



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



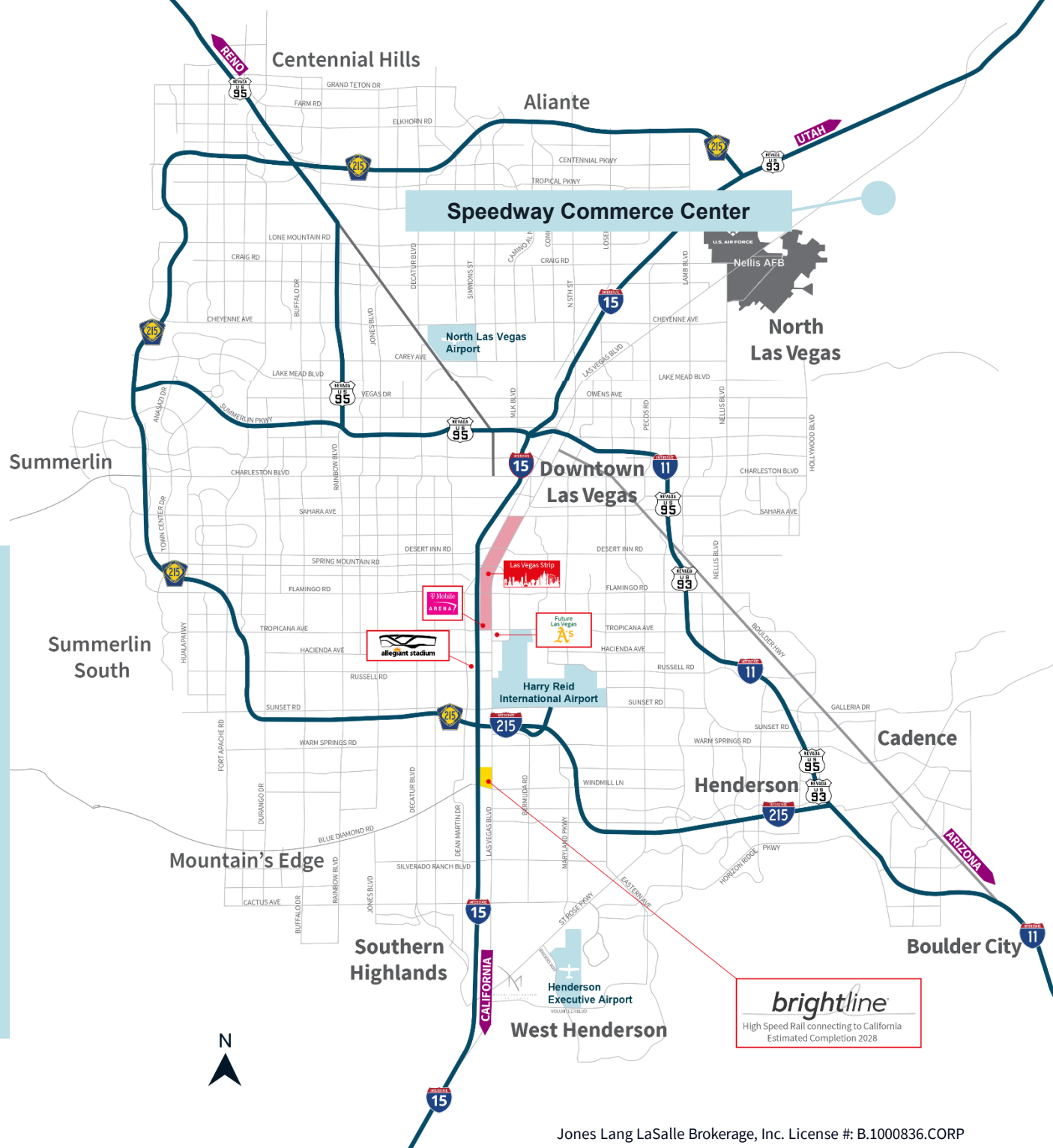
Less than a 20-minute drive to
the Las Vegas Strip



