



# For lease

Speedway Commerce Center I  
Speedway Boulevard & I-15  
Las Vegas, Nevada 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

# Project & location

## Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15 freeway via Speedway Boulevard and the new Tropical Parkway Interchange. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



15.2 miles to the  
**Las Vegas Strip**



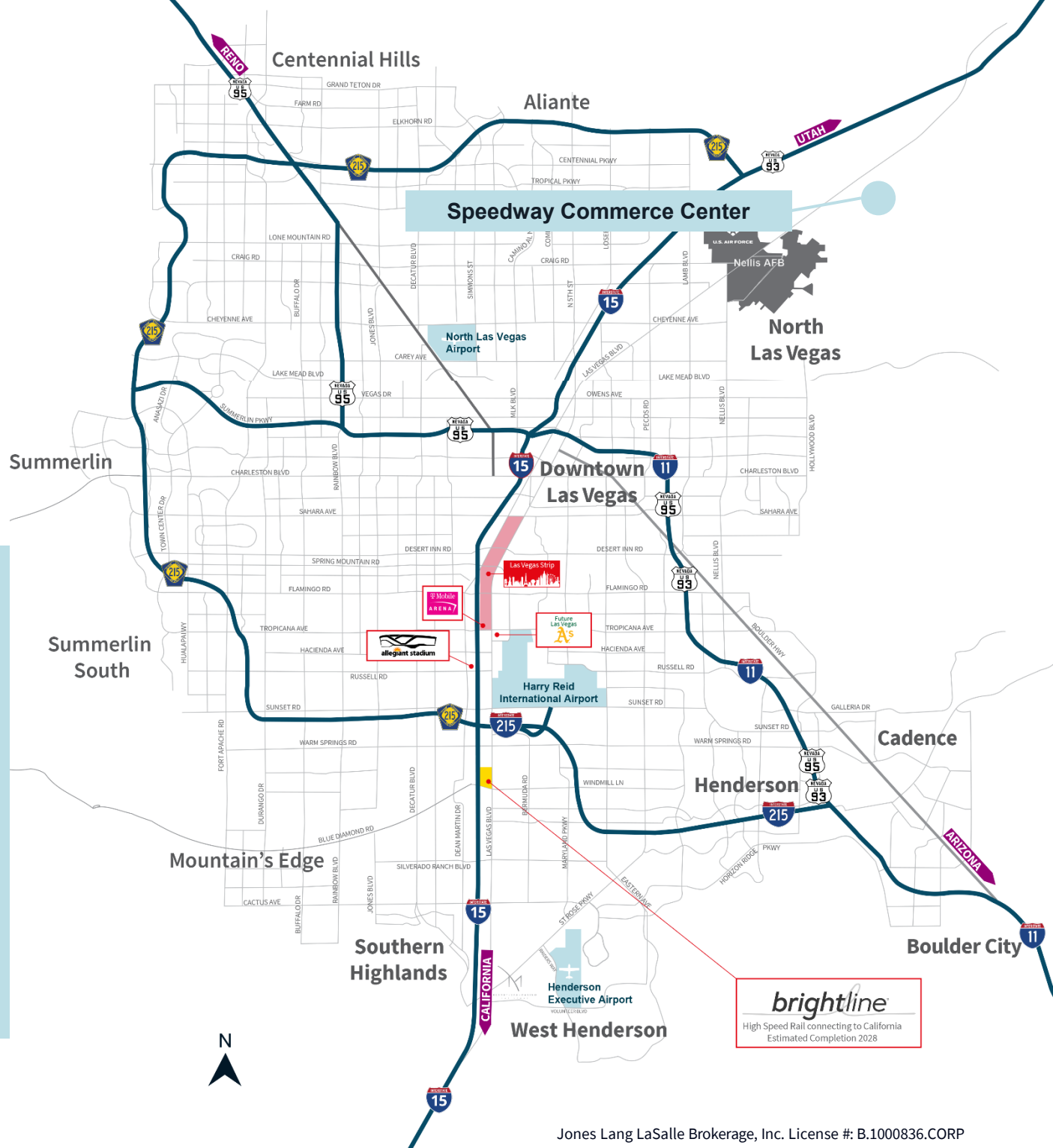
Less than a 20-minute drive to  
the Las Vegas Strip



