	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.85	\$0.1607	\$5,121.22
W107	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.75*	\$0.1607	\$4,614.52 <i>*Special pricing</i>
K104	7,592	410	7,182	14'11"	N/A	(1) 9' x 10' (1) 12' x 14'	\$0.65*	\$0.1607	\$6,154.83 <i>*Special pricing</i>
B105	13,972	573	13,399	28'	N/A	(1) 10'x10' (1) 10'x14'	\$0.75*	\$0.1607	\$12,724.30 <i>*Special pricing</i>
T105/106	16,318	1,514	14,804	28'10"	(2) 10'x10'	(2) 12'x14'	\$0.80*	\$0.1607	\$15,676.70 <i>*Special pricing</i>
M106	20,167	997	19,170	26'9"	(3) 10' x 10'	N/A	\$0.70*	\$0.1607	\$17,357.74 <i>*Special pricing</i>



Floorplans

6885 Speedway Boulevard Suite Y112

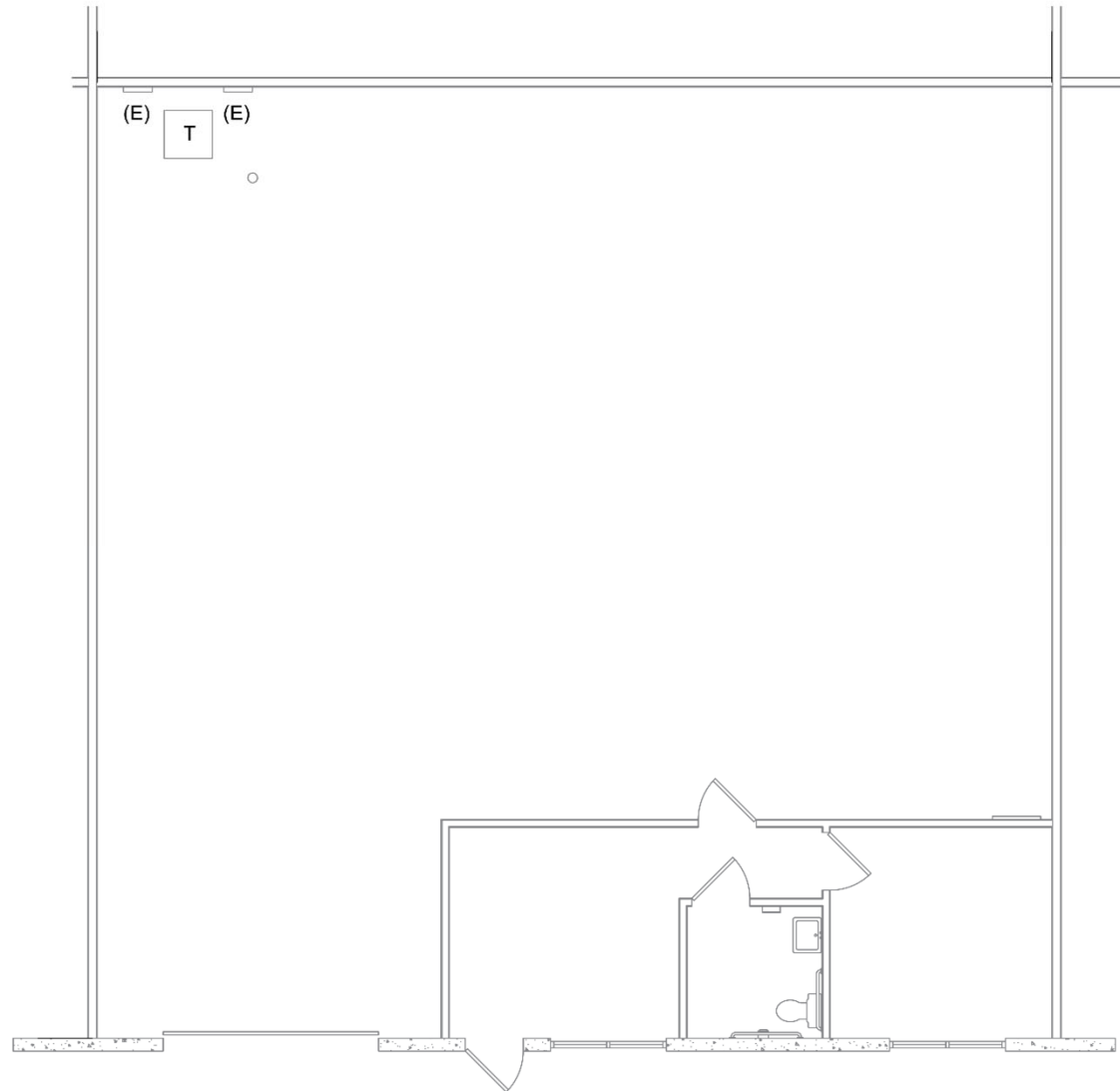
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available now