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



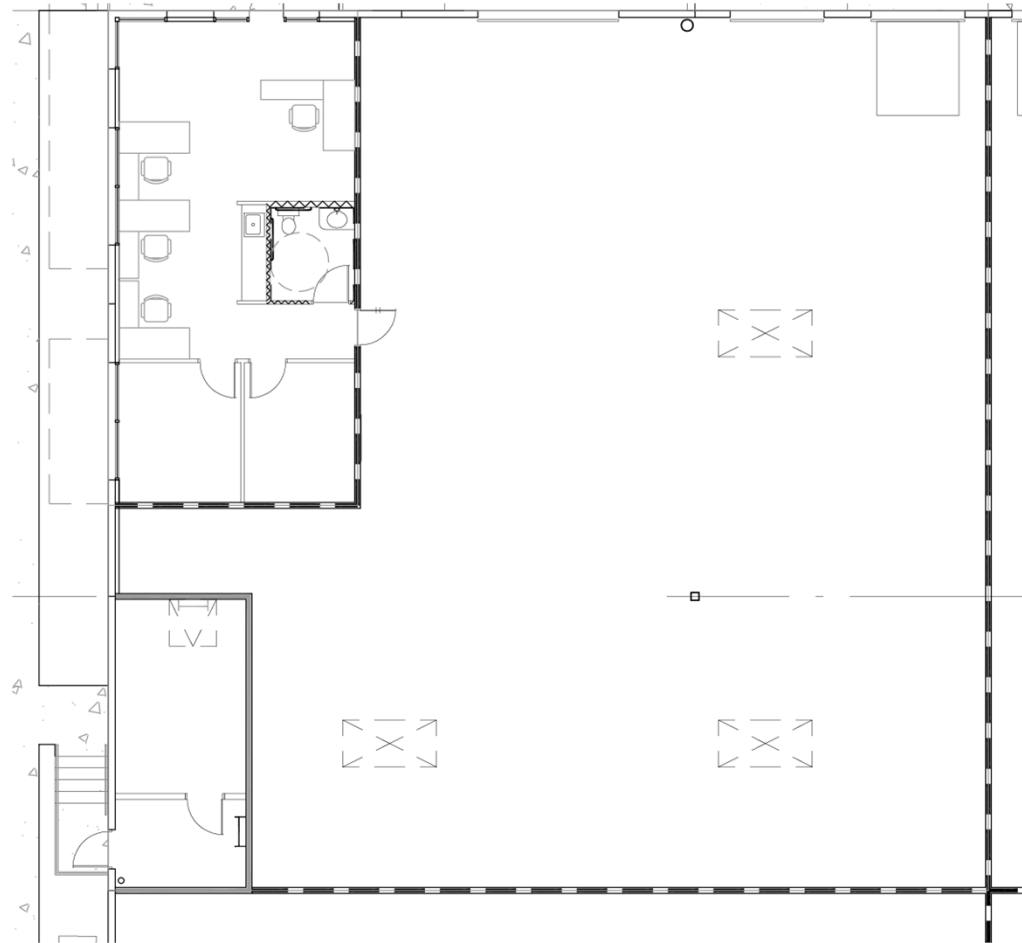


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	CAM	Monthly
6963 - 101	5,361	896	4,465	24'	2 DH 1 GL	\$1.12	\$0.1925	\$7,036.31
6957 - 106	6,038	577	5,461	24'	2 DH 1 GL	\$1.12	\$0.1925	\$7,924.88
6120 - 103	10,105	723	9,382	30'	4 DH 1 GL	\$0.99*	\$0.1869	\$11,892.57 <i>*Special Pricing</i>
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
6120 - 106	11,138	1,064	10,074	30'	4 DH 1 GL	\$0.99*	\$0.1869	\$13,107.49 <i>*Special Pricing</i>