19 miles to Harry Reid  
International Airport



17.8 miles to the  
New Allegiant Stadium

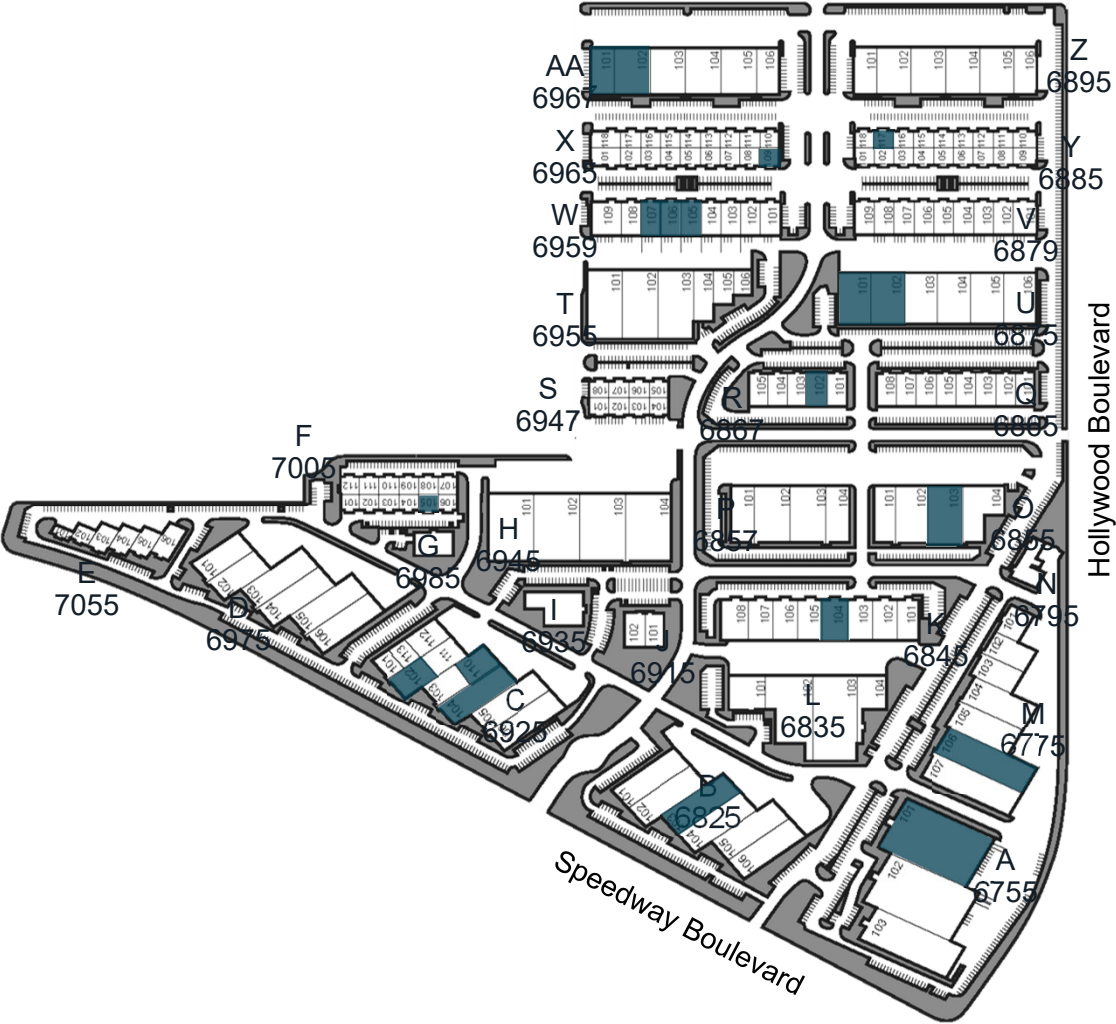




## Property Highlights

- Rates from \$0.75/s.f. NNN
- Cam's \$0.1607/s.f.
- 2,533 – 23,675 s.f. available
- On-site property management
- Dock and/or grade level doors
- HVAC office
- Evaporative cooled warehouse
- ±12'-28' clear height
- 120/208V & 277/480V 3-phase power
- 1.92/1,000 parking ratio
- Sprinklered
- Zoned M-1 (Clark County)
- Skylights
- ±1.4 million s.f. Industrial Park built in 1997
- Adjacent to Las Vegas motor speedway
- Convenient I-15 & 215 beltway access
- Less than 20 minutes from the Las Vegas strip!





Speedway Commerce Center I | **Speedway Boulevard & I-15, Las Vegas, Nevada 89115**

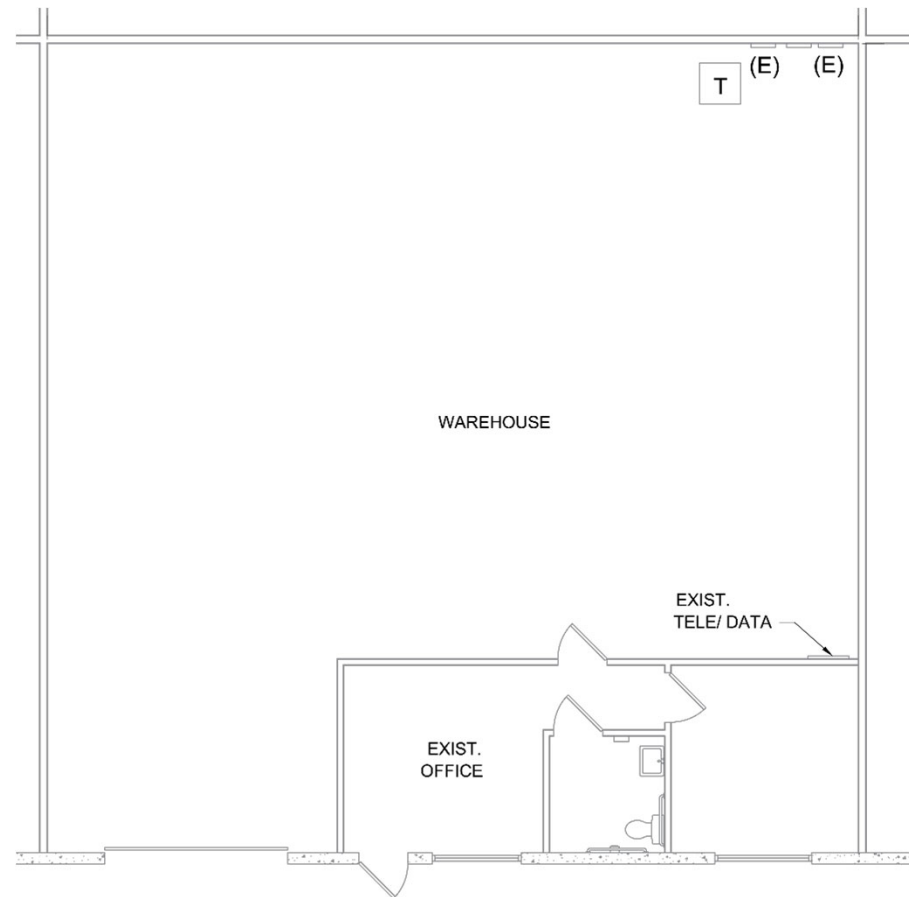
| Unit             | Total s.f. | Office s.f. | Warehouse s.f. | Clear height | Dock          | Grade                          | Rate    | Cam      | Monthly                                |
|------------------|------------|-------------|----------------|--------------|---------------|--------------------------------|---------|----------|----------------------------------------|
| F105             | 2,533      | 380         | 2,153          | 12'3"        | N/A           | (1) 10' x 10'                  | \$1.00  | \$0.1607 | \$2,940.05                             |
| X109             | 2,533      | 380         | 2,153          | 12'12"       | N/A           | (1) 10' x 10'                  | \$1.00  | \$0.1607 | \$2,940.05                             |
| Y117             | 2,533      | 380         | 2,153          | 12'12"       | N/A           | (1) 10' x 10'                  | \$1.00  | \$0.1607 | \$2,940.05                             |
| R102             | 5,067      | 380         | 4,687          | 15'          | N/A           | (1) 10' x 10'                  | \$0.85  | \$0.1607 | \$5,121.22                             |
| W105             | 5,067      | 380         | 4,687          | 15'          | N/A           | (1) 10' x 10'                  | \$0.85  | \$0.1607 | \$5,121.22                             |
| <b>W106</b>      | 5,067      | 410         | 4,657          | 15'7"        | N/A           | (1) 10' x 10'                  | \$0.80* | \$0.1607 | \$4,867.87<br><i>*Special pricing</i>  |
| W107             | 5,067      | 380         | 4,687          | 15'          | N/A           | (1) 10' x 10'                  | \$0.85  | \$0.1607 | \$5,121.22                             |
| C102             | 6,836      | 510         | 6,326          | 24'4"        | N/A           | (1) 12' x 14'                  | \$0.82  | \$0.1607 | \$6,704.07                             |
| <b>K104</b>      | 7,592      | 410         | 7,182          | 14'11"       | N/A           | (1) 9' x 10'<br>(1) 12' x 14'  | \$0.78* | \$0.1607 | \$7,141.79<br><i>*Special pricing</i>  |
| <b>B103</b>      | 13,972     | 560         | 13,412         | 28'          | N/A           | (1) 10'x10'<br>(1) 10'x14'     | \$0.75* | \$0.1607 | \$12,724.30<br><i>*Special pricing</i> |
| O103             | 14,916     | 596         | 14,320         | 28' 6"       | (1) 10' x 10' | (1) 12' x 16'                  | \$0.90  | \$0.1607 | \$15,821.40                            |
| M106             | 20,167     | 997         | 19,170         | 26'9"        | (3) 10' x 10' | N/A                            | \$0.82  | \$0.1607 | \$19,777.78                            |
| <b>AA101-102</b> | 21,012     | 1,529       | 21,012         | 27'3"        | (2) 10' x 10' | (1) 10' x 10'<br>(1) 10' x 14' | \$0.75* | \$0.1607 | \$19,135.63<br><i>*Special pricing</i> |
| A101             | 39,951     | 1,081       | 38,870         | 26'          | (3) 12' x 10' | (2) 12' x 14'                  | \$0.80  | \$0.1607 | \$38,380.93                            |



