



# For lease

Speedway Commerce Center II

6120 - 6180 N Hollywood Blvd

6949, 6957, 6963 & 6969 Speedway Blvd

Las Vegas, NV 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

# 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**



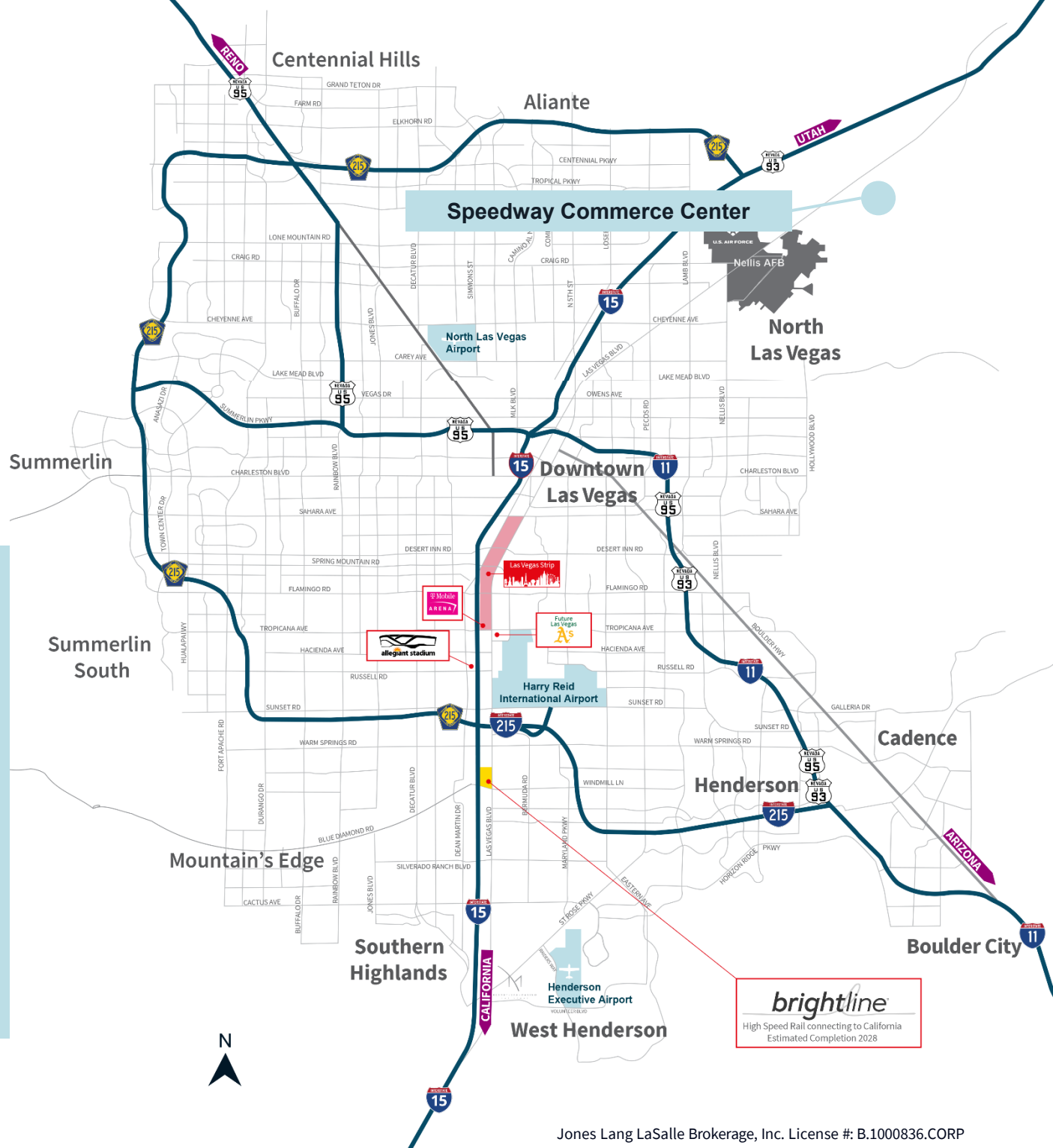
Less than a 20-minute drive to  
the Las Vegas Strip



19 miles to Harry Reid  
International Airport



17.8 miles to the  
New Allegiant Stadium





## Property Highlights

- Rates from \$0.99/s.f. NNN
- 5,361 s.f. - 11,138 s.f. available
- 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
- Energy efficient T-5 florescent lighting & skylights
- Located at Speedway Blvd. & N Hollywood Blvd. Next to the Las Vegas motor speedway