Floorplans

6963 Speedway Blvd. Suite 101

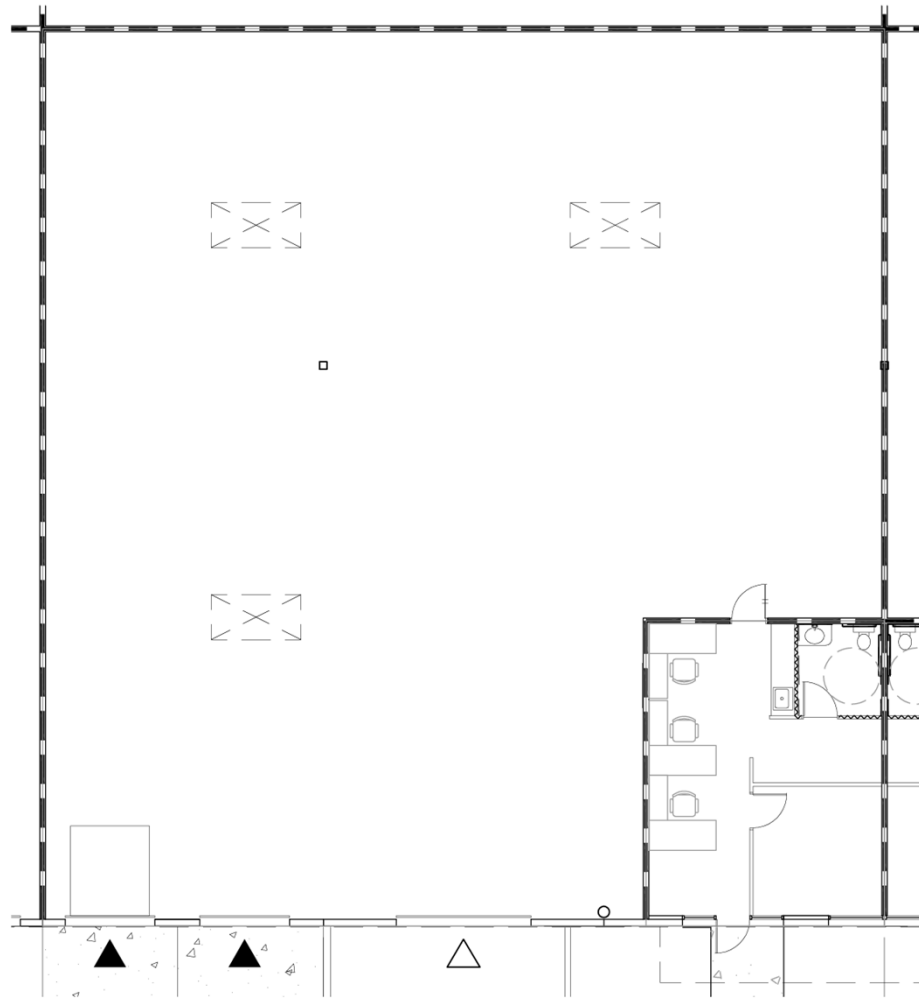
- 5,361 s.f.
- 896 s.f. office
- 4,465 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,036.31 monthly
- Non-ESFR
- Available now



Floorplans

6957 Speedway Blvd. Suite 106

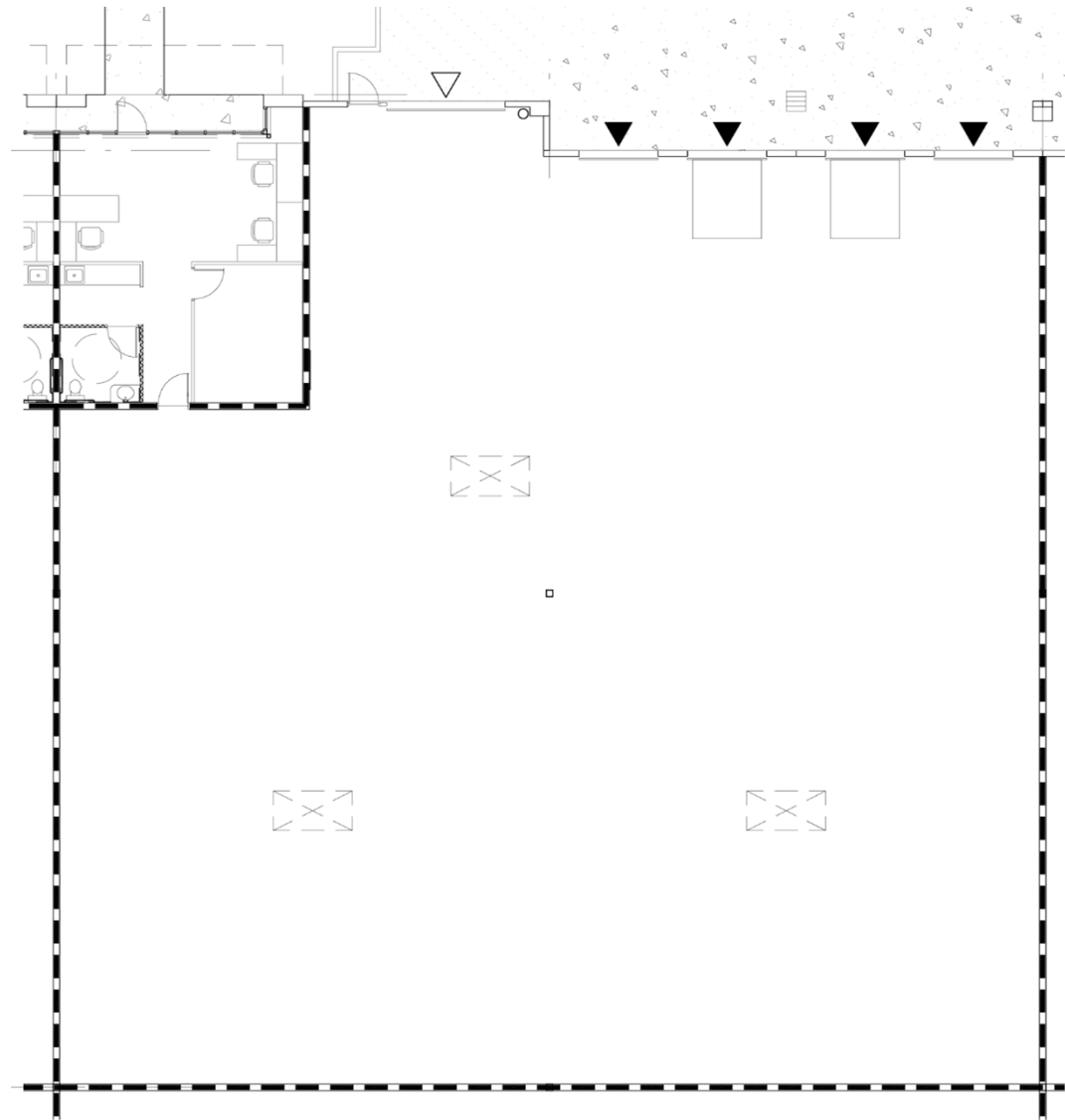
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,924.88 monthly
- Non-ESFR
- Available 5/1/26