# Floorplans

## 7005 Speedway Boulevard Suite F105

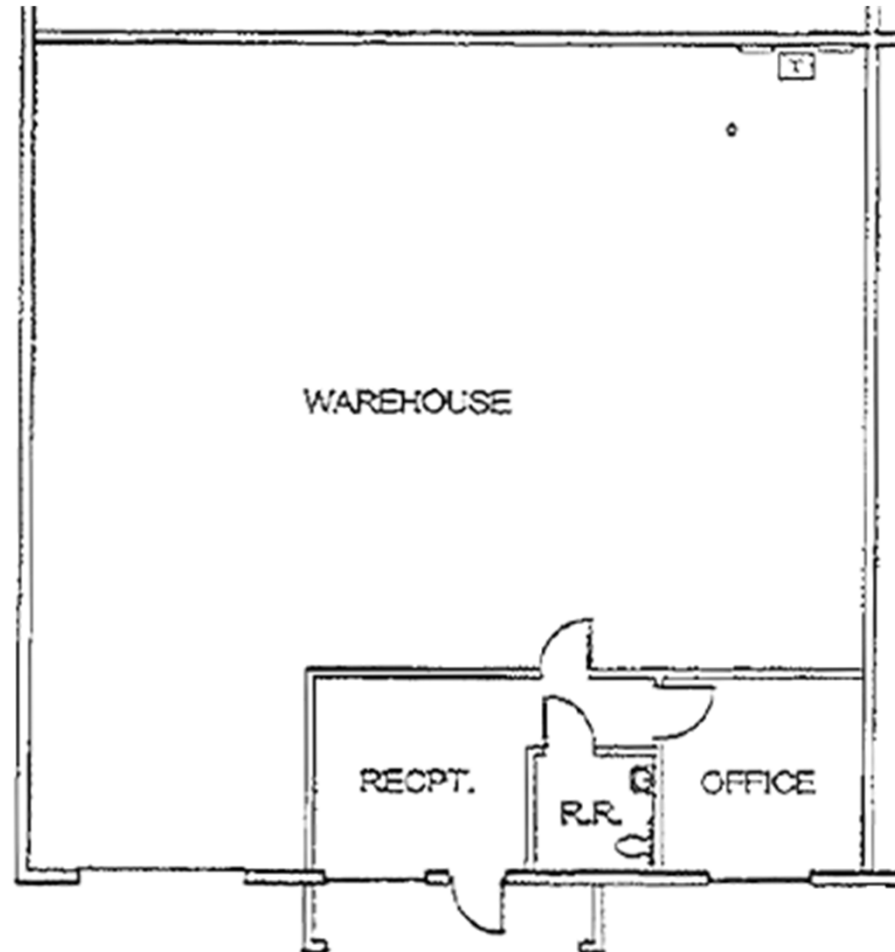
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available now



