

SPEEDWAY COMMERCE CENTER

6885 Speedway Boulevard, Las Vegas NV 89115

AVAILABLE
For Sublease



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SPEEDWAY COMMERCE CENTER
6885 Speedway Boulevard

+ Parcel ID	123-26-101-001
+ Zoning	Industrial Light (I-L)
+ Year Built	1998
+ Property Size	±44,201 SF
+ Lot Size	±2.87 AC
+ Cross Streets	Hollywood Blvd & Speedway Blvd
+ Submarket	Unincorporated Clark County
+ Traffic Counts	Las Vegas Blvd ±4,200 VPD I-15 North ±44,500 VPD

Property Details



\$1.00 PSF NNN

Sublease Rate



±2,533 SF

Available Space



**Unincorporated
Clark County**

Submarket

Demographics

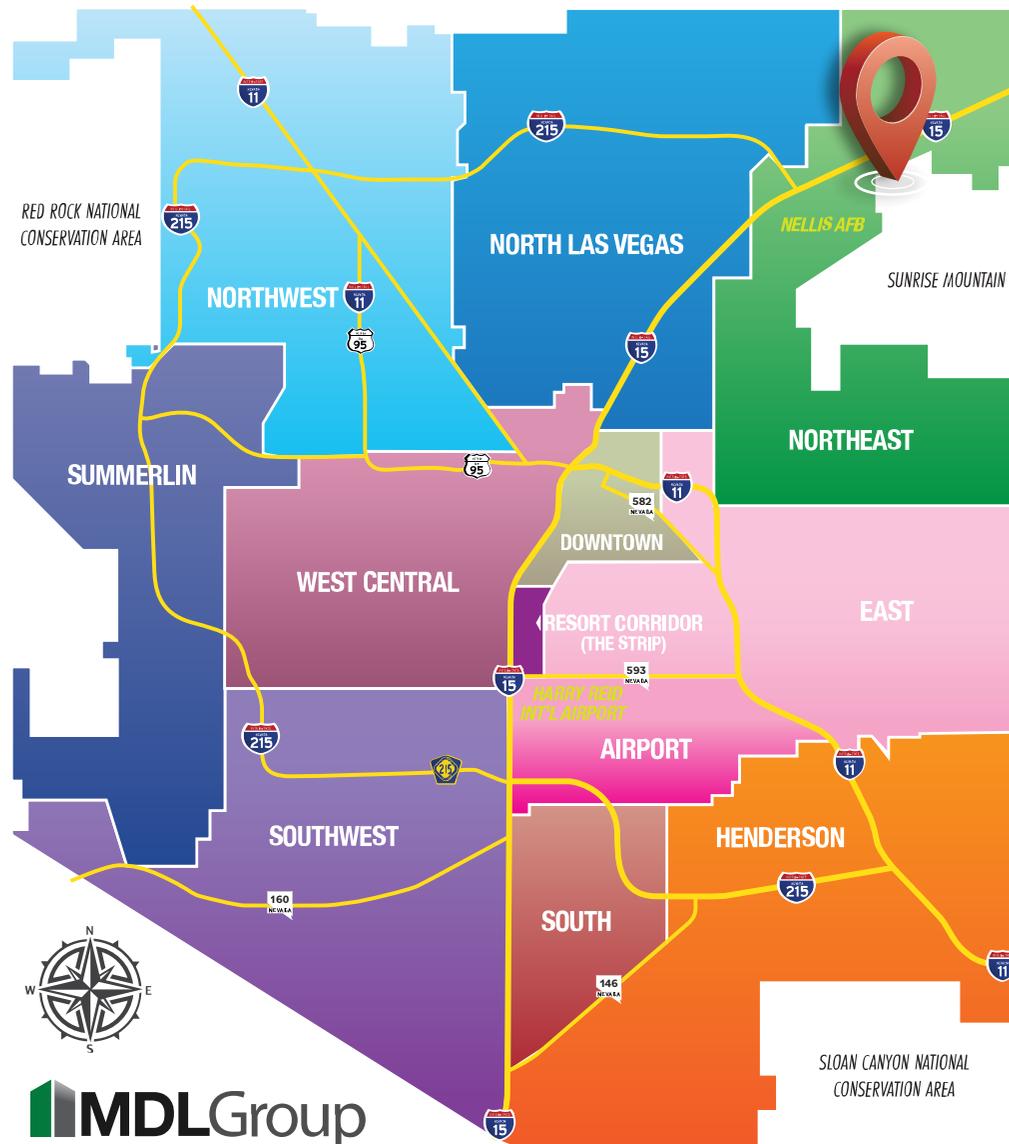
	1 mile	3 miles	5 miles
Population			
2025 Population	±10	±7,628	±71,925
Ave. Household Income			
2025 Ave. Household Income	\$105,102	\$63,021	\$84,192