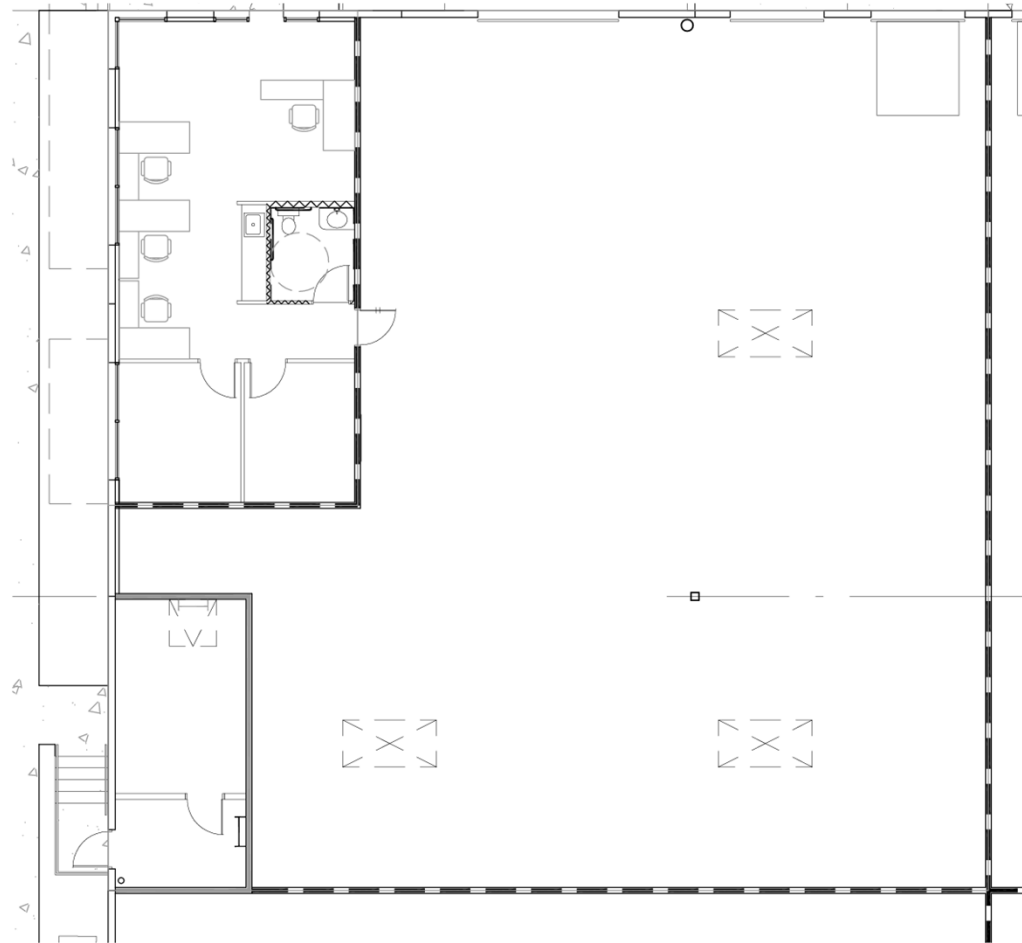


| Suite             | Total s.f. | Office s.f. | Warehouse s.f. | Ceiling height | Dock/Grade  | Rate    | CAM      | Monthly                                |
|-------------------|------------|-------------|----------------|----------------|-------------|---------|----------|----------------------------------------|
| 6963 – 101        | 5,361      | 896         | 4,465          | 24'            | 2 DH   1 GL | \$1.12  | \$0.1925 | \$7,036.31                             |
| 6957 – 103        | 6,038      | 577         | 5,461          | 24'            | 2 DH   1 GL | \$1.12  | \$0.1925 | \$7,924.88                             |
| 6957 – 106        | 6,038      | 577         | 5,461          | 24'            | 2 DH   1 GL | \$1.12  | \$0.1925 | \$7,924.88                             |
| 6120 – 103        | 10,105     | 723         | 9,382          | 30'            | 4 DH   1 GL | \$1.10  | \$0.1869 | \$13,004.12                            |
| 6120 – 107        | 10,105     | 723         | 9,382          | 30'            | 4 DH   1 GL | \$1.10  | \$0.1869 | \$13,004.12                            |
| 6120 – 108        | 10,105     | 723         | 9,382          | 30'            | 4 DH   1 GL | \$1.10  | \$0.1869 | \$13,004.12                            |
| 6140 – 105        | 11,077     | 1,062       | 10,015         | 30'            | 6 DH   1 GL | \$1.15  | \$0.1869 | \$14,808.88                            |
| <b>6120 – 106</b> | 11,138     | 1,064       | 10,074         | 30'            | 4 DH   1 GL | \$0.99* | \$0.1869 | \$13,107.49<br><i>*Special Pricing</i> |

# Floorplans

## 6963 Speedway Blvd. Suite 101

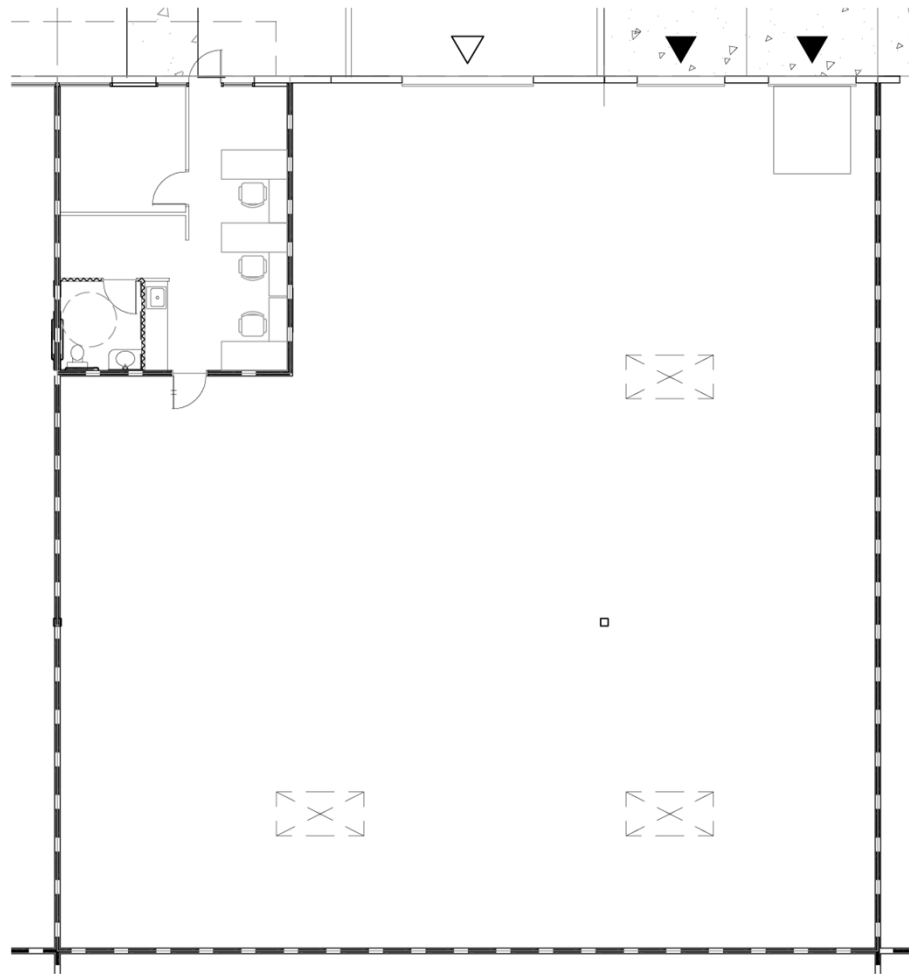
- 5,361 s.f.
- 896 s.f. office
- 4,465 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,036.31 monthly
- Non-ESFR
- Available now



