



For lease

Speedway Commerce Center II

6120 - 6180 N Hollywood Blvd

6949, 6957, 6963 & 6969 Speedway Blvd

Las Vegas, NV 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 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



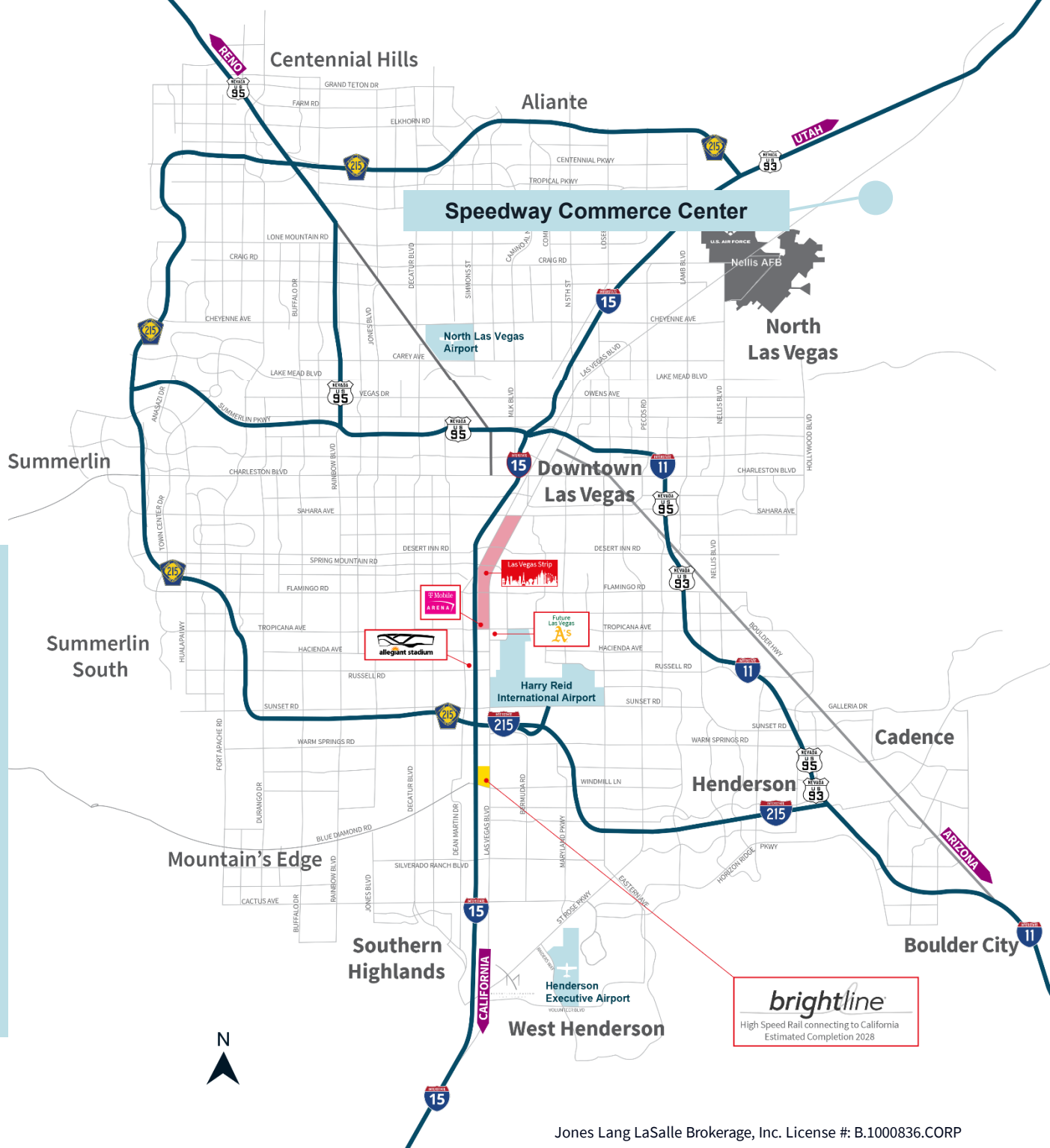
Less than a 20-minute drive to the Las Vegas Strip



19 miles to Harry Reid International Airport



17.8 miles to the New Allegiant Stadium





Property Highlights

- Rates from \$0.95/s.f. NNN
- Zoned M-1 (Clark County)
- Interior clear height 24'-30'
- 200 amps, 277/480V 3-phase power
- ESFR automatic sprinkler system with fire pump available in buildings 32-35
- R-19 insulation under roof deck with white scrim sheet
- LED lighting & skylights
- Located at Speedway Blvd. & N Hollywood Blvd. Next to the Las Vegas motor speedway