Floorplans

6885 Speedway Boulevard Suite Y114

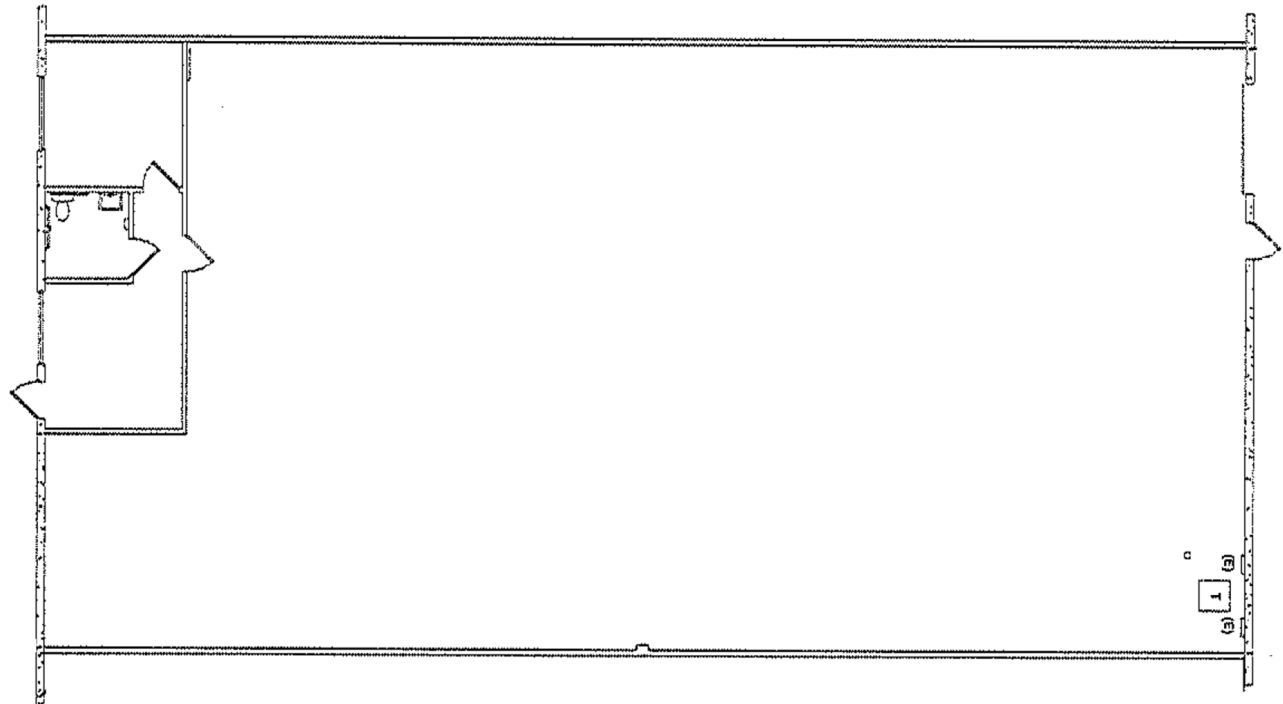
- 2,533 total s.f.
- 390 s.f. office
- 2,143 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available 8/1/26



Floorplans

6959 Speedway Blvd. Suite W102

- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



Floorplans

6959 Speedway Blvd. Suite W105

- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



Floorplans



6959 Speedway Blvd. Suite W107

- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.75 s.f. NNN
- \$0.1607 CAM
- \$4,614.52 monthly
- Available now