# Floorplans

## 6957 Speedway Blvd. Suite 103

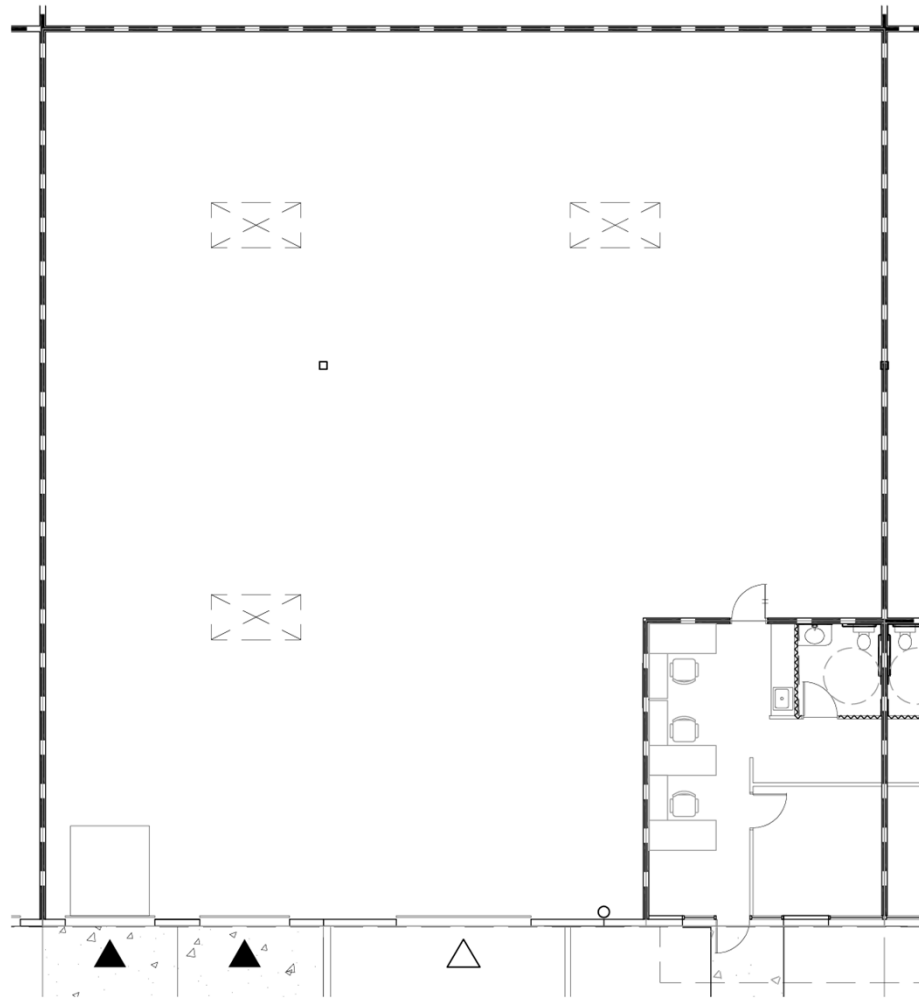
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,924.88 monthly
- Non-ESFR
- Available now