Property Highlights

- **Sublease Expiry: July 31, 2028**
- **Building Y - Unit 101** now available for sublease
- Parking Ratio: 1.92:1,000 SF
- Zoned for Industrial Light (I-L)
- Skylight and evaporative cooling in warehouse;
HVAC in office
- Fully fire-sprinklered
- Adjacent to the Las Vegas Motor Speedway

Property Overview

Discover the ultimate location for your operations at Speedway Commerce Center, a premier ±1,400,000 SF industrial park managed by Schnitzer Properties. Located at 6885 Speedway Boulevard, this massive hub was built in 1997 and features a verified cluster of 27 distinct buildings. Designed specifically for flex warehousing and light manufacturing, the property offers unparalleled logistical value. Its strategic placement provides immediate, high-visibility access to the I-15 freeway, ensuring seamless regional distribution. With versatile floor plans, grade-level loading, and expert on-site management, it is the ideal industrial hub for businesses scaling in Southern Nevada.



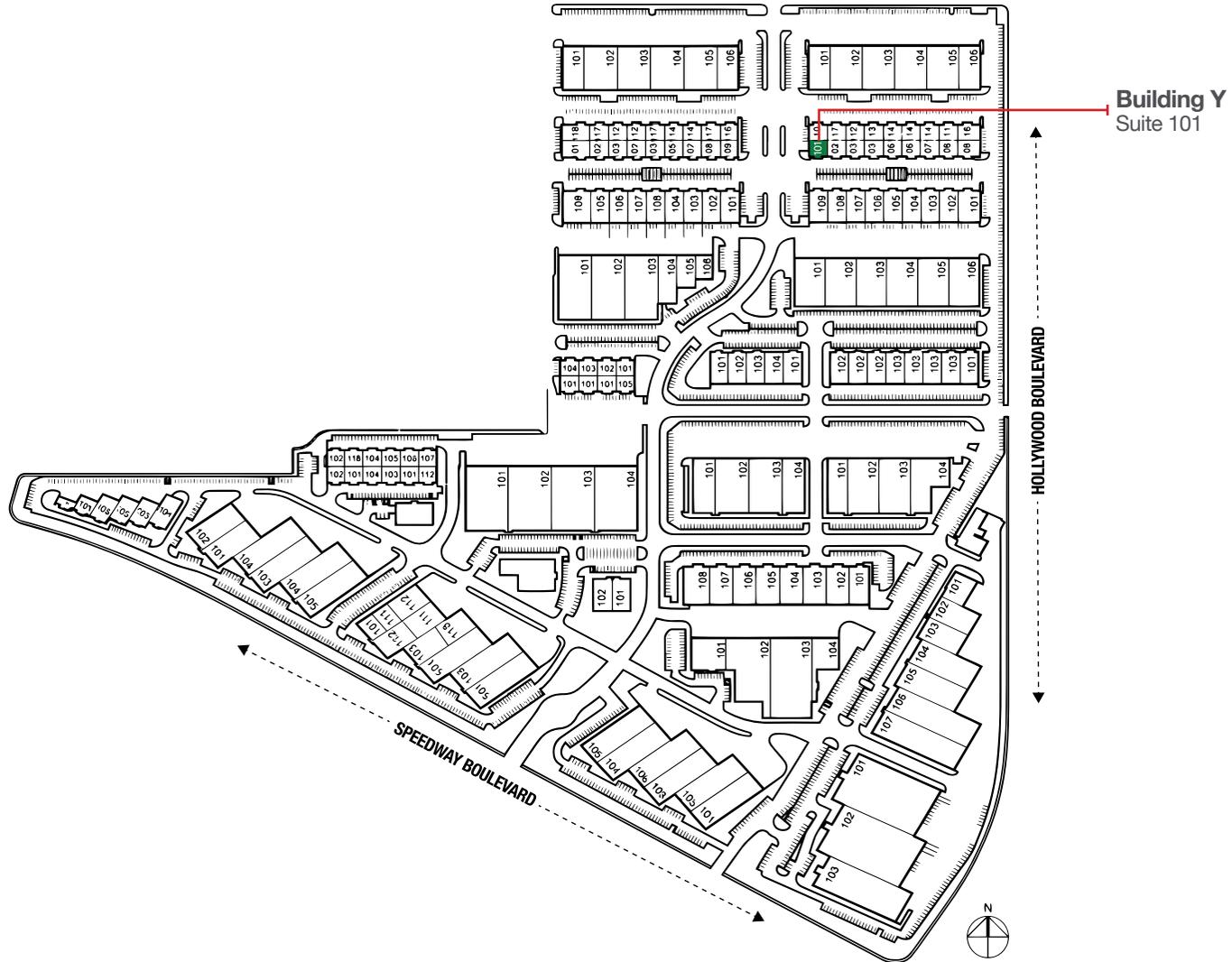
Distance to Landmarks

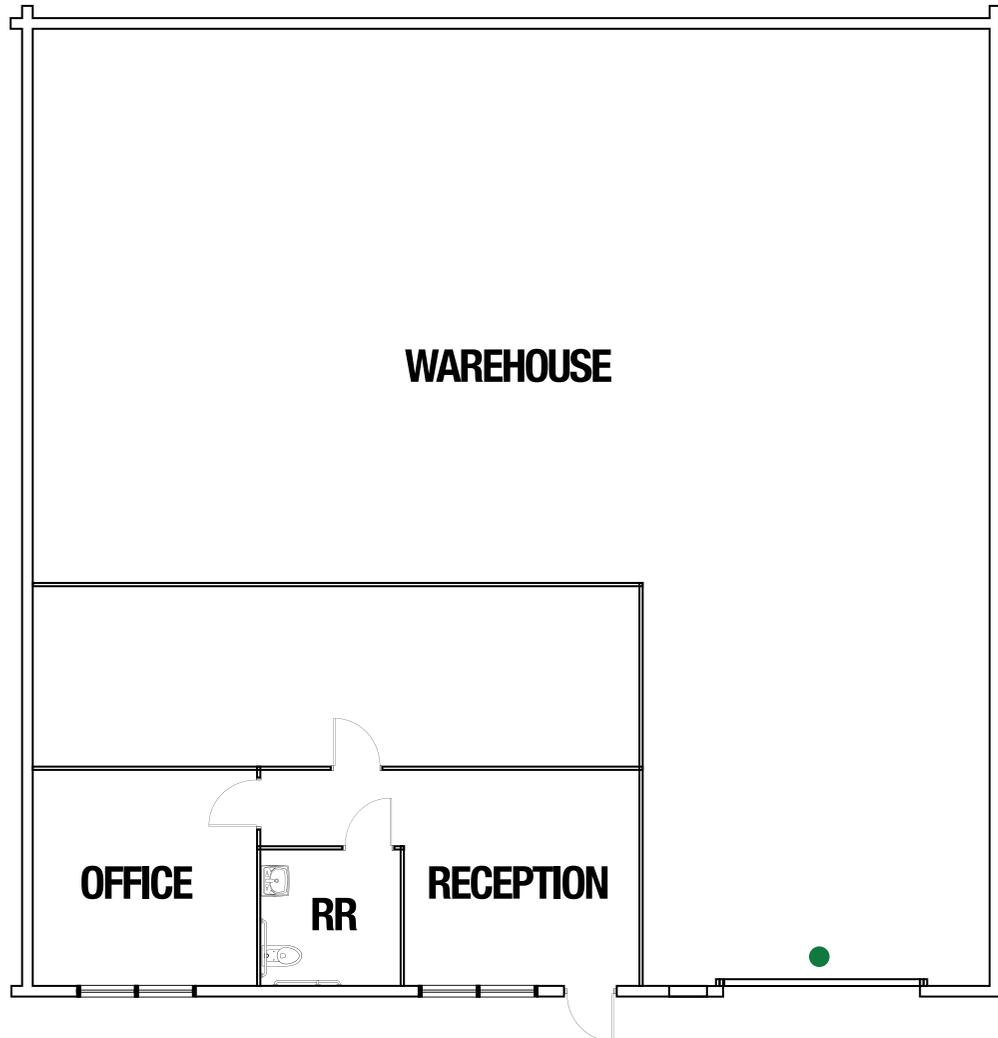