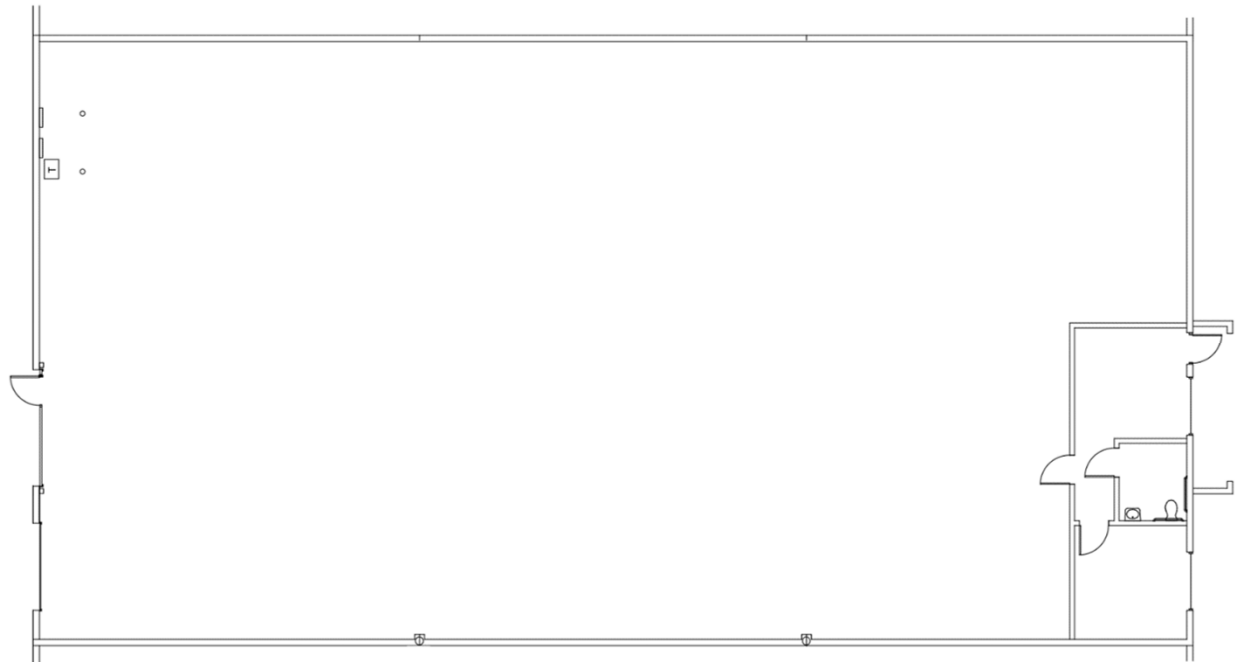


Floorplans

SPECIAL PRICING!!!

6845 Speedway Blvd. Suite K104

- 7,592 total s.f.
- 410 s.f. office
- 7,182 s.f. warehouse
- 14'11" clear height
- One (1) 9'x10' grade
- One (1) 12'x14' grade
- \$0.65/s.f. NNN
- \$0.1607 CAM
- \$6,154.83 monthly
- Available now

