

GATEWAY BUSINESS CENTER



FOR LEASE

6360 SOUTH PECOS ROAD | LAS VEGAS | NV | 89120

PAT MARSH, SIOR

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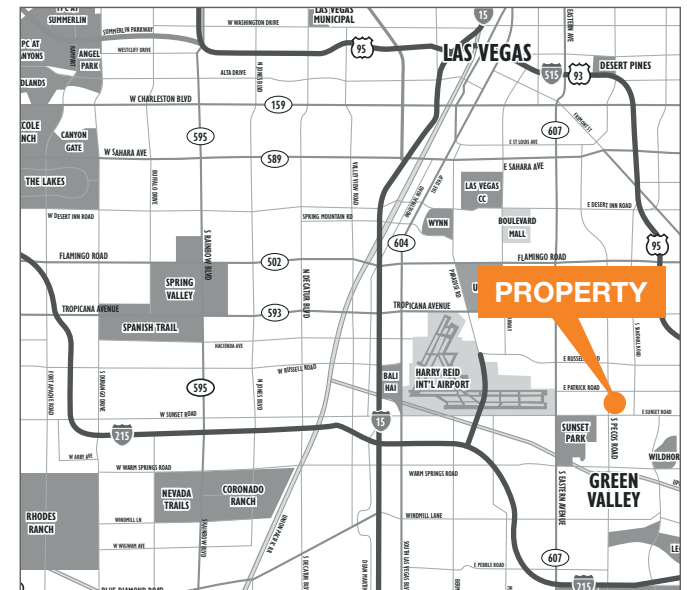
SAM NEWMAN, SIOR

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PROPERTY FEATURES

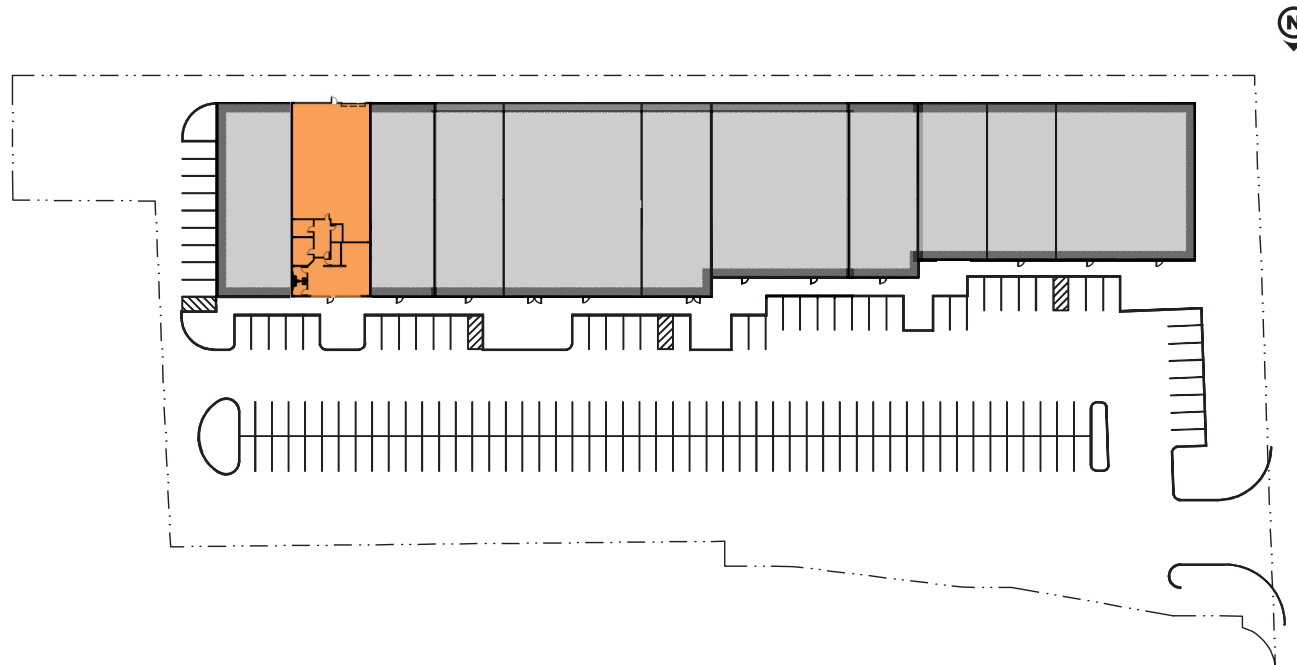
- ±46,888 Total SF Industrial Park
- ±20' – ±22' Clear Height
- ±2,500 Amps 120/208 Volt, 3-Phase Power
- Zoning M-D
- Airport Submarket
- Grade Level Loading
- Built in 1997
- Centrally Located
- Under New Ownership