# Floorplans

## 6965 Speedway Boulevard Suite X109

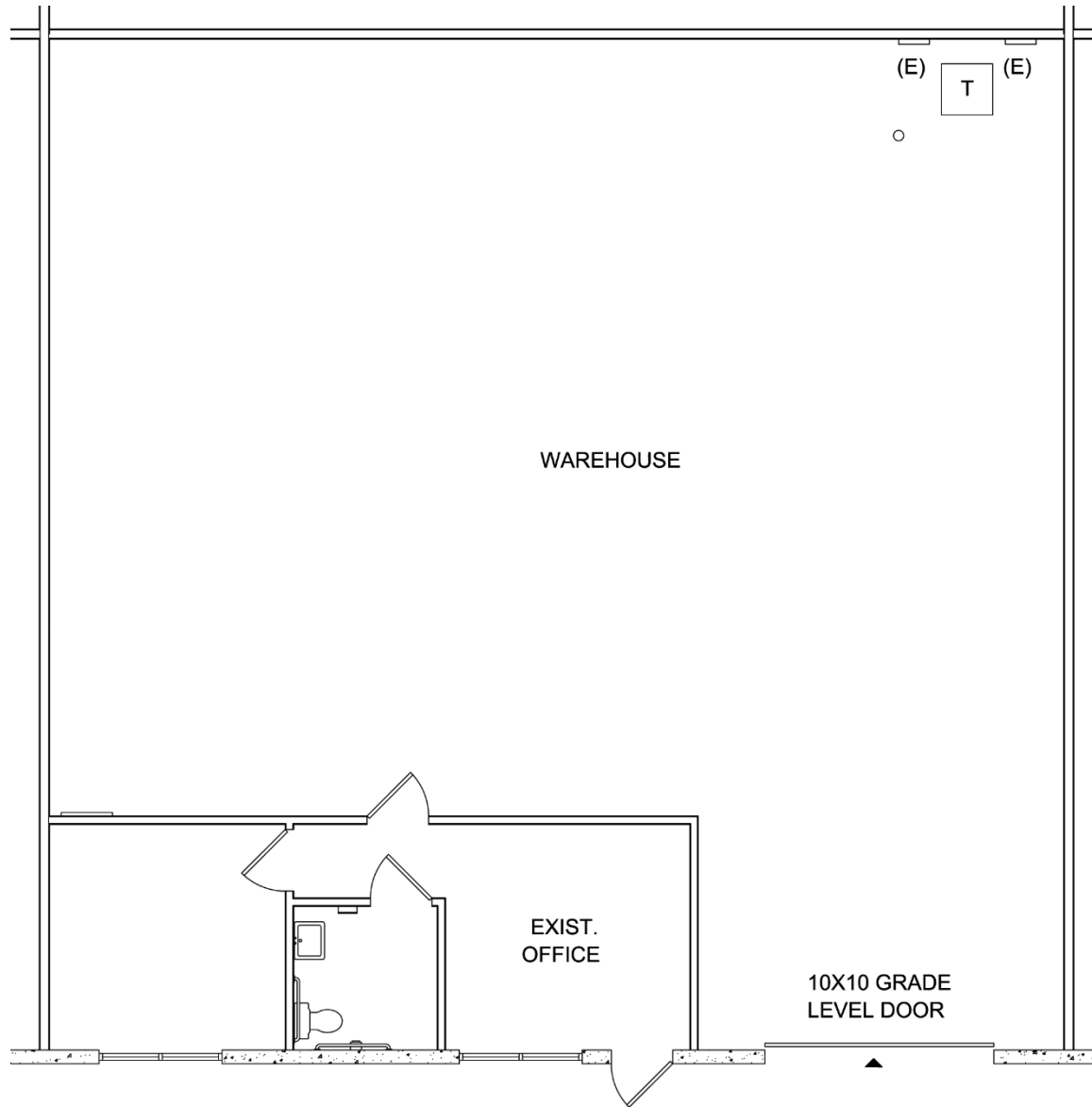
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available now



# Floorplans

## 6885 Speedway Boulevard Suite Y117

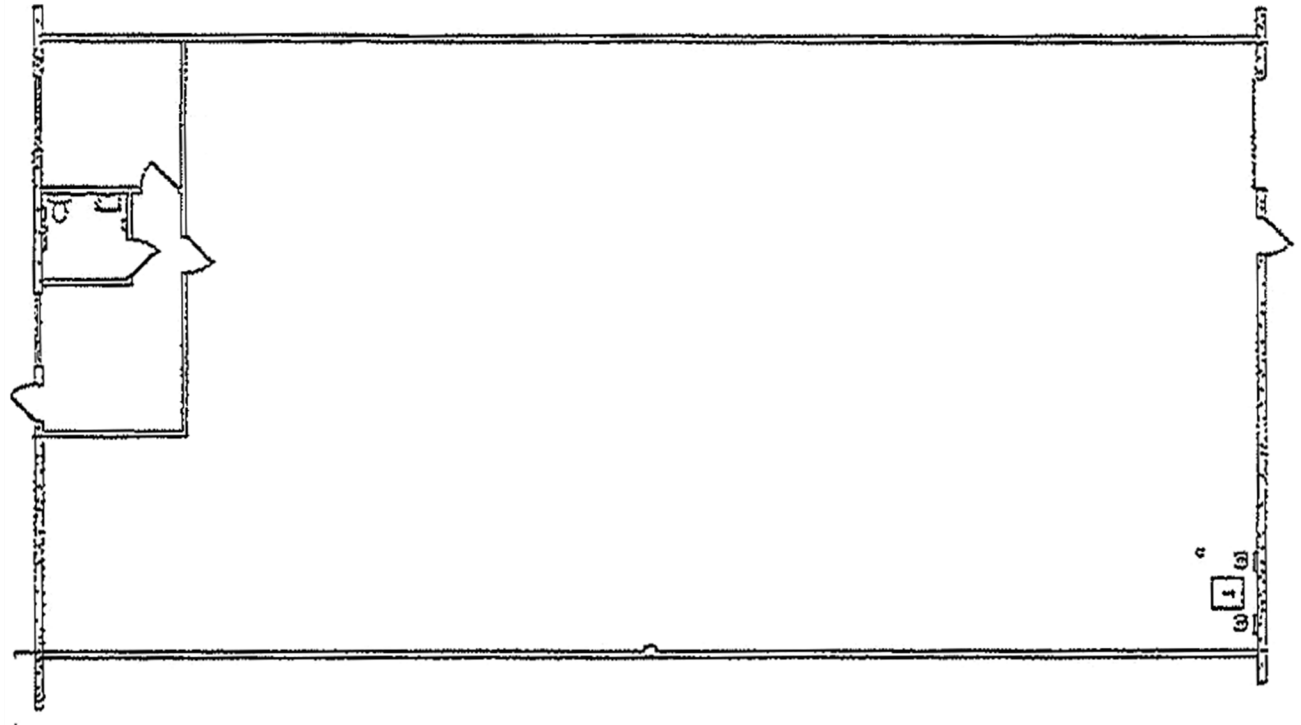
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available 2/1/26