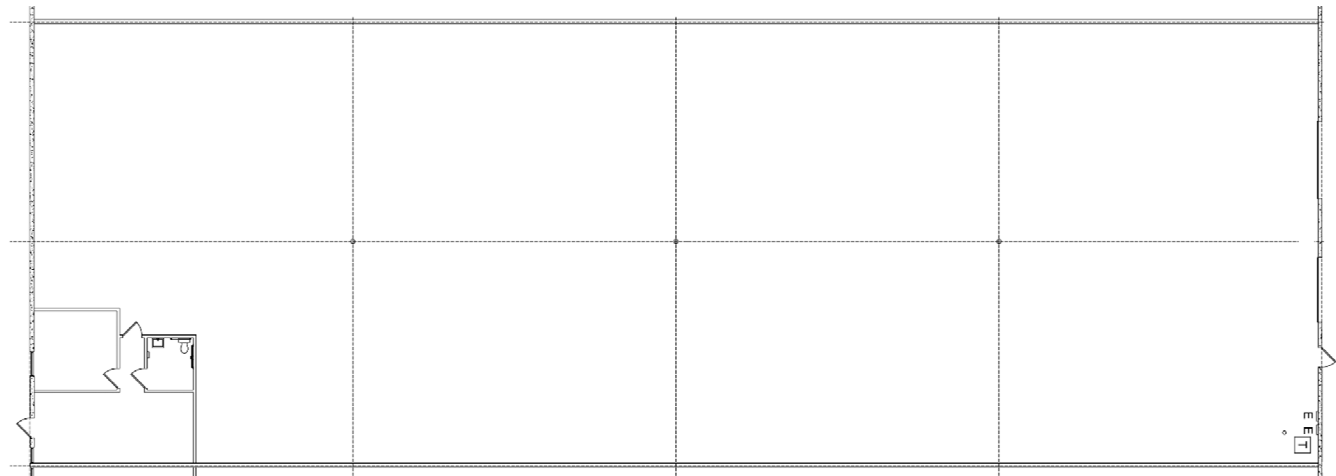


Floorplans

**SPECIAL
PRICING!!!**

6825 Speedway Blvd. Suite B105

- 13,972 total s.f.
- 573 s.f. office
- 13,399 s.f. warehouse
- 28' clear height
- One (1) 10'x10' grade
- One (1) 10'x14' grade
- \$0.75/s.f. NNN
- \$0.1607 CAM
- \$12,724.30 monthly
- Available 7/1/26



Floorplans

6955 Speedway Blvd. Suite T105/106

- 16,318 total s.f.
- 1,514 s.f. office
- 14,804 s.f. warehouse
- 28'10" clear height
- Two (2) 10'x10' dock high doors
- Two (2) 12'x14' grade doors
- \$0.80/s.f. NNN
- \$0.1607 CAM
- \$15,676.70 monthly
- Available now

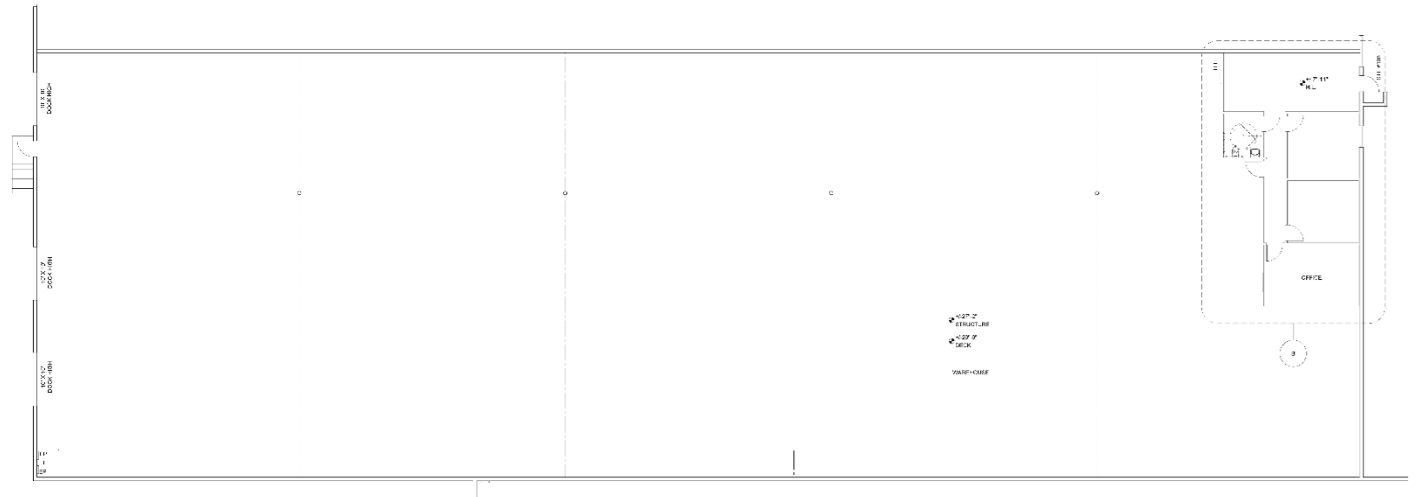


Floorplans



6775 Speedway Blvd. Suite M106

- 20,167 total s.f.
- 997 s.f. office
- 19,170 s.f. warehouse
- 26'9" clear height
- Three (3) 10'x10' dock high doors
- \$0.70/s.f. NNN
- \$0.1607 CAM
- \$17,357.74 monthly
- Available now