# Floorplans

## 6957 Speedway Blvd. Suite 106

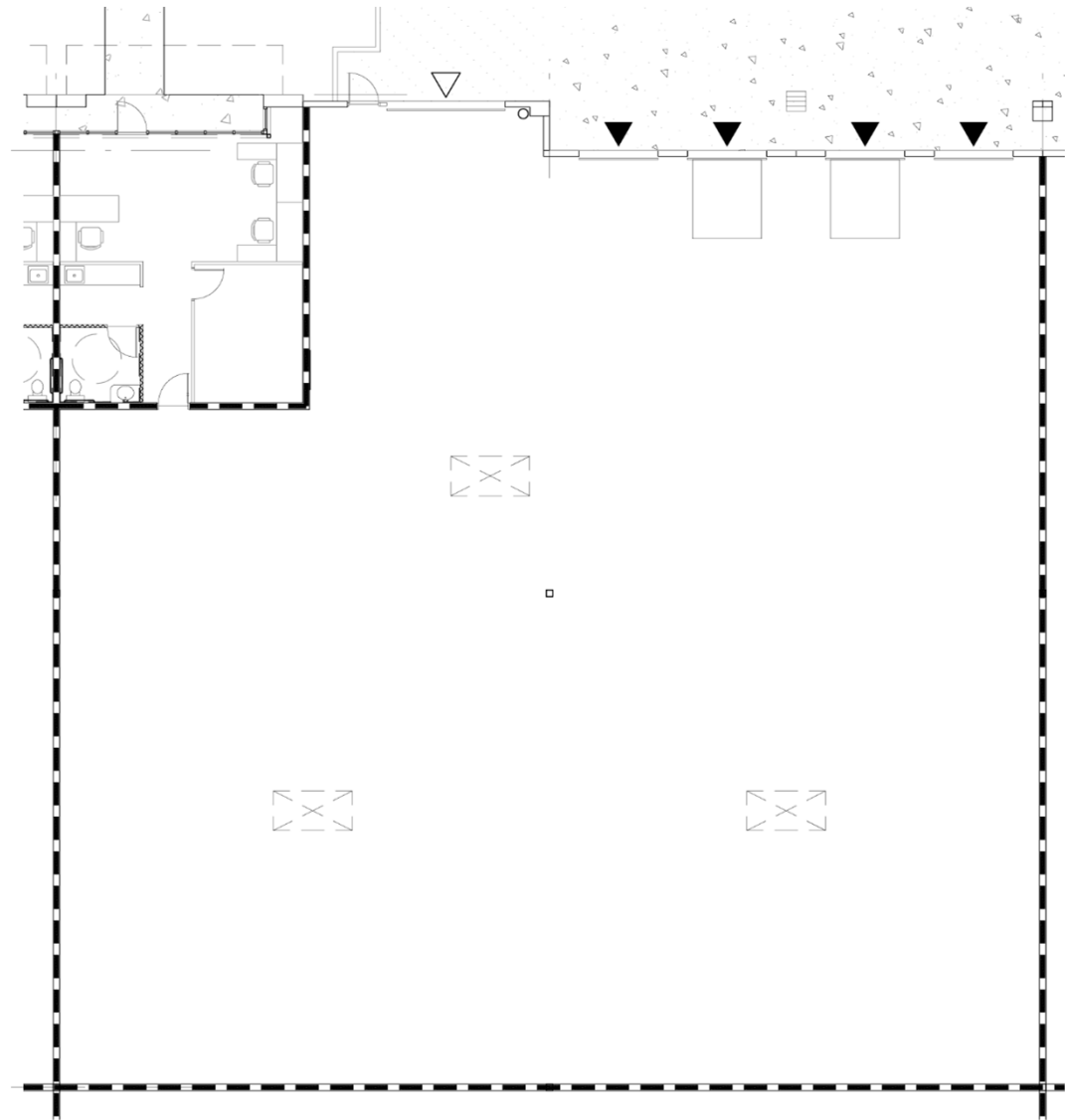
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,924.88 monthly
- Non-ESFR
- Available 5/1/26



# Floorplans

## 6120 N. Hollywood Blvd. Suite 103

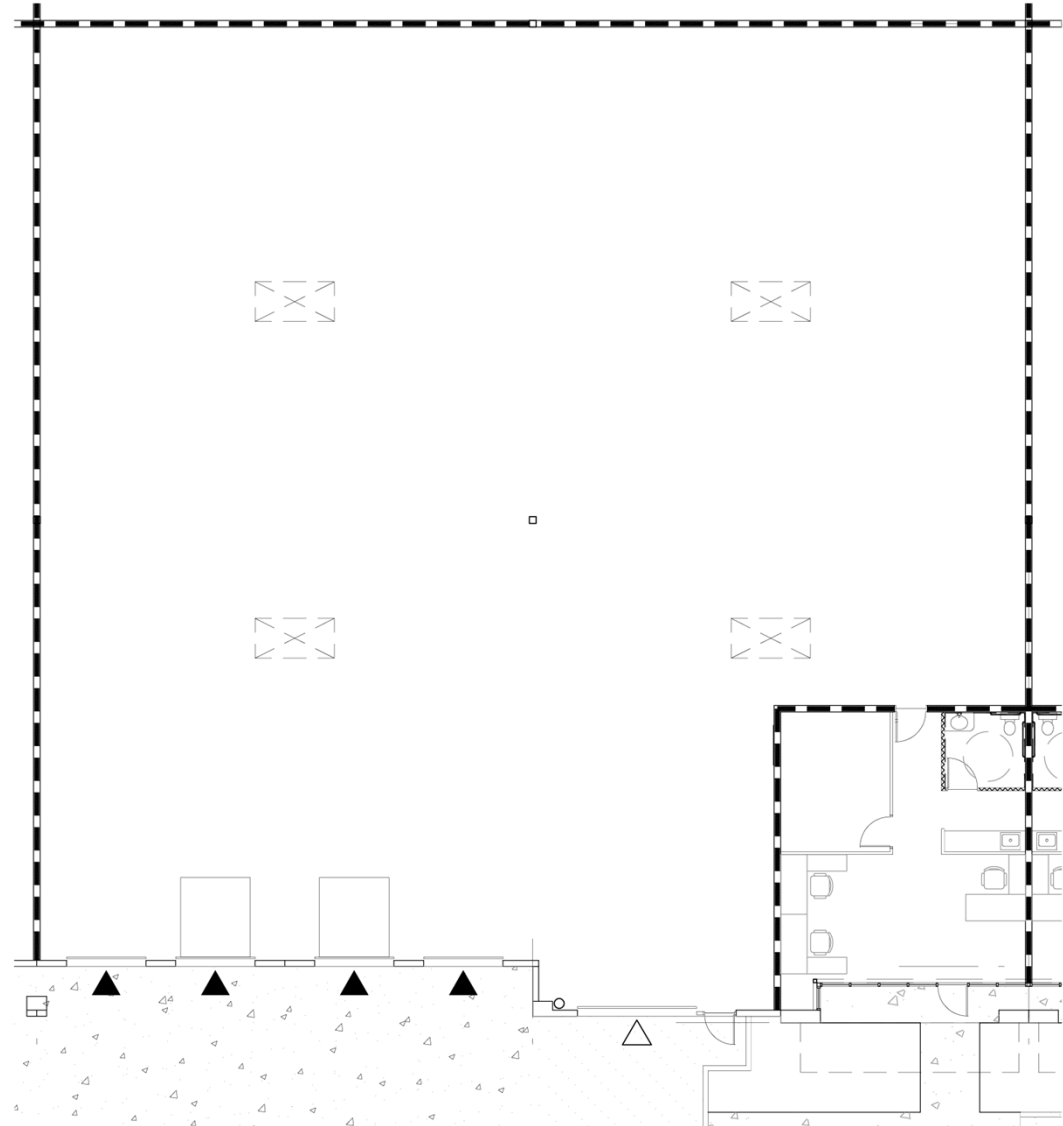
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.10/s.f. NNN
- \$0.1869 CAM
- \$13,004.12 monthly
- ESFR
- Available now