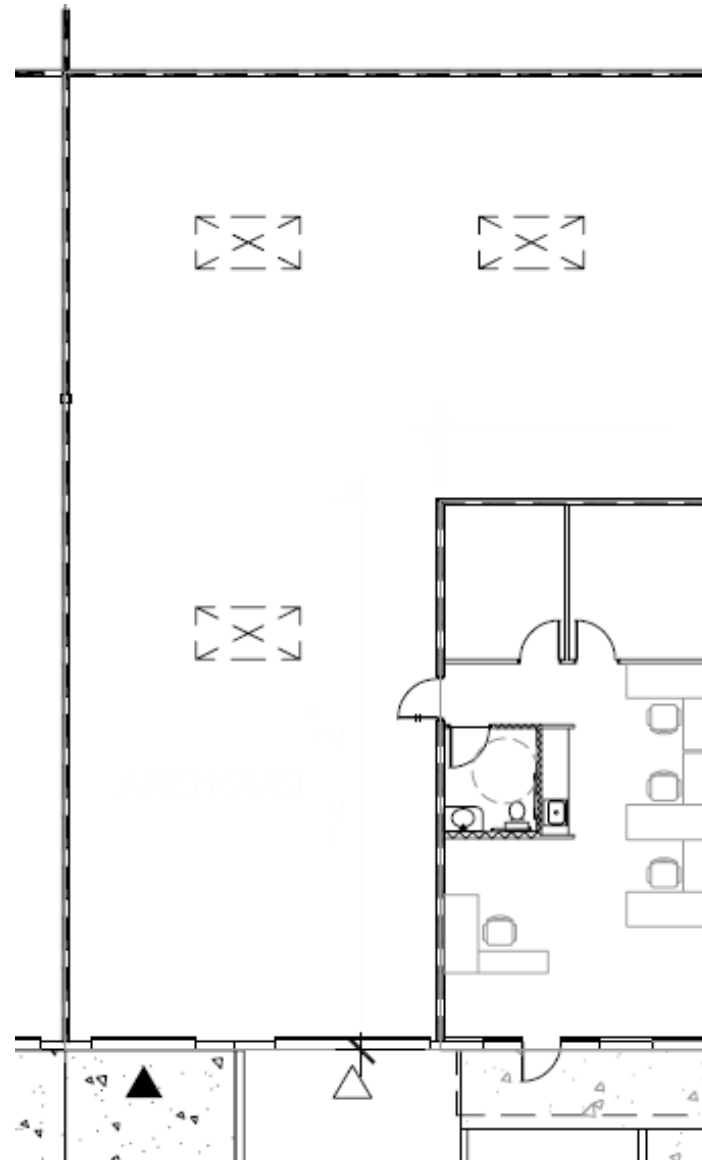


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	CAM	Monthly
6969 - 112	3,775	896	2,879	24'	1 DH 1 GL	\$1.15	\$0.1925	\$5,067.94
6957 - 106	6,038	577	5,461	24'	2 DH 1 GL	\$1.12	\$0.1925	\$7,924.88
6180 - 105	6,046	1,094	4,952	26'	2 DH 1 GL	\$1.12	\$0.1869	\$7,901.52
6180 - 107	6,046	1,094	4,952	26'	2 DH 1 GL	\$1.12	\$0.1869	\$7,901.52
6160 - 101	6,944	1,398	5,546	26'	2 DH 1 GL	\$1.12	\$0.1869	\$9,075.11
6120 - 108	10,105	723	9,382	30'	4 DH 1 GL	\$0.95*	\$0.1869	\$11,488.37 <i>*Special Pricing</i>
6120 - 106	11,138	1,064	10,074	30'	4 DH 1 GL	\$0.95*	\$0.1869	\$12,662.79 <i>*Special Pricing</i>