Floorplans

6120 N. Hollywood Blvd. Suite 103

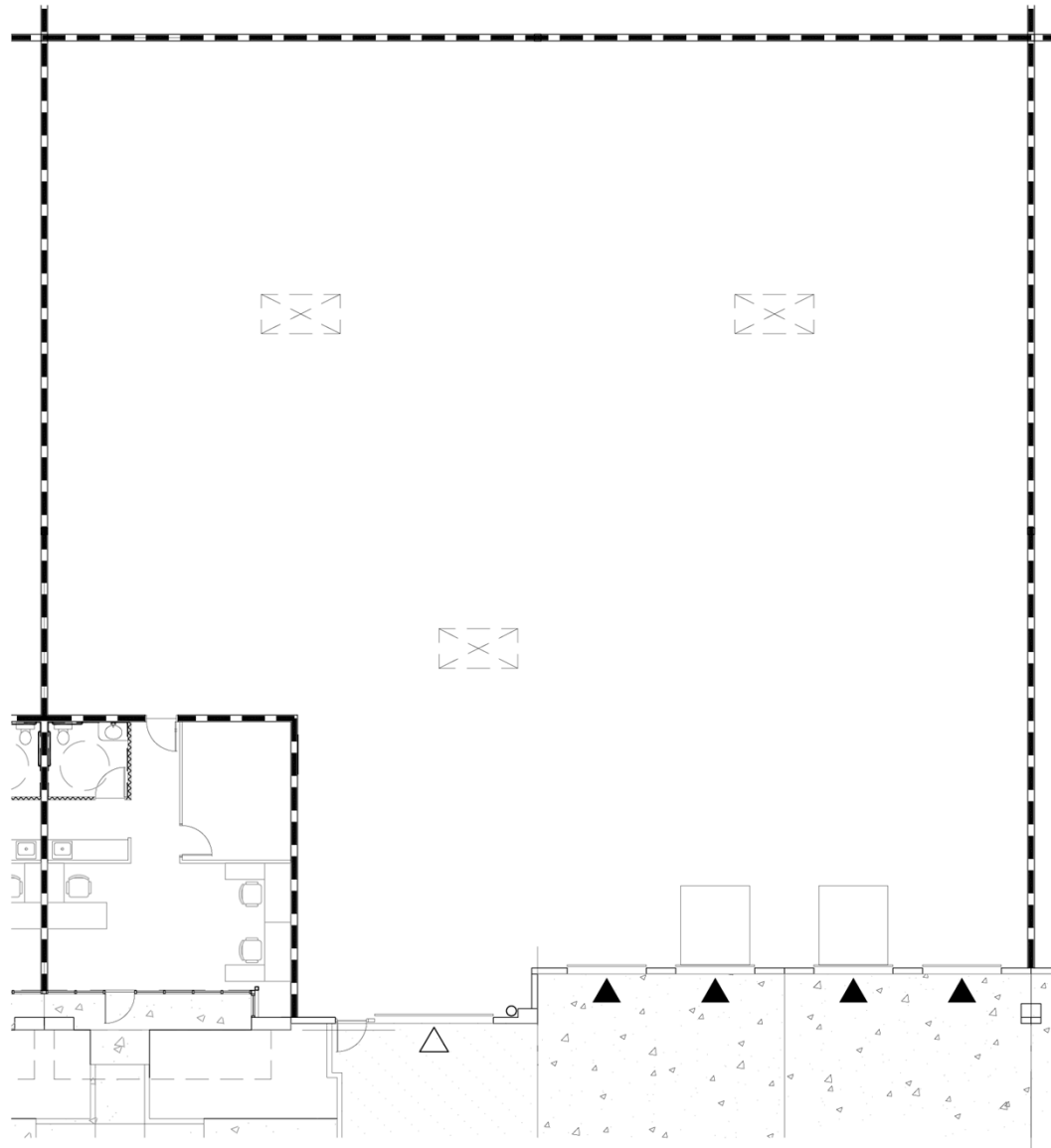
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$0.99/s.f. NNN
- \$0.1869 CAM
- \$11,892.57 monthly
- ESFR
- Available now