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.

GATEWAY BUSINESS CENTER

SITE PLAN



AVAILABILITIES

■ AVAILABLE
 ■ OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
1	13	±3,655	±1,273	±2,382	\$1.30 PSF/ Month	\$0.37 PSF/ month	04/01/2025

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FOR MORE INFORMATION

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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
 Las Vegas, NV 89113
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GATEWAY BUSINESS CENTER

FLOOR PLAN

BUILDING 1

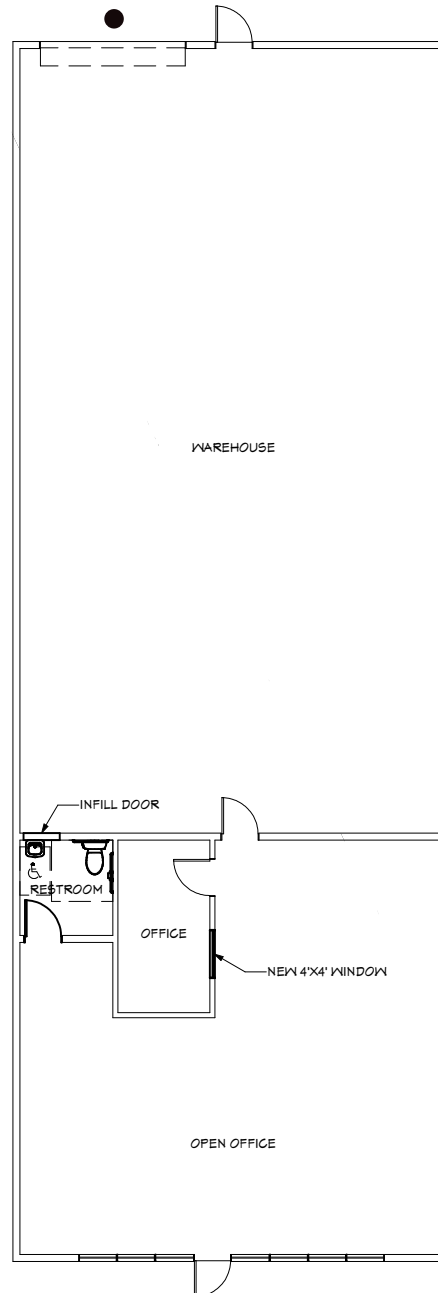
SUITE 13

- ±3,655 Total SF
- ±1,273 SF Office
- ±2,382 SF Warehouse
- 21'-22' Clear Height
- ±250 Amps 120/208 Volt, 3-Phase Power
- Zoning M-D
- Rate \$1.30 PSF/Mo
- NNN \$0.37 PSF/Mo



BUILDING 1

● = GRADE LEVEL DOORS



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PROPERTY PHOTOS

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AMENITIES & IMPROVEMENTS

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NEARBY AMENITIES

Allegiant Stadium
Home of the Las Vegas Raiders

Harry Reid
International Airport

Harry Reid Airport Center

Las Vegas Premium
Outlet South

Town Square

Las Vegas Strip

T-Mobile Arena

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