- I-215 FWY: ±3.0 miles
- I-15 FWY: ±0.95 miles
- Harry Reid International Airport: ±18.8 miles
- The Strip: ±16.3 miles

Nearby Amenities

- Situated within the Sunrise Manor township in Unincorporated Clark County
- Adjacent to the Las Vegas Motor Speedway
- Close proximity to Nellis Airforce Base
- Short drive to Nellis Express Village (Memphis Barbecue, Little Hong Kong, Smoking Pig Barbecue, Barber, Western Union, 7-Eleven, and Jack in the Box)
- Roughly ±8 miles to Shadow Creek Golf Course in the west and ±6 miles to Sunrise Vista Golf Course to the south

Site Plan





Sublease Details



\$1.00 PSF NNN
Sublease Rate



\$0.17 PSF
CAM Charges



\$2,963.61
Monthly Rent

Suite Details

- + **Total SF** ±2,533
- **Office SF** ±400
- **Warehouse SF** ±2,133
- + **Grade Level Doors** One (1) 10' x 10'
- + **Clear Height** 12'
- + **Power** 120/208 volt • 3-phase
(to be verified by tenant)
- + **Sublease Expiry** **July 31, 2028**
- + **Availability** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

- Grade Level Door

Property Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: wikipedia.com, data.census.gov