Floorplans

6969 Speedway Blvd. Suite 112

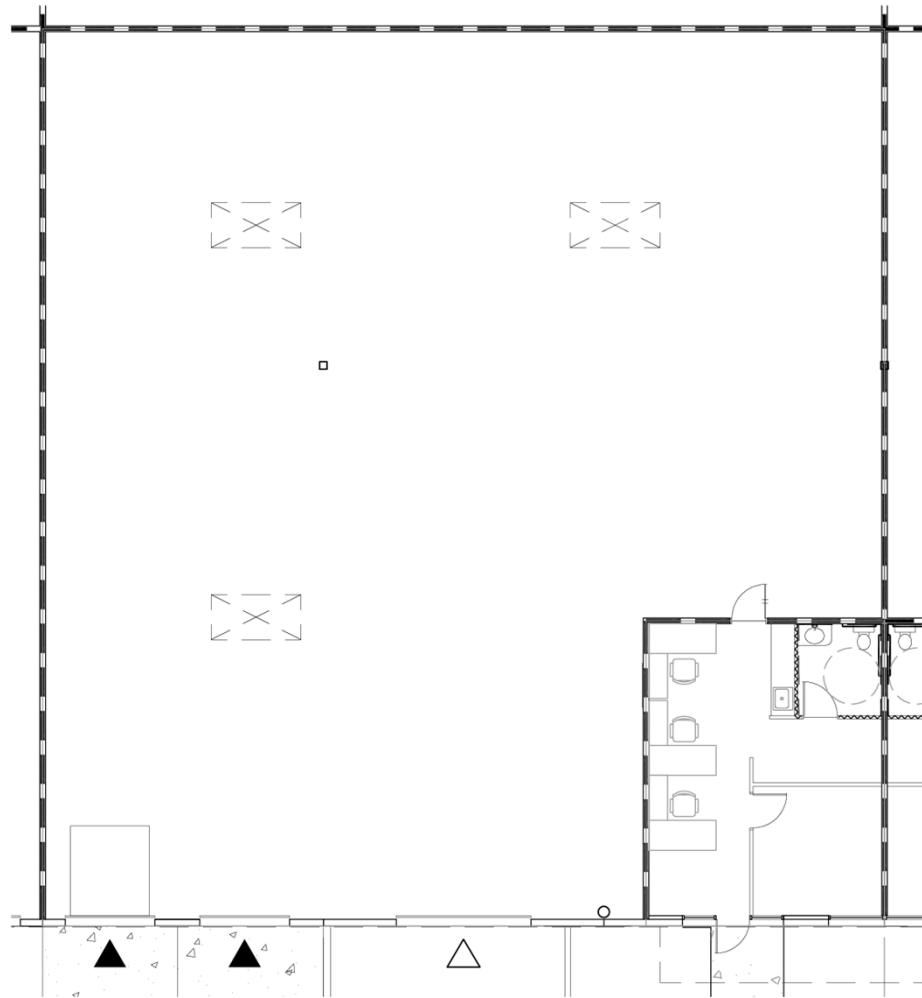
- 3,775 s.f.
- 896 s.f. office
- 2,879 s.f. warehouse
- One (1) 8'x10' dock high loading door
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.15/s.f. NNN
- \$0.1925 CAM
- \$5,067.94 monthly
- Non-ESFR
- Available now



Floorplans

6957 Speedway Blvd. Suite 106

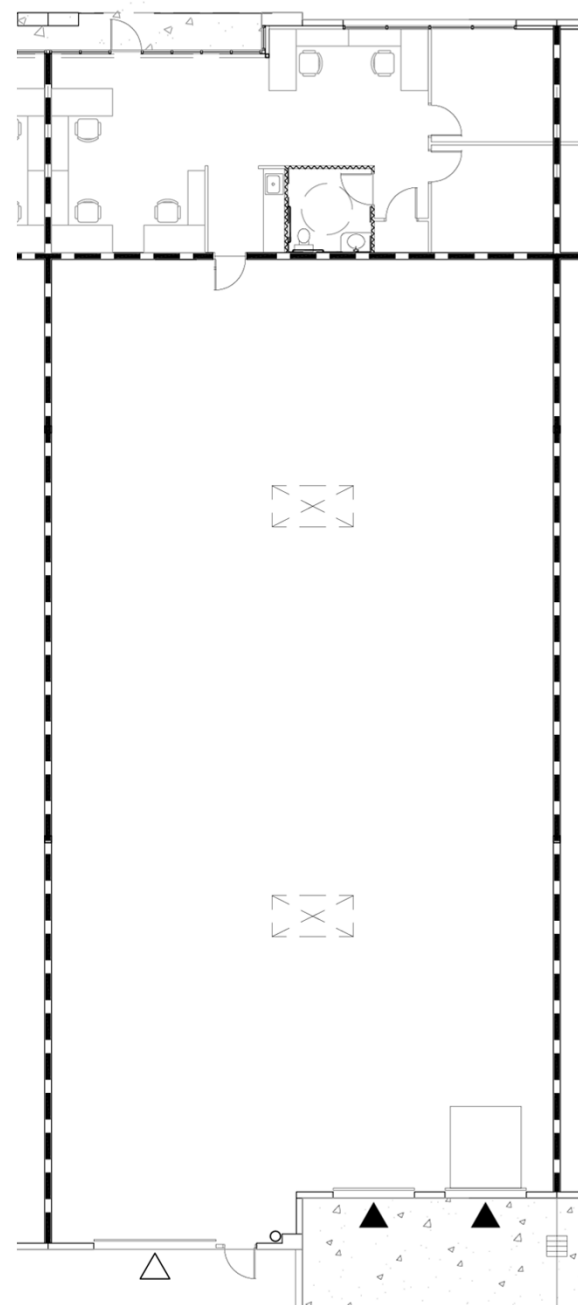
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,924.88 monthly
- Non-ESFR
- Available now



