

MOJAVE AIRPORT CENTER



FOR MORE INFORMATION:

6255 & 6285 MOJAVE ROAD LAS VEGAS, NEVADA 89120

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PROPERTY FEATURES

- » Located just North of Sunset Road between Eastern Avenue and Pecos Road
- » ±50,000 SF project on ±2.79 acres
- » Fully built-out and move-in ready units
- » Prime Airport location
- » Dock-Hi Truck Loading (10' x 10')
- » 120/208v, 3-Phase power
- » 18' minimum clear height
- » 30' x 35' Column Spacing
- » Metal halide and fluorescent warehouse lights
- » Grade Level Loading to some units
- » MD Light Industrial Zoning
- » 78 parking spaces
- » Evaporative-cooled warehouse
- » Fire sprinklers at .20 per ±1,500 SF
- » Concrete tilt-up construction



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.

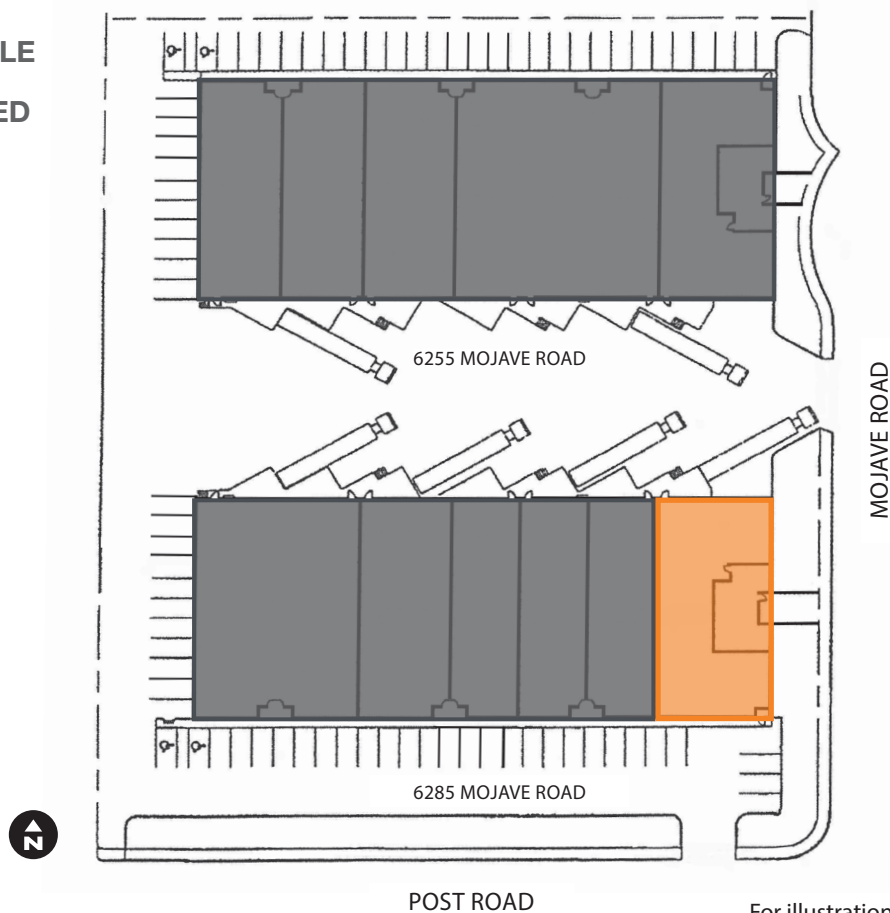
CBRE



MOJAVE AIRPORT CENTER

SITE PLAN

AVAILABLE
OCCUPIED



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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6285	A	±5,000	20%	Available 9/1/2022

6285 MOJAVE ROAD
SUITE A – ±5,000 SF

- ±997 SF HVAC Office
- ±4,003 SF Warehouse
- Two (2) Private Offices
- One (1) Restroom
- Breakroom
- Lobby
- One (1) Dock High Door
- One (1) Grade-level Door
- \$1.30/SF (NNN)
- \$0.25/SF CAM
- Available 9/1/2022

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BLDG 6285 // SUITE A // FLOOR PLAN



***Not to scale. For illustration purposes only.*

CBRE

BKM
MANAGEMENT
COMPANY

MOJAVE AIRPORT CENTER

6255 & 6285 MOJAVE ROAD
LAS VEGAS, NV 89120

NEARBY RETAIL & SERVICE AMENITIES



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