# Floorplans

## 6867 Speedway Blvd. Suite R102

- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



# Floorplans

## 6959 Speedway Blvd. Suite W105

- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now

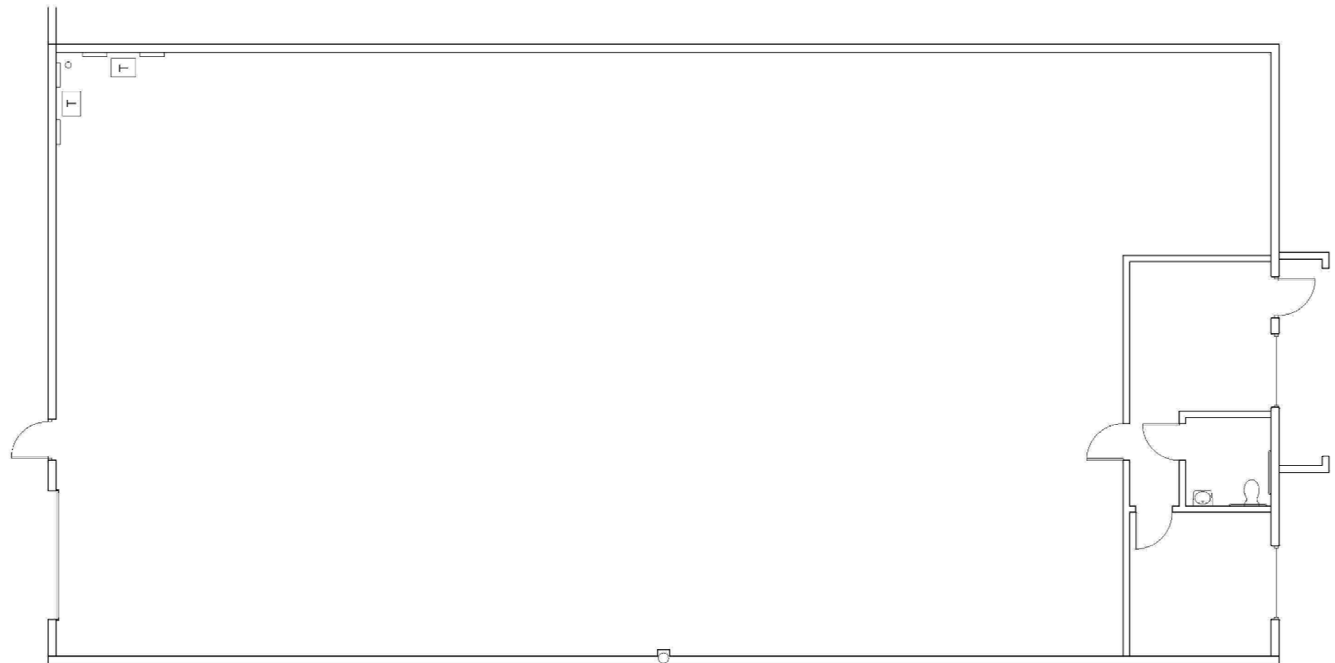


# Floorplans



## 6959 Speedway Blvd. Suite W106

- 5,067 total s.f.
- 410 s.f. office
- 4,657 s.f. warehouse
- 15'7" clear height
- One (1) 10'x10' grade
- \$0.80 s.f. NNN
- \$0.1607 CAM
- \$4,867.87 monthly
- Available now