Floorplans

6180 N. Hollywood Blvd. Suite 105

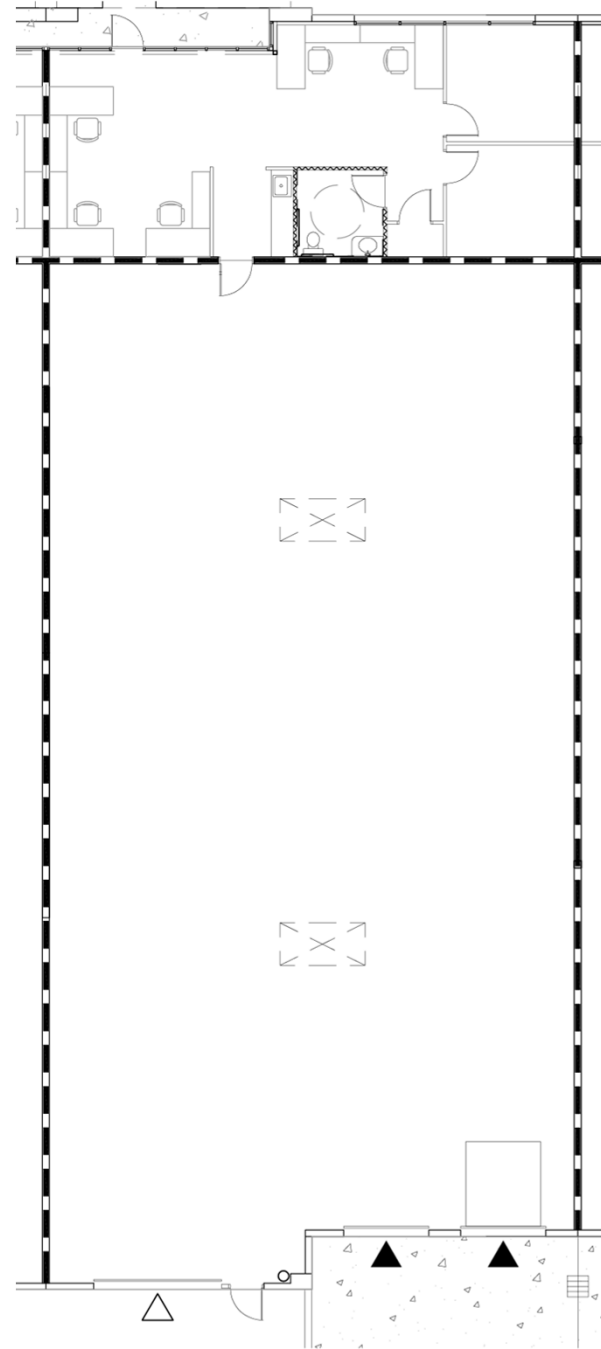
- 6,046 s.f.
- 1,094 s.f. office
- 4,952 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.12/s.f. NNN
- \$0.1869 CAM
- \$7,901.52 monthly
- ESFR
- Available 9/1/26