Floorplans

6120 N. Hollywood Blvd. Suite 108

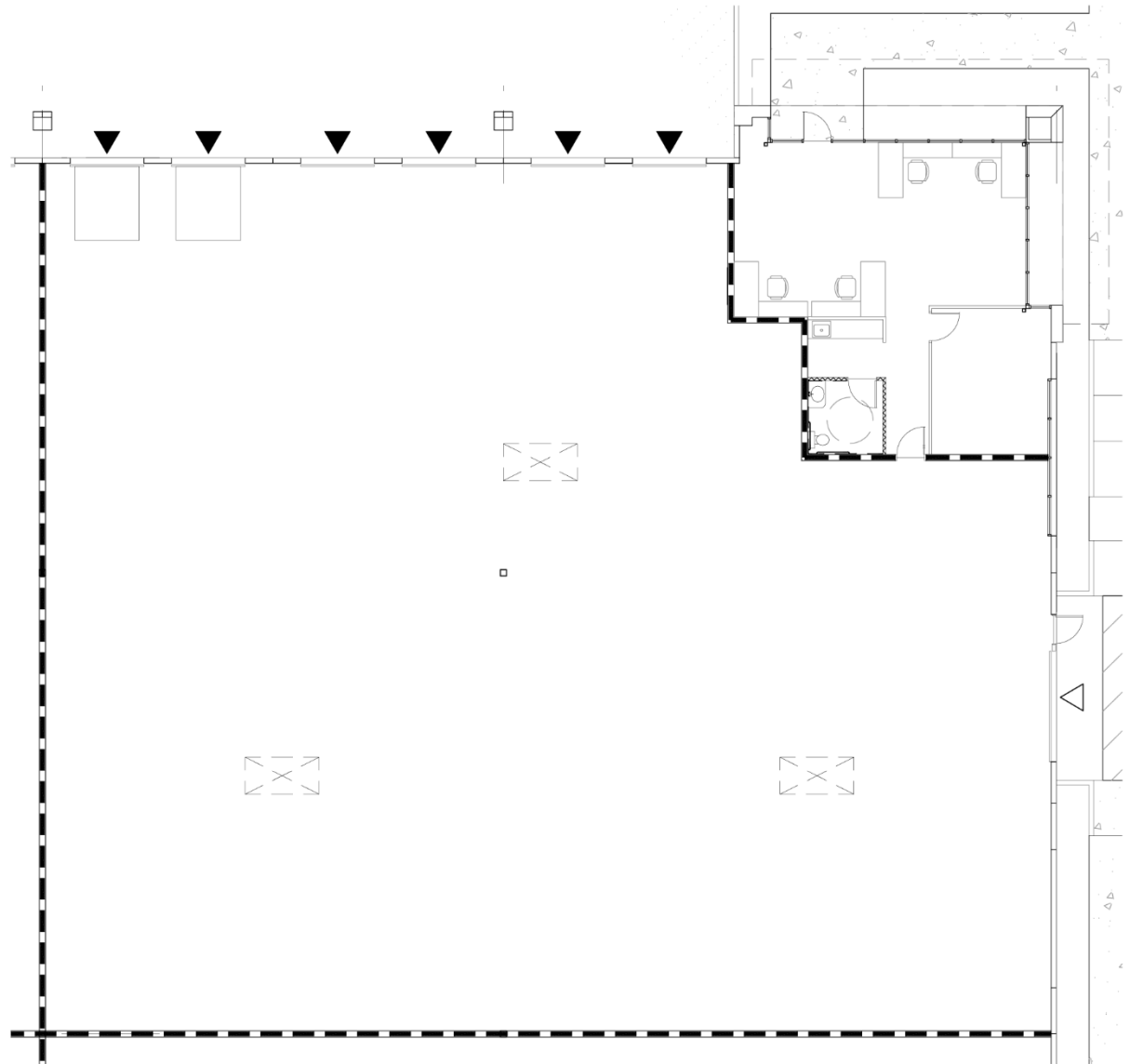
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.10/s.f. NNN
- \$0.1869 CAM
- \$13,004.12 monthly
- ESFR
- Available now