# Floorplans

## 6120 N. Hollywood Blvd. Suite 107

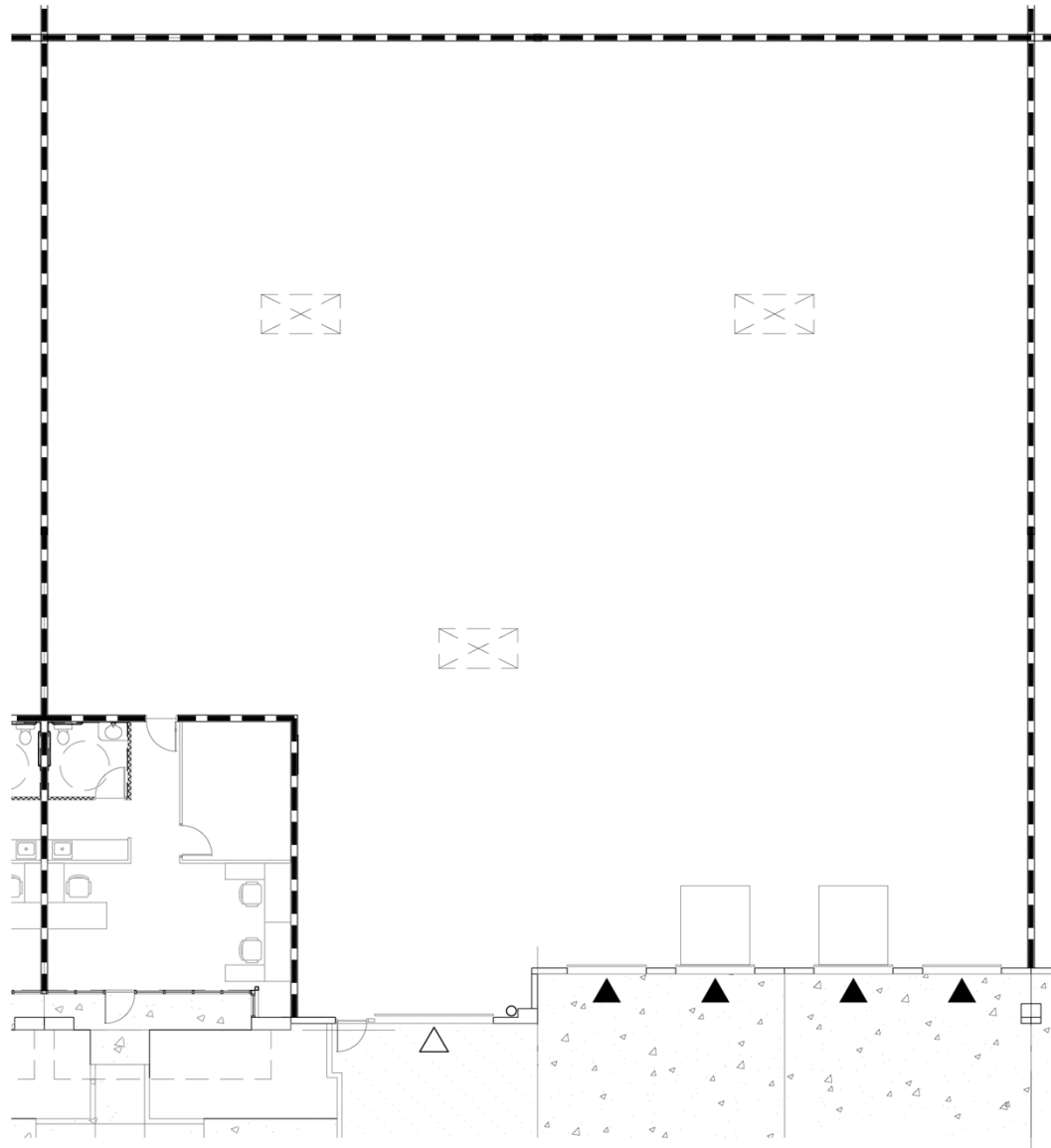
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.10/s.f. NNN
- \$0.1869 CAM
- \$13,004.12 monthly
- ESFR
- Available now