Floorplans

6180 N. Hollywood Blvd. Suite 107

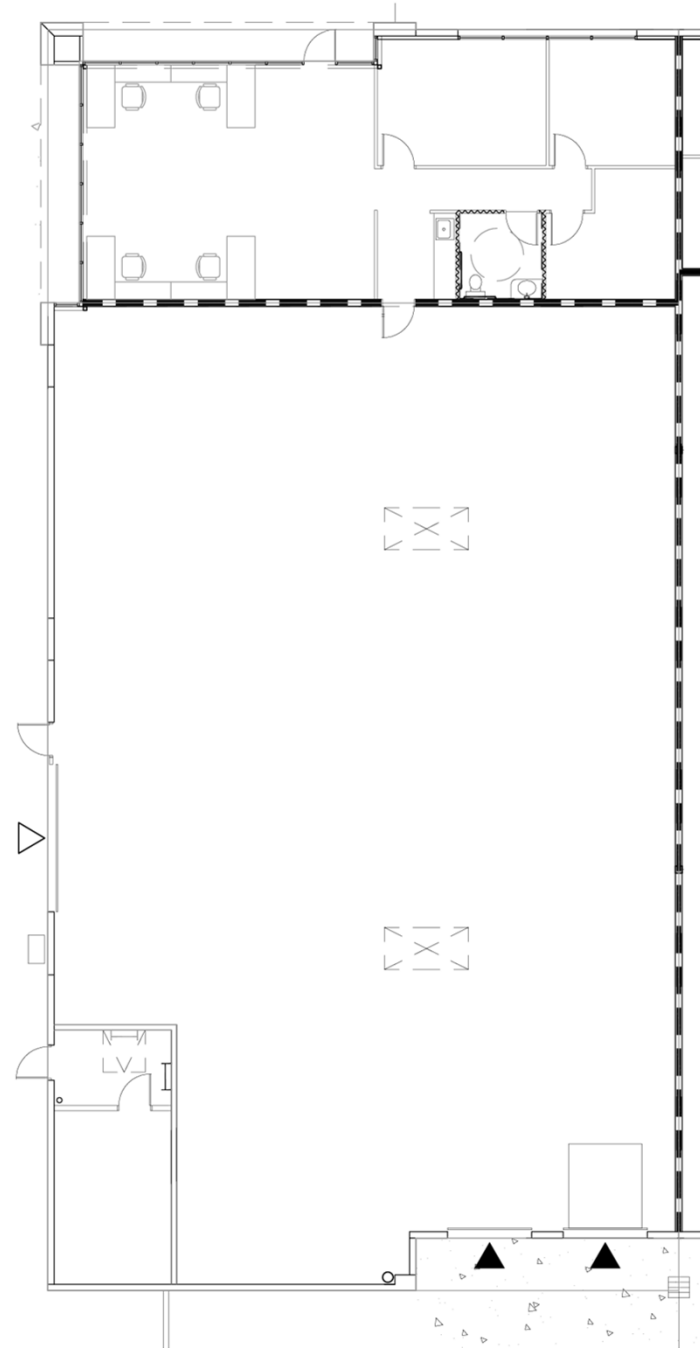
- 6,046 s.f.
- 1,094 s.f. office
- 4,952 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.12/s.f. NNN
- \$0.1869 CAM
- \$7,901.52 monthly
- ESFR
- Available now



Floorplans

6160 N. Hollywood Blvd. Suite 101

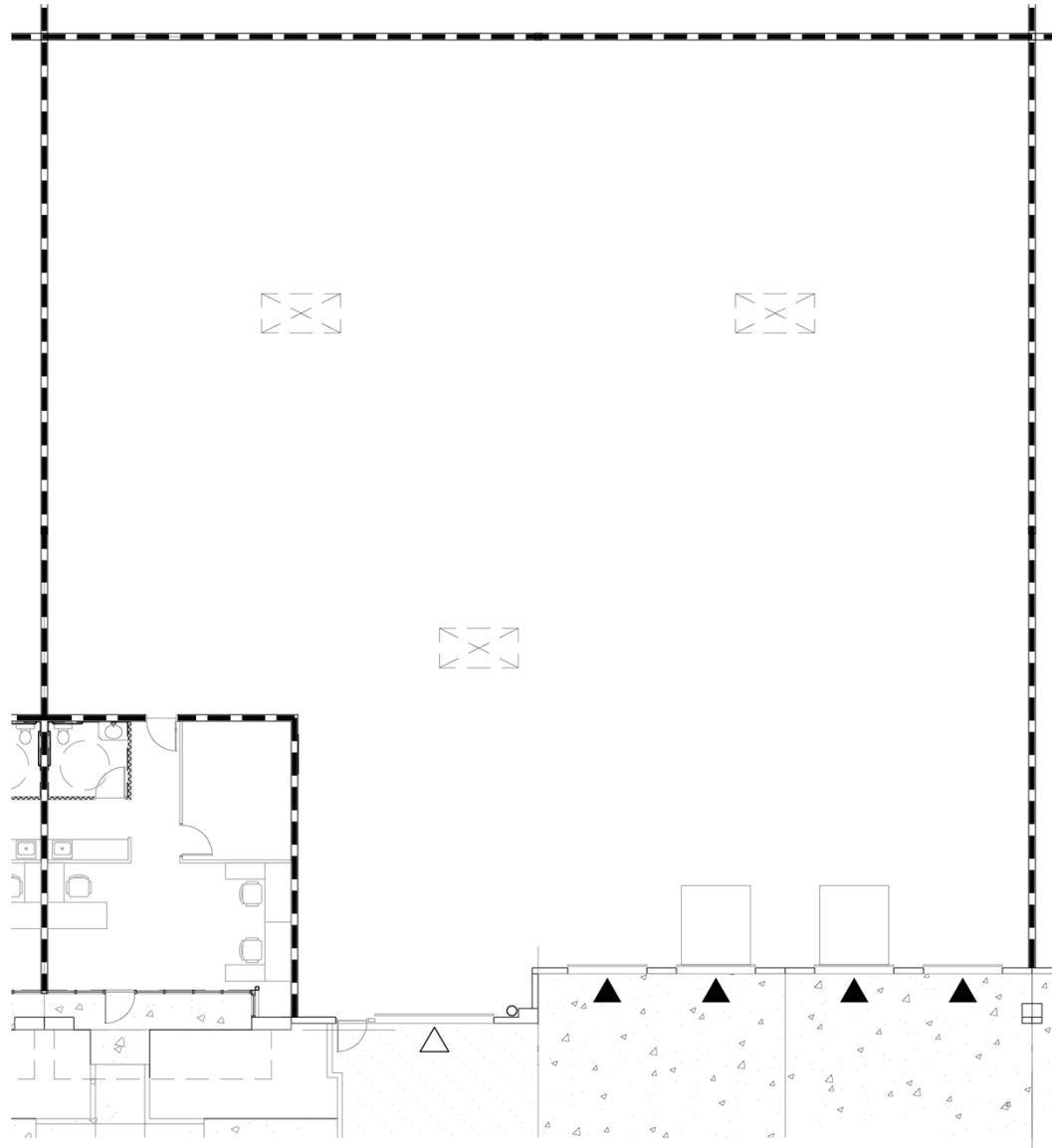
- 6,944 s.f.
- 1,398 s.f. office
- 5,546 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.12/s.f. NNN
- \$0.1869 CAM
- \$9,075.11 monthly
- ESFR
- Available now



