

# MOJAVE AIRPORT CENTER



## FOR MORE INFORMATION:

6255 & 6285 MOJAVE ROAD LAS VEGAS, NEVADA 89120

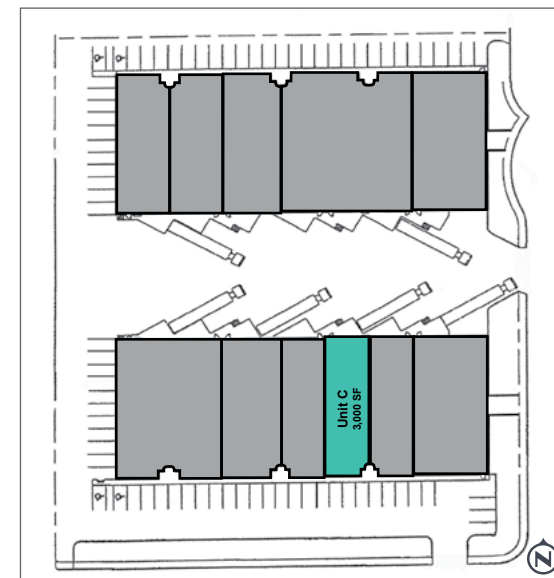
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## PROPERTY FEATURES

- Located just North of Sunset Road between Eastern Avenue and Pecos Road
- ±50,000 SF project on ±2.79 acres
- Fully built-out and move-in ready units
- Prime Airport location
- 100% HVAC in some units
- Dock-Hi Truck Loading (10' x 10')
- 18' minimum clear height
- 30' x 35' Column Spacing
- Metal halide and fluorescent warehouse lights
- Grade Level Loading to some units
- IP-Industrial Park (Clark County)
- 78 parking spaces
- Evaporative-cooled warehouse
- Fire sprinklers at .20 per ±1,500 SF
- Concrete tilt-up construction



*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



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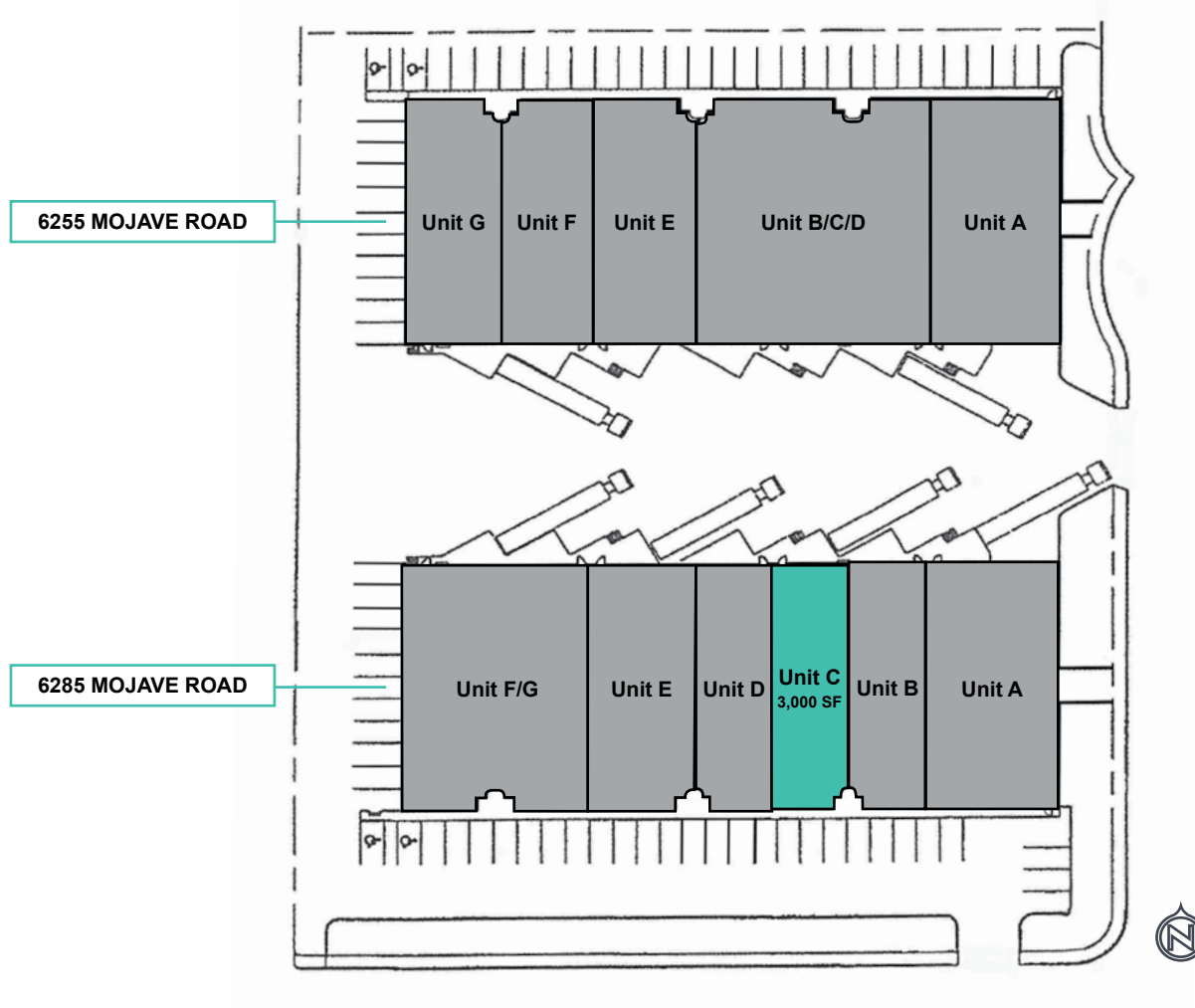
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**AVAILABILITIES**