Las Vegas

Business facts



2.3 Million residents



25th Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

Labor

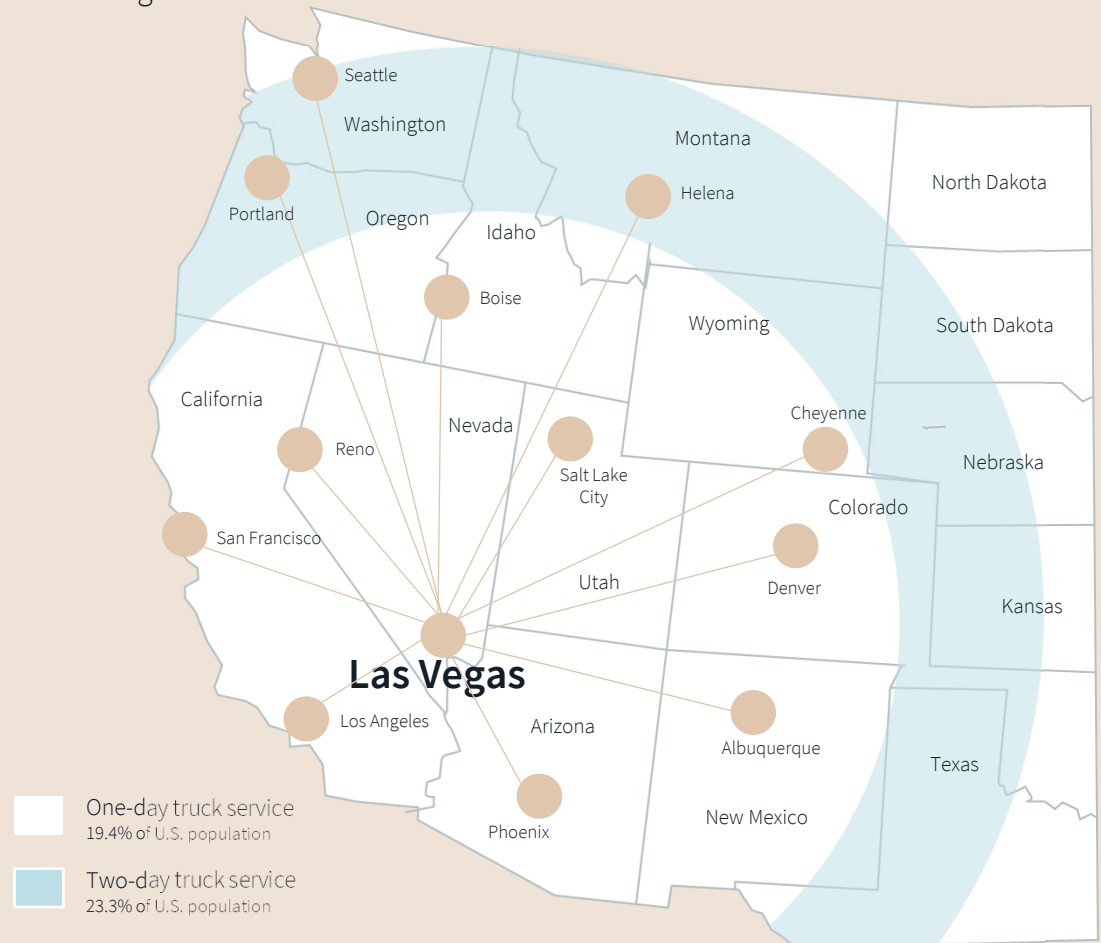
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit analysis

from Las Vegas



One-day truck service
19.4% of U.S. population

Two-day truck service
23.3% of U.S. 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

	Distance	Travel time
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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