Floorplans

6140 N. Hollywood Blvd. Suite 105

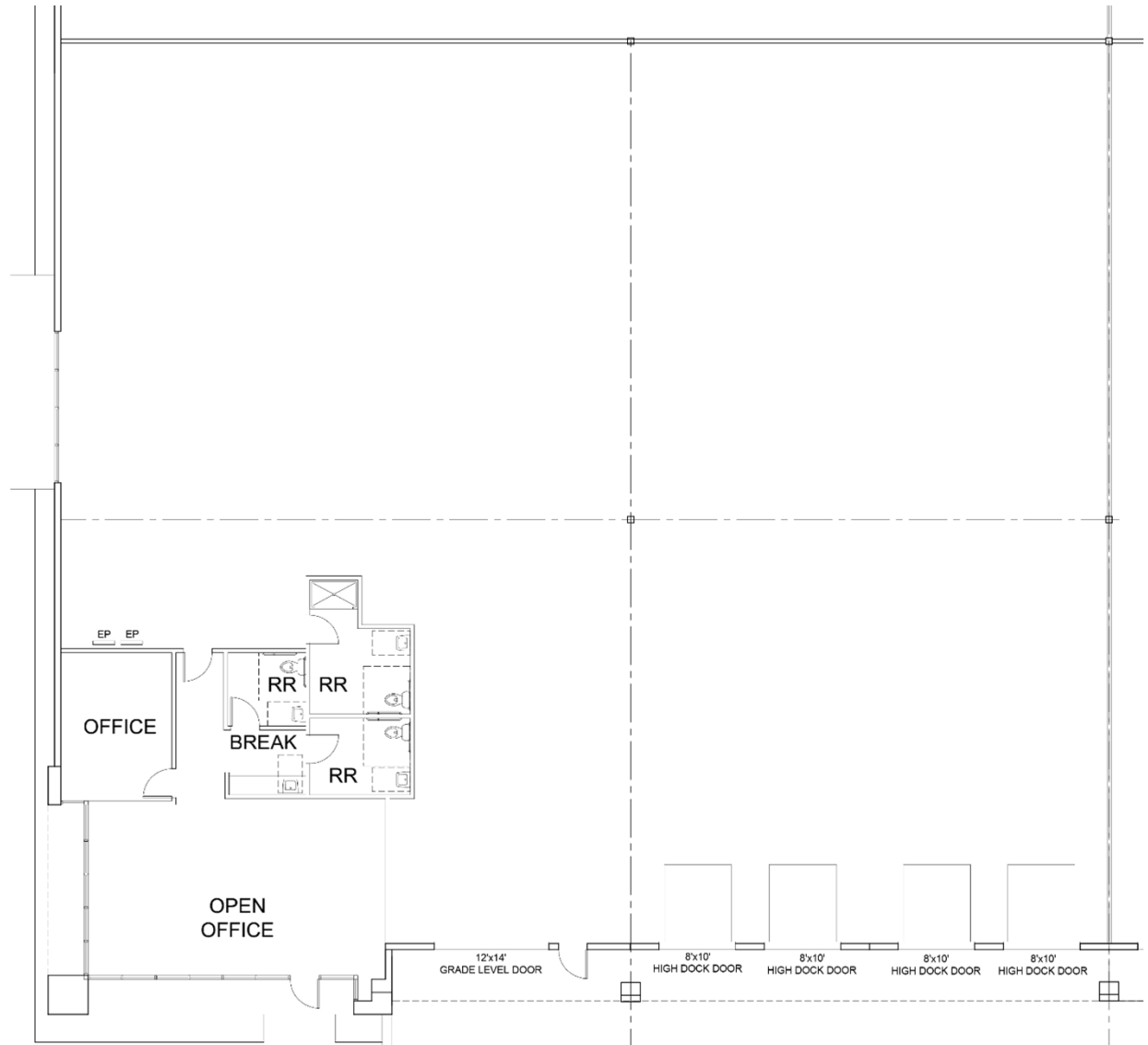
- 11,077 s.f.
- 1,062 s.f. office
- 10,015 s.f. warehouse
- Six (6) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.15/s.f. NNN
- \$0.1869 CAM
- \$14,808.88 monthly
- ESFR
- Available now



