



FOR SUBLEASE

6963 Speedway Blvd #105
Las Vegas, NV 89115

- ±577 SF Office
- Clear Height 26'
- One (1) Grade Door 12'w x 14' h
- Two (2) Dock Doors
- Racking In Place Can Stay, Sell Or Remove

± 5,663 SF WAREHOUSE

Property Specs

LEASE RATE	\$1.15/SF/NNN
OPEX	\$0.1723/SF (HVAC and Evap Cooler Maintenance Inc)
TOTAL RENT	\$7,488.18
BUILDING SIZE	±5,663 SF
ZONING	IL (Light Industrial) Clark County
TYPE	Industrial Office/Retail Warehouse
SUBLEASE EXP.	September 2027

- ±5,663 SF Space
 - Office: ±577 SF
 - Warehouse: ± 5,086 SF
- One (1) Grade Door 12'w x 14' h
- Two (2) Dock Doors
- Sprinklers
- T-5 Fluorescent Lighting
- Clear Height 26'
- Power: 3 Phase 200 Amps 277/480v

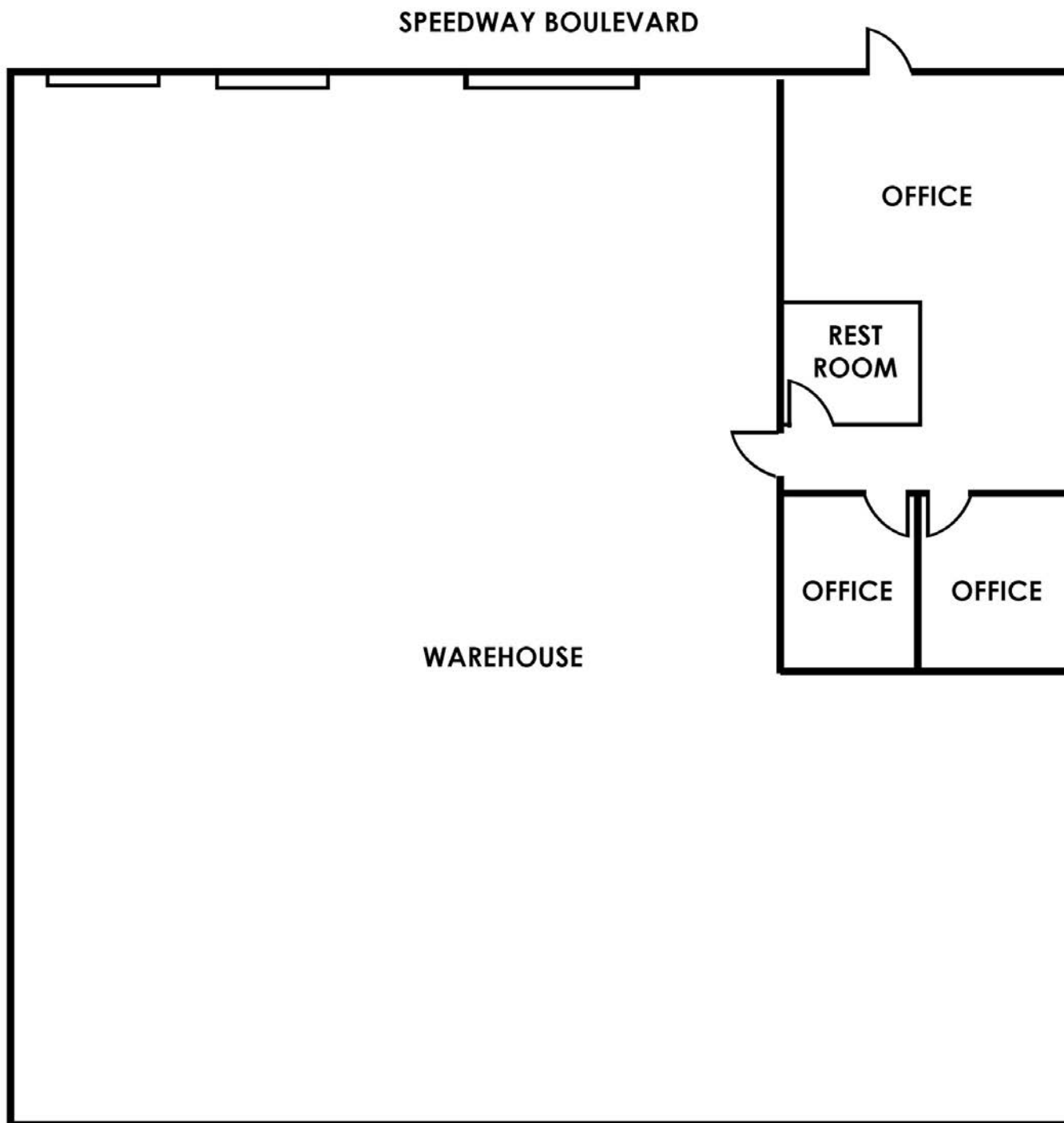


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SUMMARY

FLOOR PLAN





PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	11	5,233	65,563
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2	1,767	20,471
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,068	\$49,578	\$79,448

Traffic Counts

STREET	AADT
Las Vegas Freeway	45,500
Speedway Blvd	5,200

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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