Floorplans

6120 N. Hollywood Blvd. Suite 108

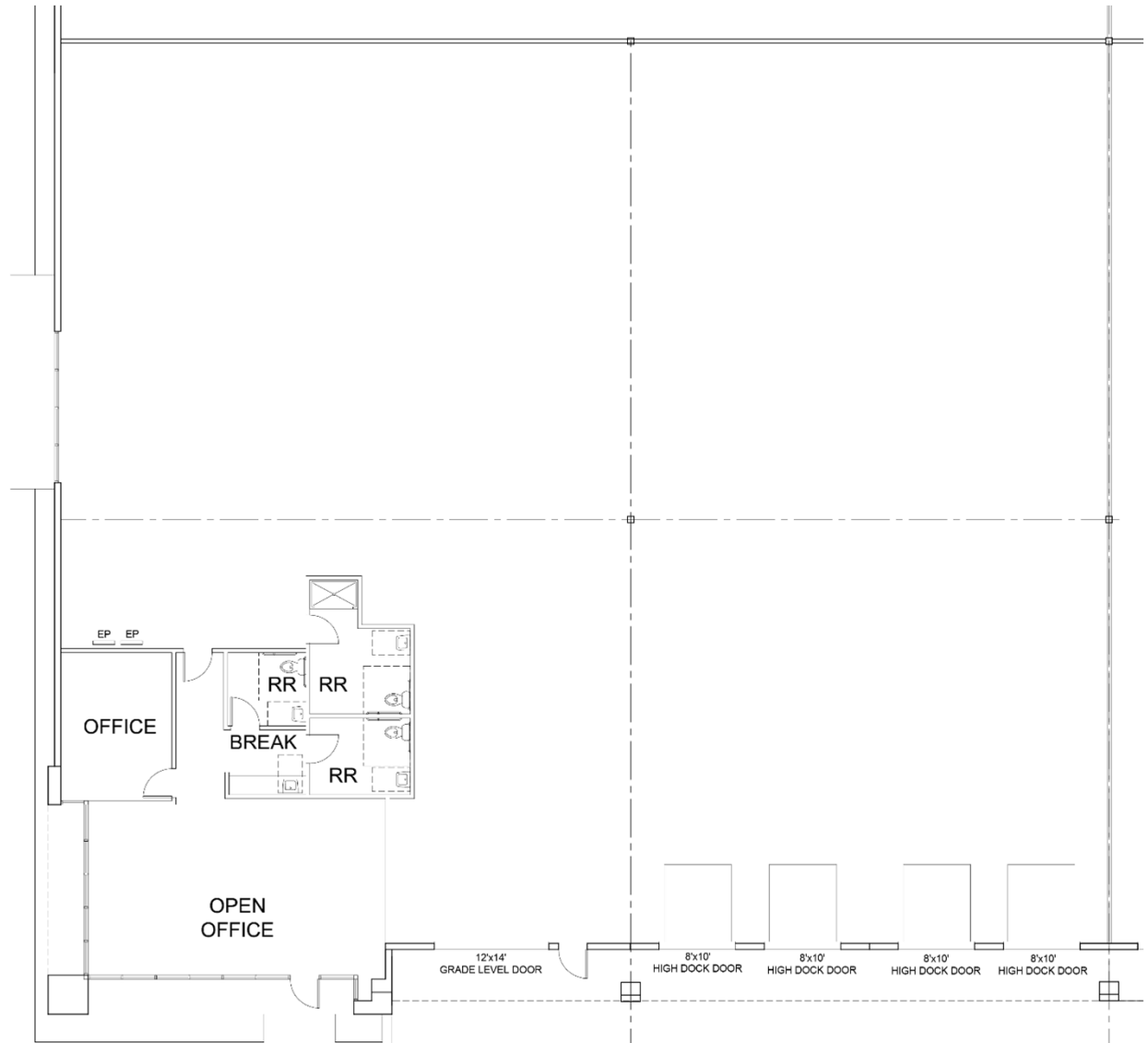
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$0.95/s.f. NNN
- \$0.1869 CAM
- \$11,488.37 monthly
- ESFR
- Available now