# Floorplans

## 6120 N. Hollywood Blvd. Suite 108

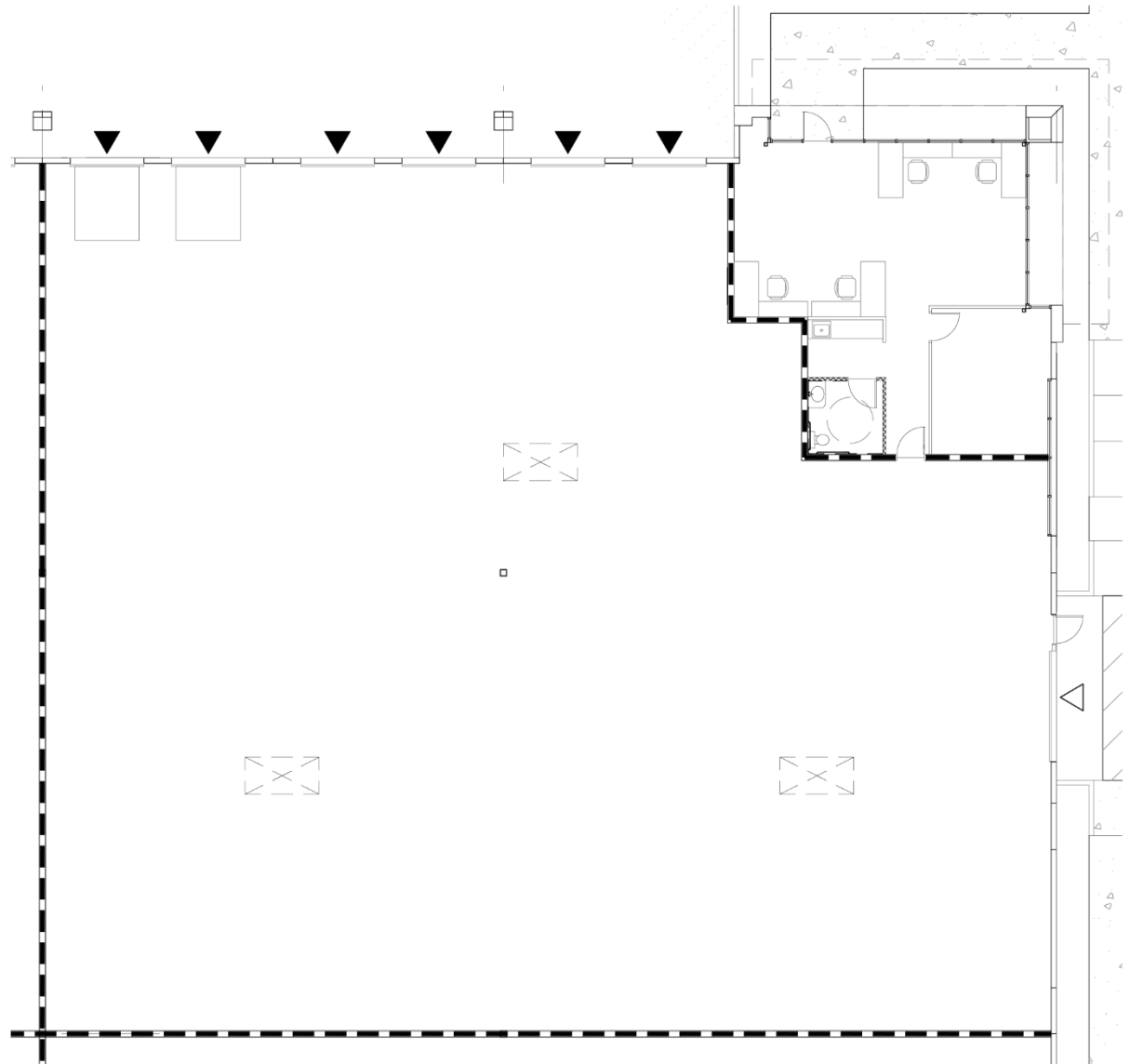
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.10/s.f. NNN
- \$0.1869 CAM
- \$13,004.12 monthly
- ESFR
- Available now