# Floorplans

## 6959 Speedway Blvd. Suite W107

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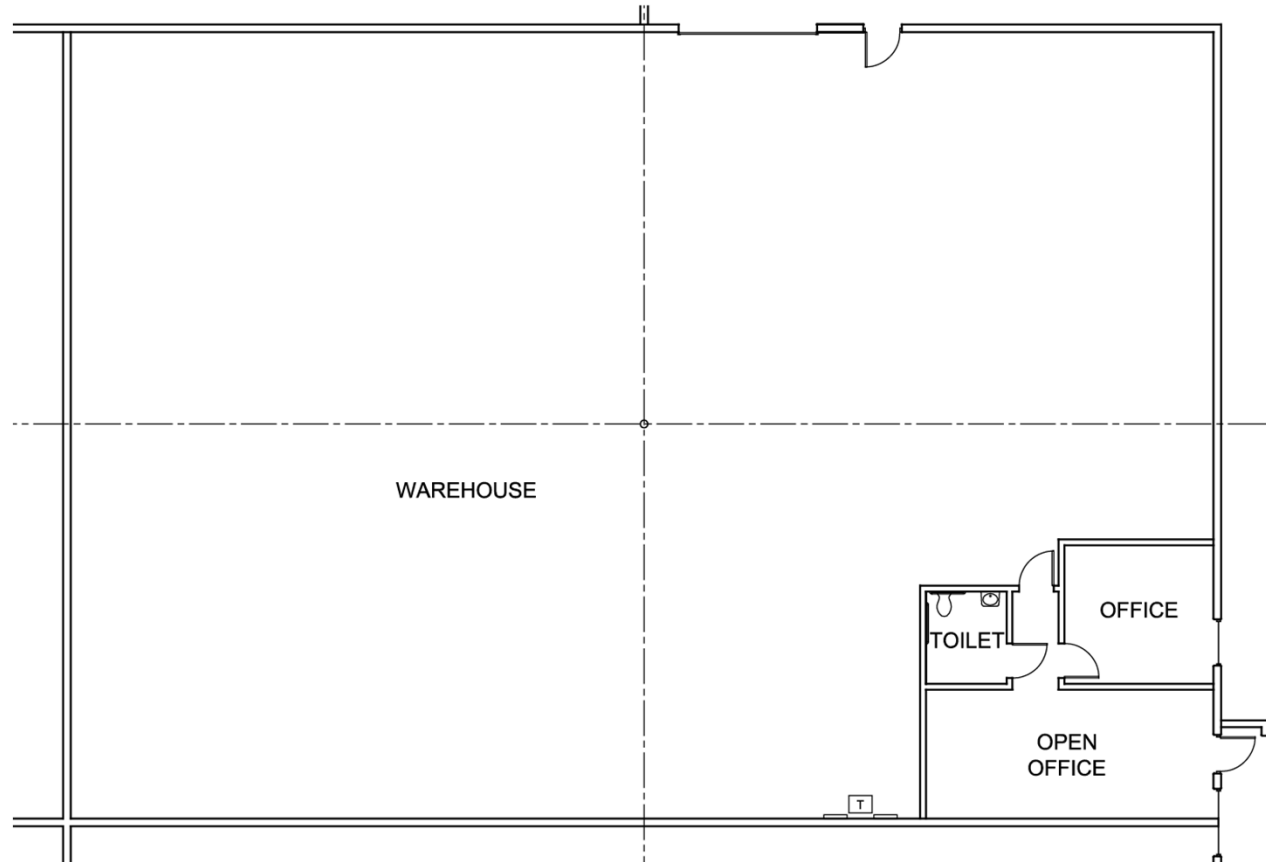
- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



# Floorplans

## 6925 Speedway Blvd. Suite C102

- 6,836 total s.f.
- 510 s.f. office
- 6,326 s.f. warehouse
- 24'4" clear height
- One (1) 12'x14' grade
- \$0.82 s.f. NNN
- \$0.1607 CAM
- \$6,704.07 monthly
- Available now

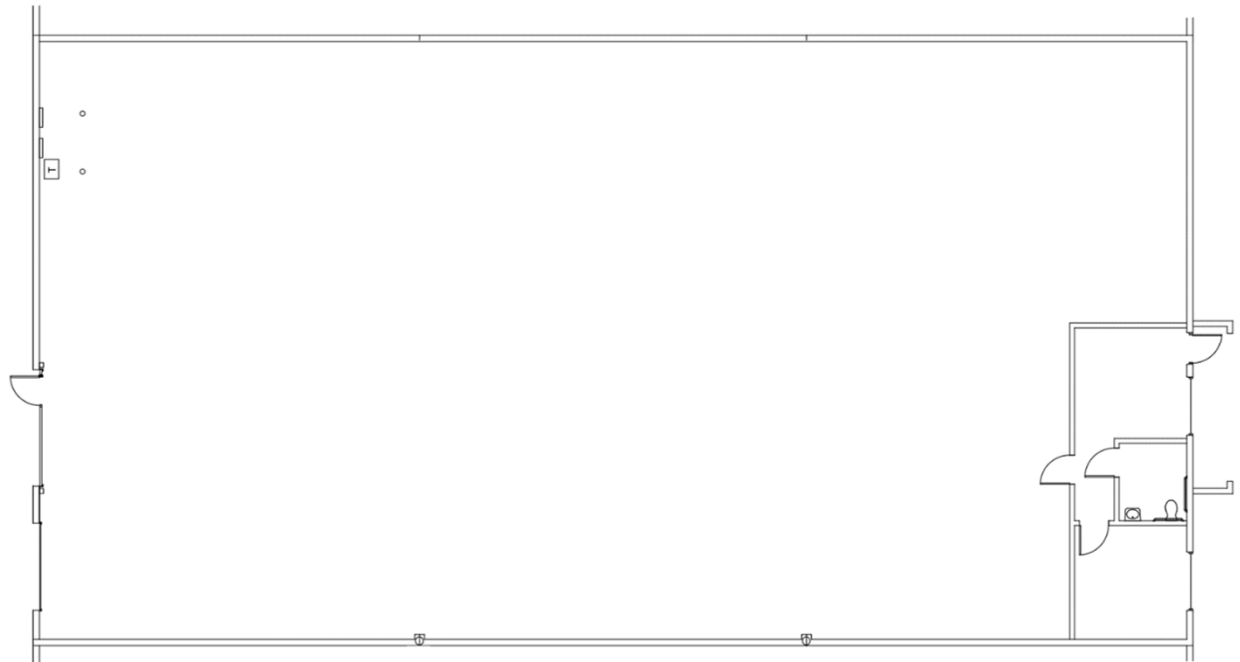


# Floorplans



## 6845 Speedway Blvd. Suite K104

- 7,592 total s.f.
- 410 s.f. office
- 7,182 s.f. warehouse
- 14'11" clear height
- One (1) 9'x10' grade
- One (1) 12'x14' grade
- \$0.78/s.f. NNN
- \$0.1607 CAM
- \$7,141.79 monthly
- Available now