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



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

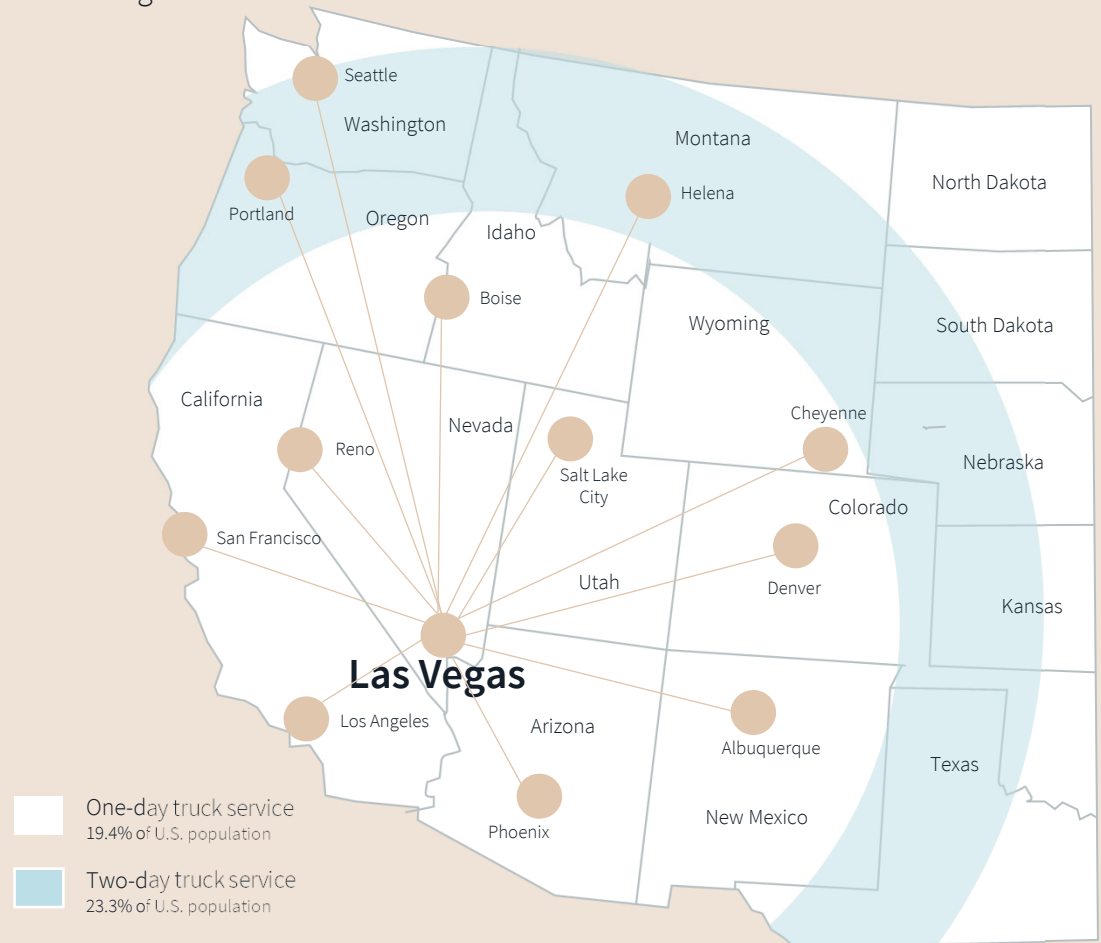
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