AVAILABLE
  OCCUPIED

BUILDING	UNIT	TOTAL SF	OFFICE SF	AVAILABLE
6285	C	3,000	597	Now Available!

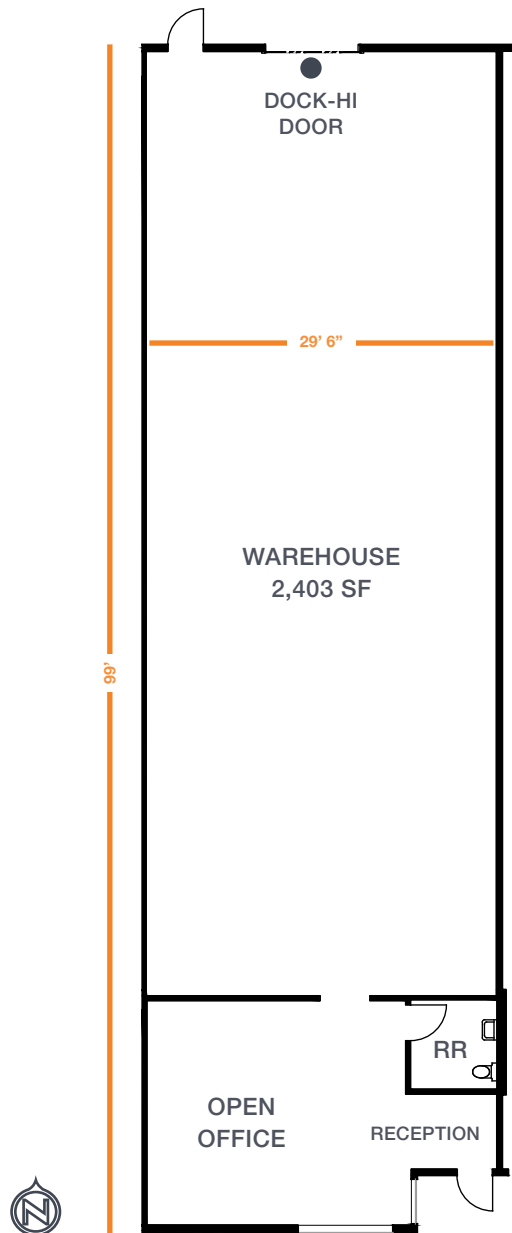


# MOJAVE AIRPORT CENTER



## 6285 E. MOJAVE ROAD UNIT C - 3,000 SF

- 597 SF of HVAC Office
- 2,403 SF of Evaporative Cooled Warehouse
- Reception Area
- Open Office
- One (1) Restroom
- One (1) Dock-Hi Loading Door
- Lease Rate: \$1.40/SF (NNN)
- CAMs: \$0.39/SF
- Total Monthly: \$5,370.00
- Now Available!



For illustration purposes only. Not to scale.

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# CBRE

# AERIAL MAP



## DISTANCES TO:

I-15 Freeway	5.2 miles
I-215 Freeway	2.6 miles
I-515 Freeway	3.7 miles
Harry Reid Int'l Airport	2.9 miles
Las Vegas Strip	4.9 miles

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