# Floorplans

## 6140 N. Hollywood Blvd. Suite 105

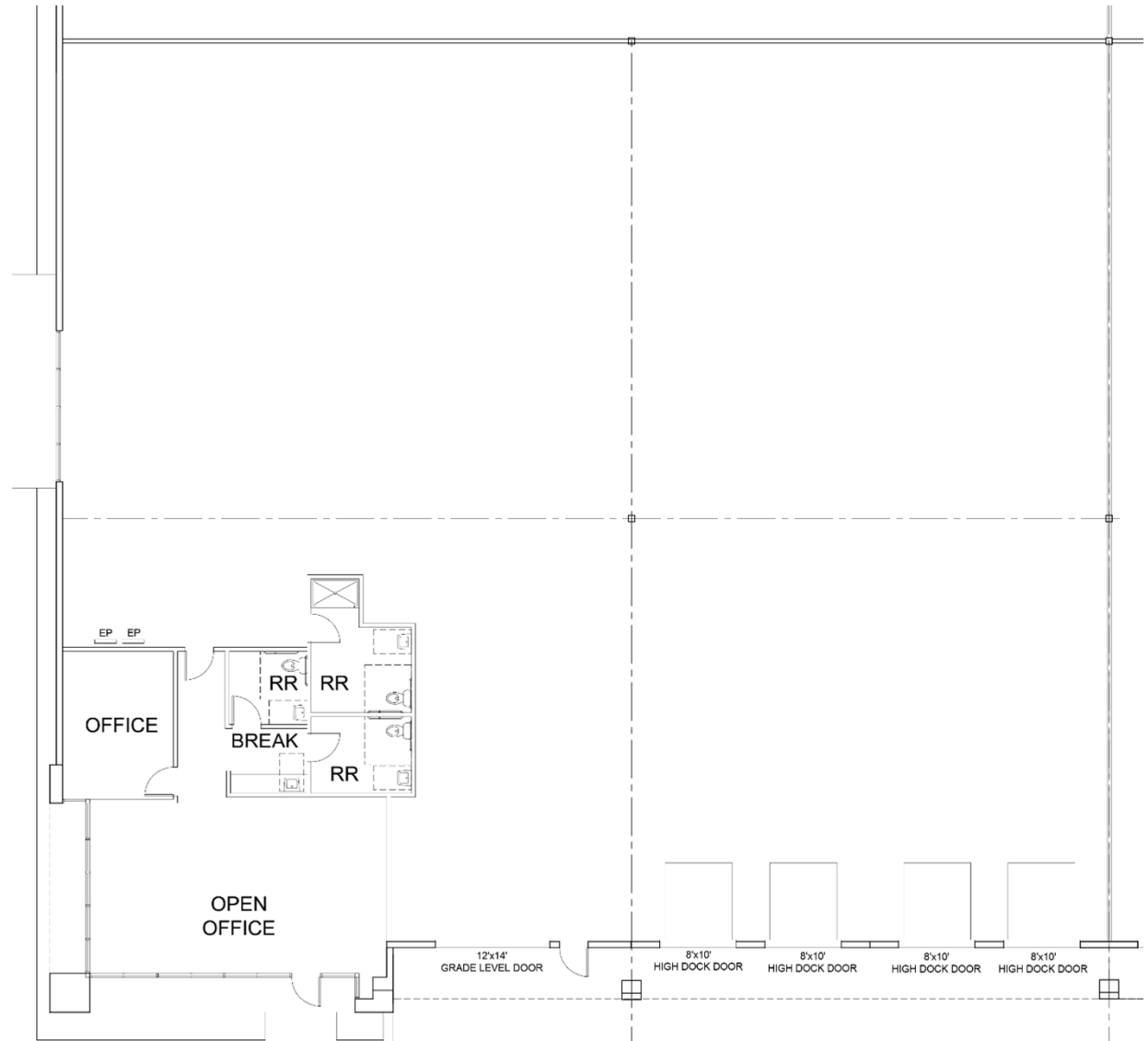
- 11,077 s.f.
- 1,062 s.f. office
- 10,015 s.f. warehouse
- Six (6) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.15/s.f. NNN
- \$0.1869 CAM
- \$14,808.88 monthly
- ESFR
- Available now



# 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
- \$0.99/s.f. NNN
- \$0.1869 CAM
- \$13,107.49 monthly
- ESFR
- Available now



# Las Vegas

## Business facts



2.2 Million residents



29<sup>th</sup> 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

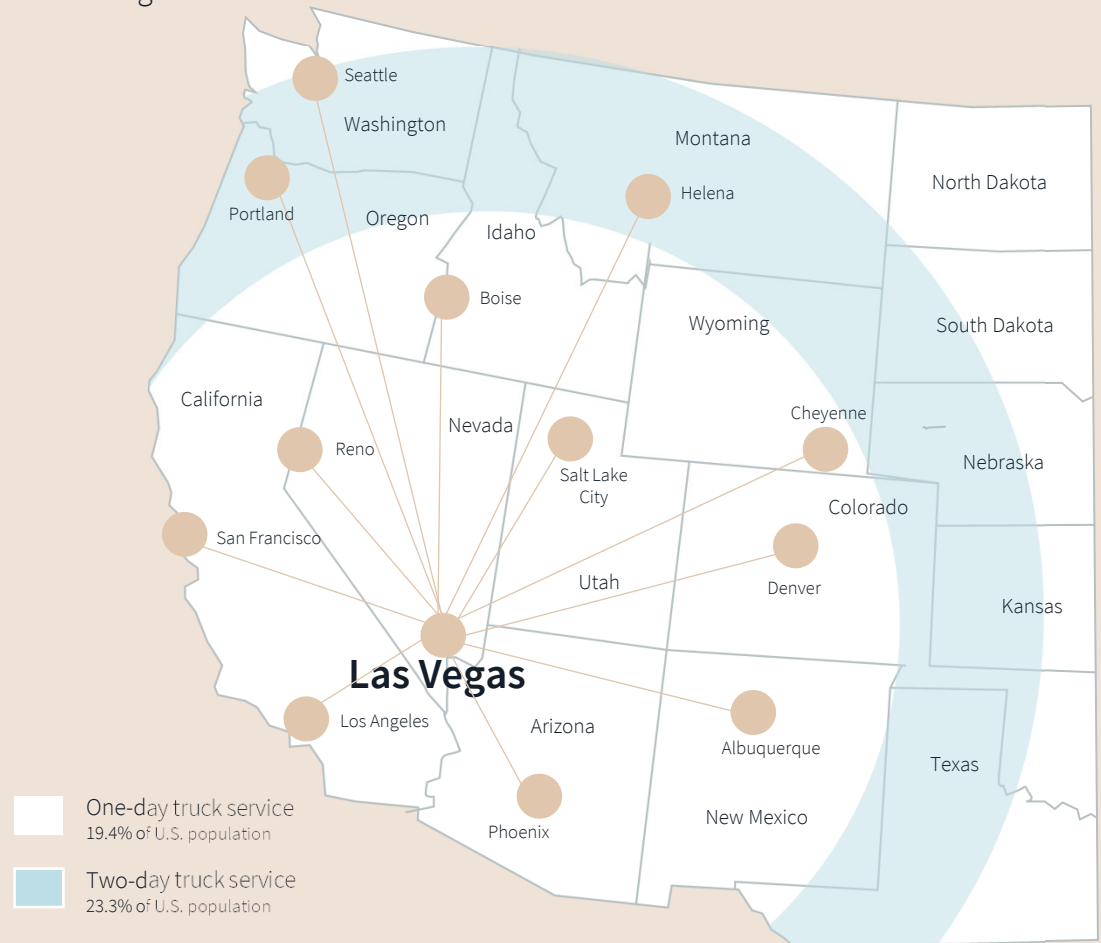
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## 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