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

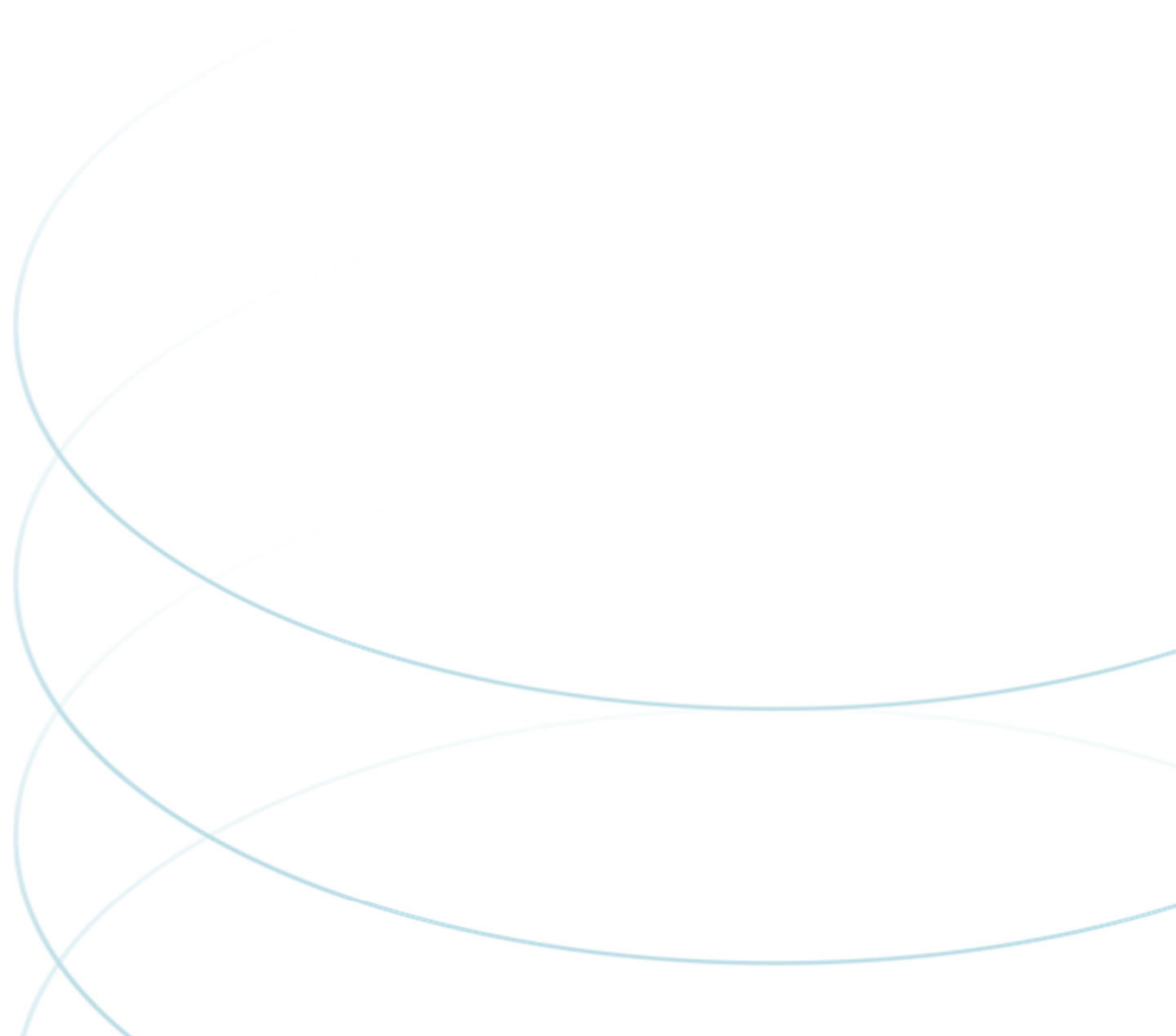
from Las Vegas



	Distance	Travel time
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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