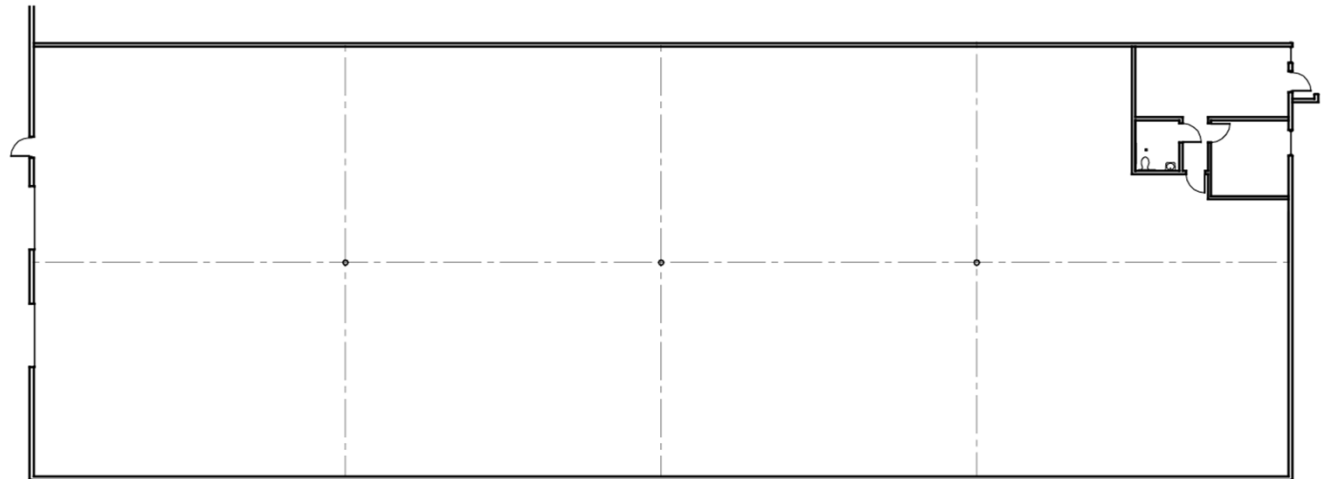


# Floorplans



## 6825 Speedway Blvd. Suite B103

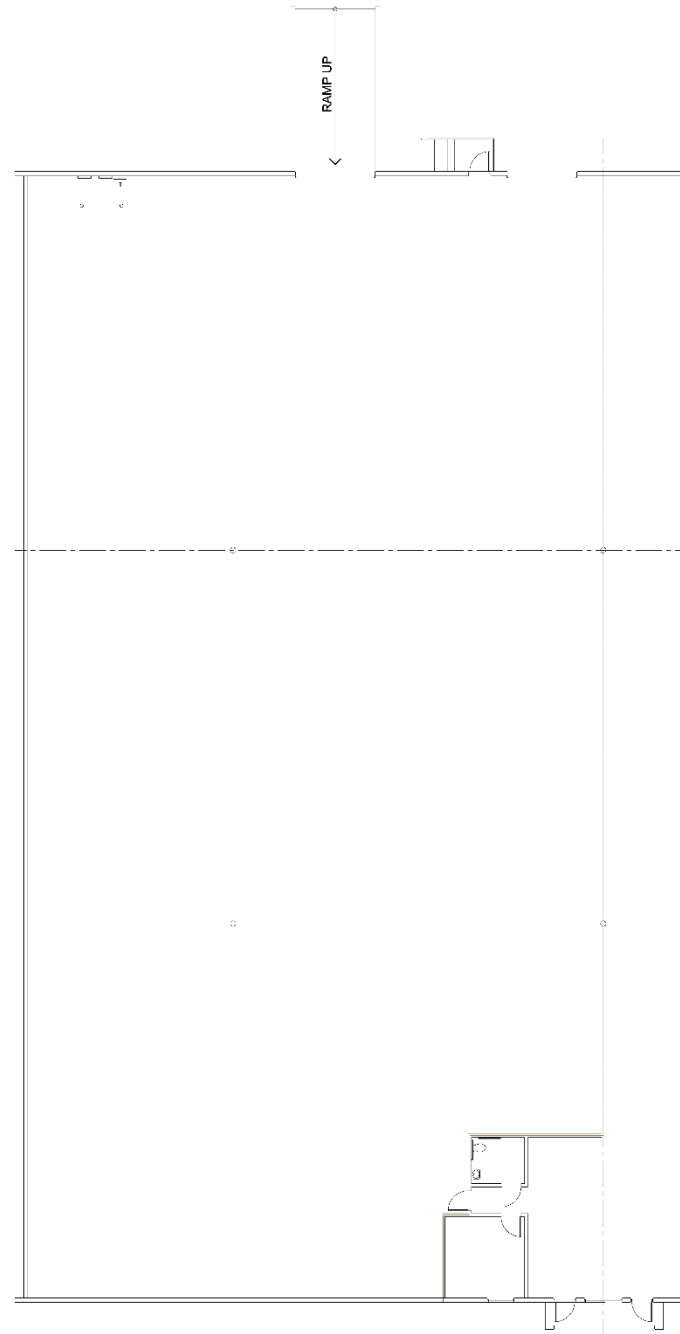
- 13,972 total s.f.
- 560 s.f. office
- 13,412 s.f. warehouse
- 28' clear height
- One (1) 10'x10' grade
- One (1) 10'x14' grade
- \$0.75/s.f. NNN
- \$0.1607 CAM
- \$12,724.30 monthly
- Available now