Floorplans

6120 N. Hollywood Blvd. Suite 106

- 11,138 s.f.
- 1,064 s.f. office
- 10,074 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$0.95/s.f. NNN
- \$0.1869 CAM
- \$12,662.79 monthly
- ESFR
- Available now



Las Vegas

Business facts



2.2 Million residents



29th Largest metropolitan area in the U.S.



Population projected to grow almost 12.5% by 2021

0% Tax

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

Labor

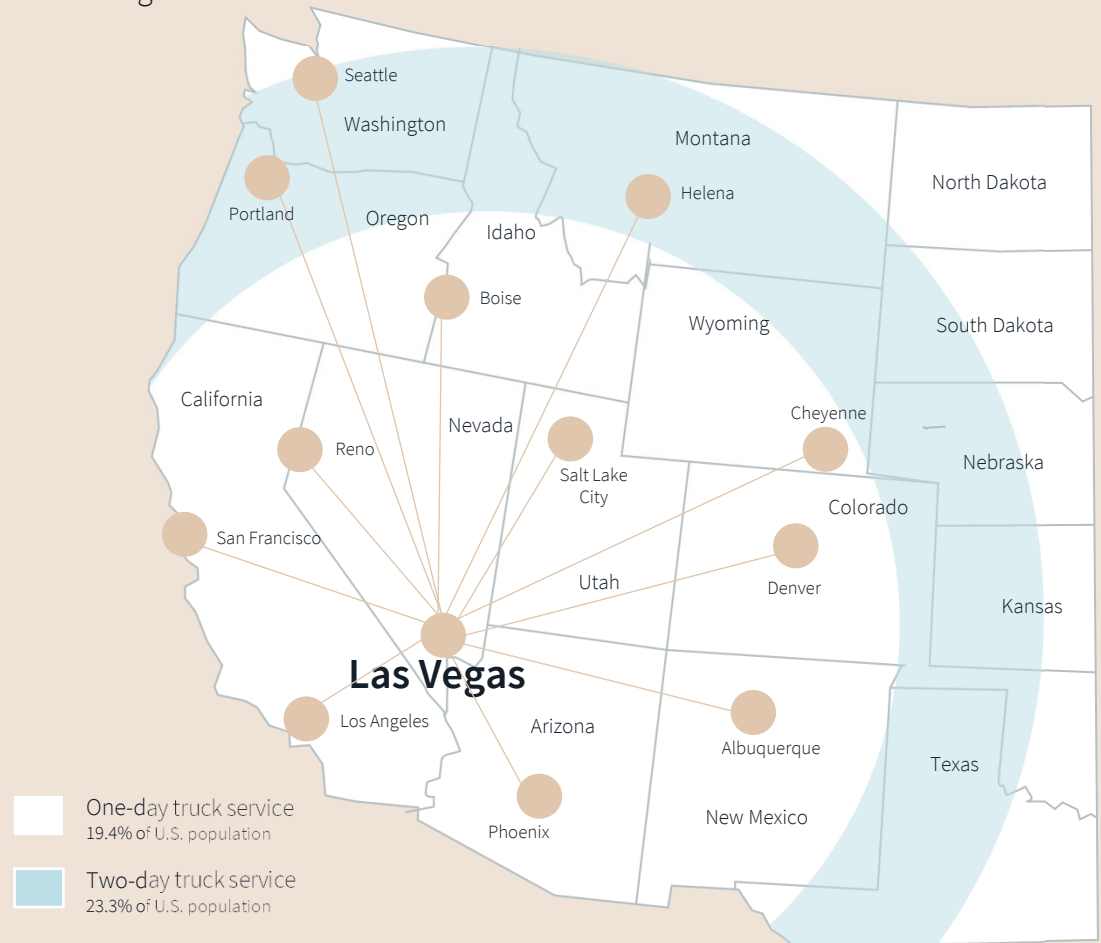
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