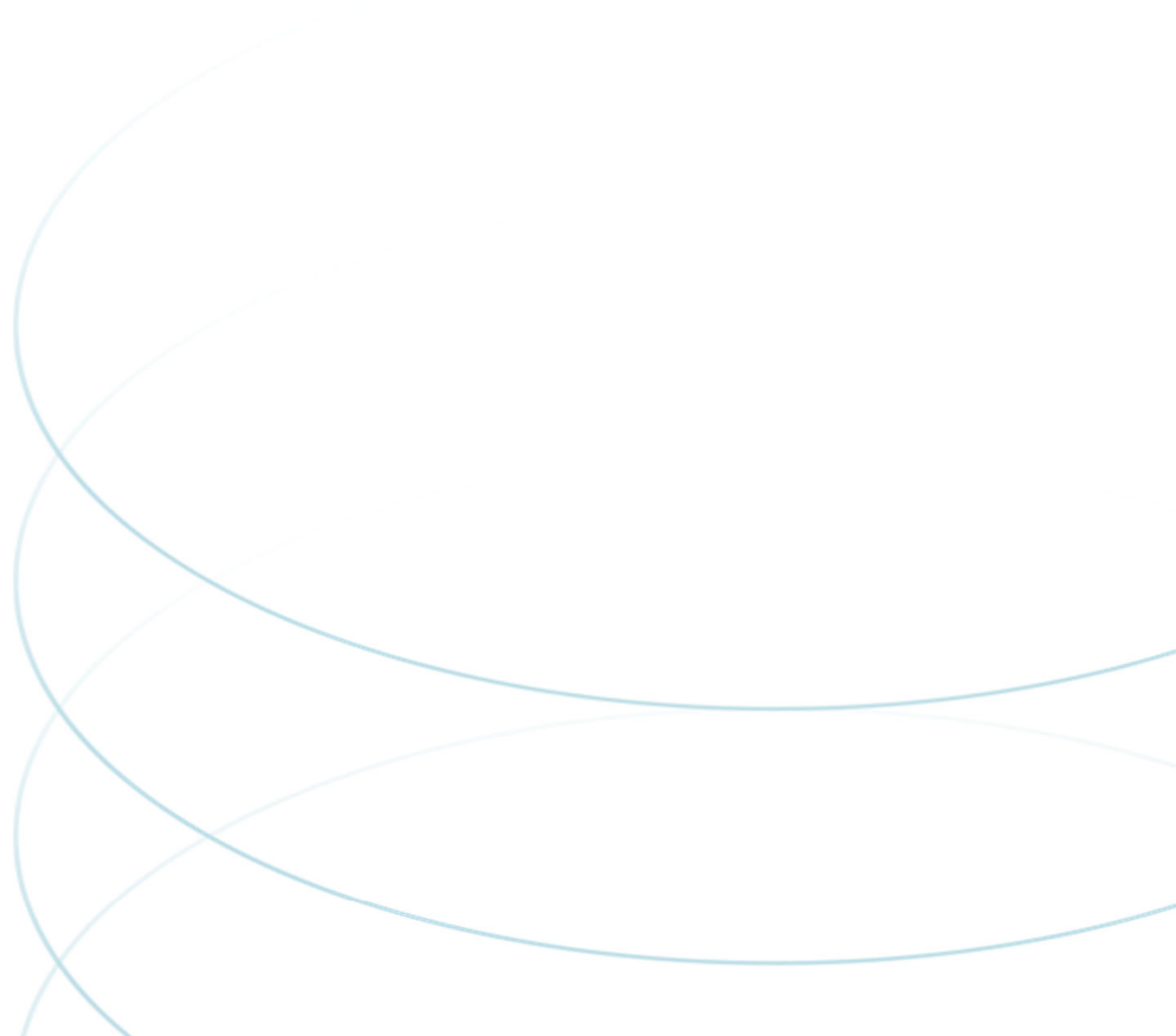
from Las Vegas



|                | Distance | Travel time   |
|----------------|----------|---------------|
| 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 |





**Danny Leanos**

Senior Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

**Brayden Stockbauer**

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

**Jason Simon, SIOR**

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

**Rob Lujan, SIOR, CCIM**

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018