

6120 N HOLLYWOOD BLVD #106

LAS VEGAS, NV 89115



11,138 SF INDUSTRIAL SPACE SUBLEASE OPPORTUNITY

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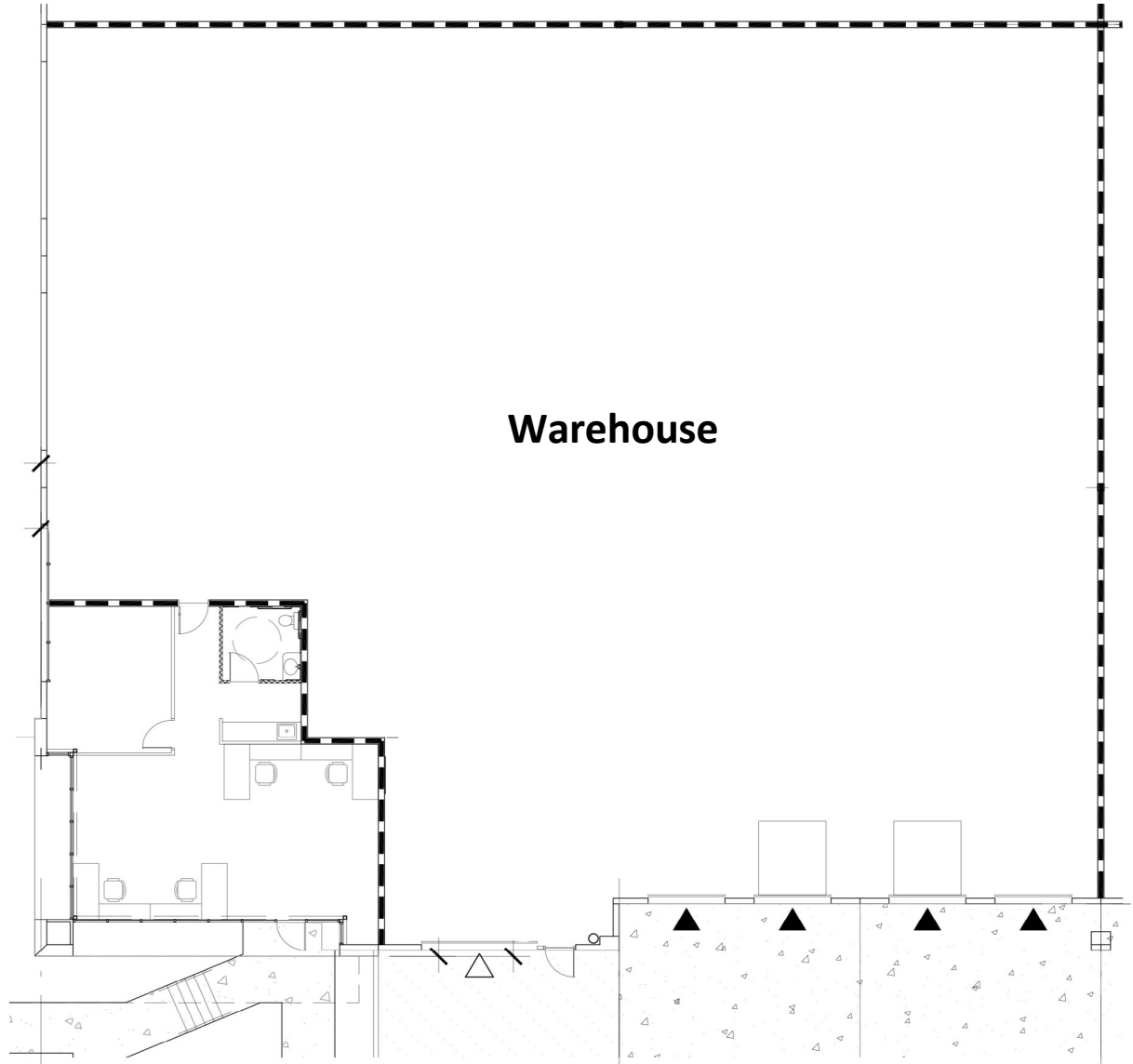
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GATSKI COMMERCIAL
REAL ESTATE SERVICES


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Suite Details:

- 11,138 Square Feet of Industrial Space Available for Sublease
- 1,064 S.F. Office Space
- 10,074 S.F. Warehouse Space
- Base Rent: \$1.175/PSF
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading doors
- 30' clear height
- Sublease Expires: March 31, 2027
- **Available December 1, 2025**



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The park offers prominent exposure off the I-15 and is immediately adjacent to the Las Vegas Motor Speedway. Fuel station and truck facilities support transport and regional trucking users.

- Zoned M-1 (Clark County)
- 200 amps & 277/480 v 3-phase power
- R-19 insulation under roof deck with white scrim sheet
- Energy efficient t-5 florescent lighting & skylights