Assistance programs

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

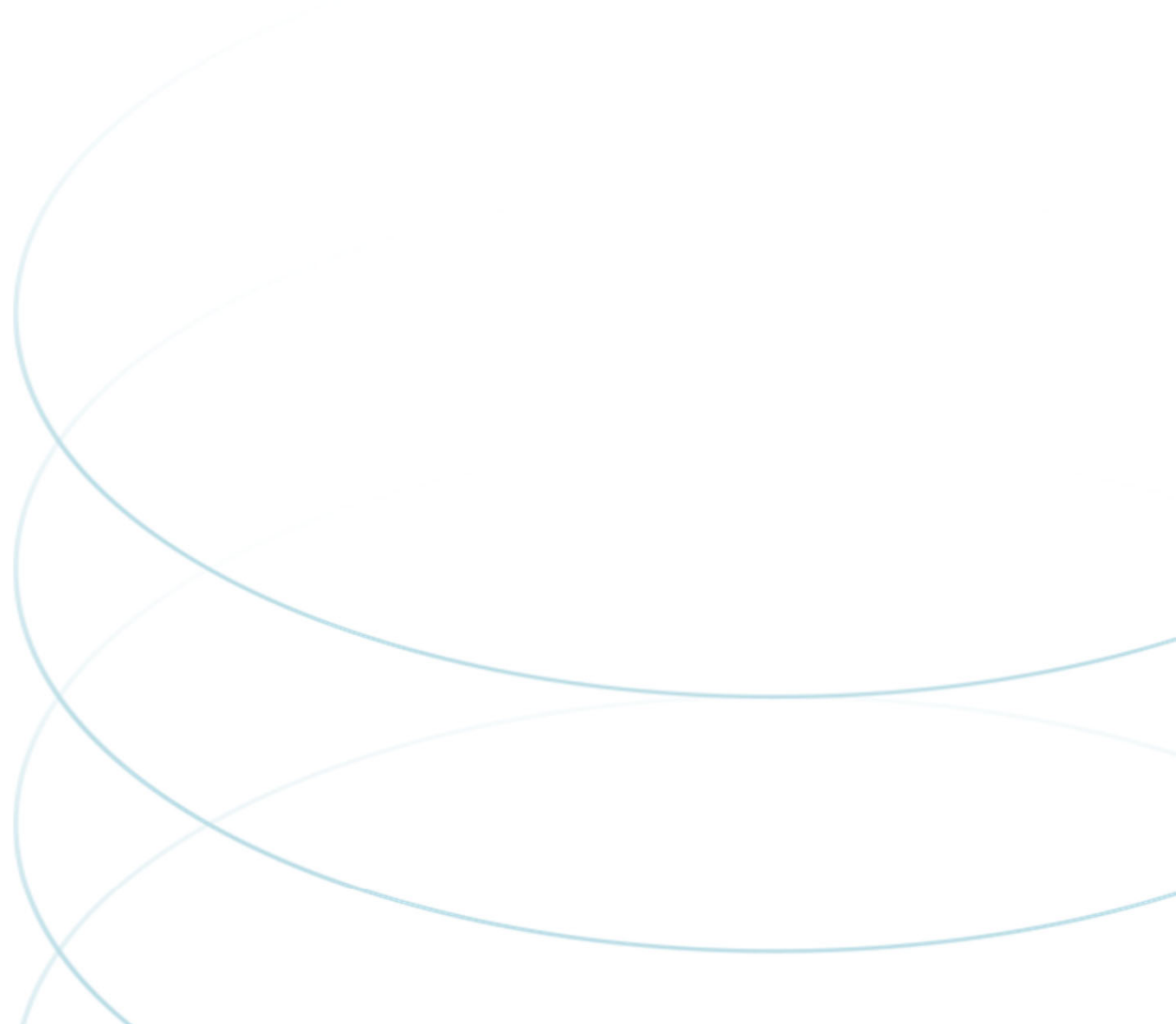
Transit analysis

from Las Vegas



	Distance	Travel time		Distance	Travel time
Los Angeles	270 mi	4 hrs	Boise	630 mi	9 hrs, 32
Phoenix	298 mi	4 hrs, 38 min	Denver	748 mi	10 hrs, 50 min
Salt Lake City	421 mi	5 hrs, 51 min	Cheyenne	833 mi	12 hrs, 8 min
Reno	448 mi	7 hrs, 1 min	Helena	901 mi	12 hrs, 35 min
Albuquerque	574 mi	8 hrs, 20 min	Portland	974 mi	15 hrs, 29 min
San Francisco	568 mi	8 hrs, 29 min	Seattle	1,125 mi	15 hrs, 29 min





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