# Floorplans

## 6855 Speedway Blvd. Suite O103

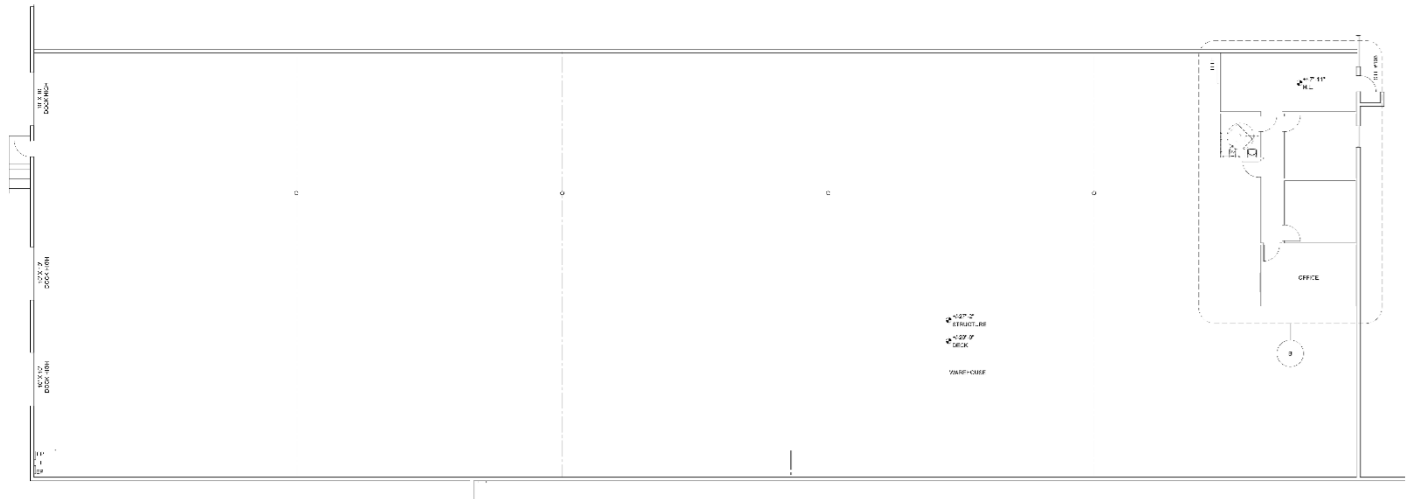
- 14,916 total s.f.
- 596 s.f. office
- 14,320 s.f. warehouse
- 28' 6" clear height
- One (1) 10'x10' dock high door
- One (1) 12'x16' grade
- \$0.90/s.f. NNN
- \$0.1607 CAM
- \$15,821.40 monthly
- Available now



# Floorplans

## 6775 Speedway Blvd. Suite M106

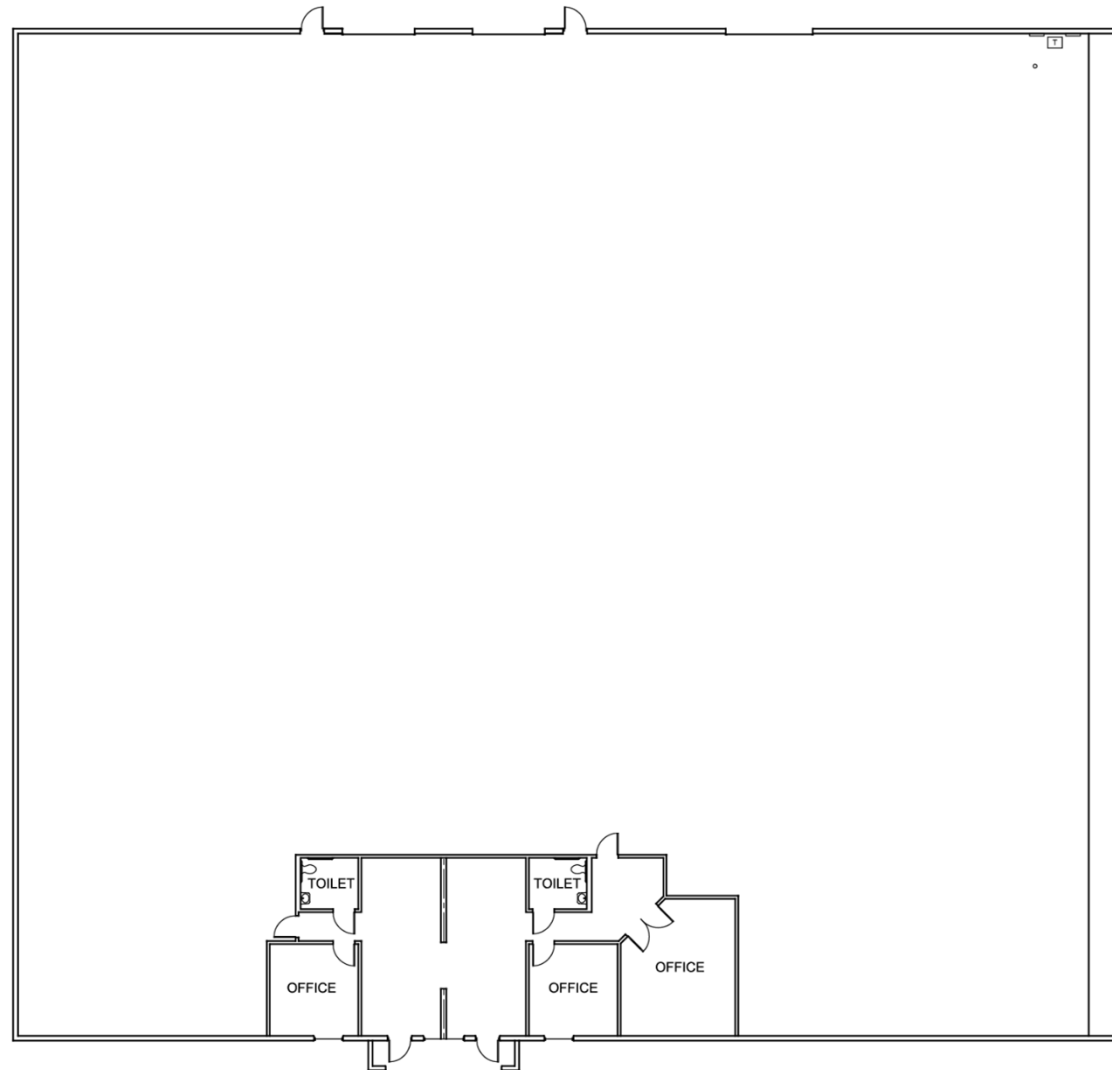
- 20,167 total s.f.
- 997 s.f. office
- 19,170 s.f. warehouse
- 26'9" clear height
- Three (3) 10'x10' dock high doors
- \$0.82/s.f. NNN
- \$0.1607 CAM
- \$19,777.78 monthly
- Available now



# Floorplans

## 6967 Speedway Blvd. Suite AA101/102

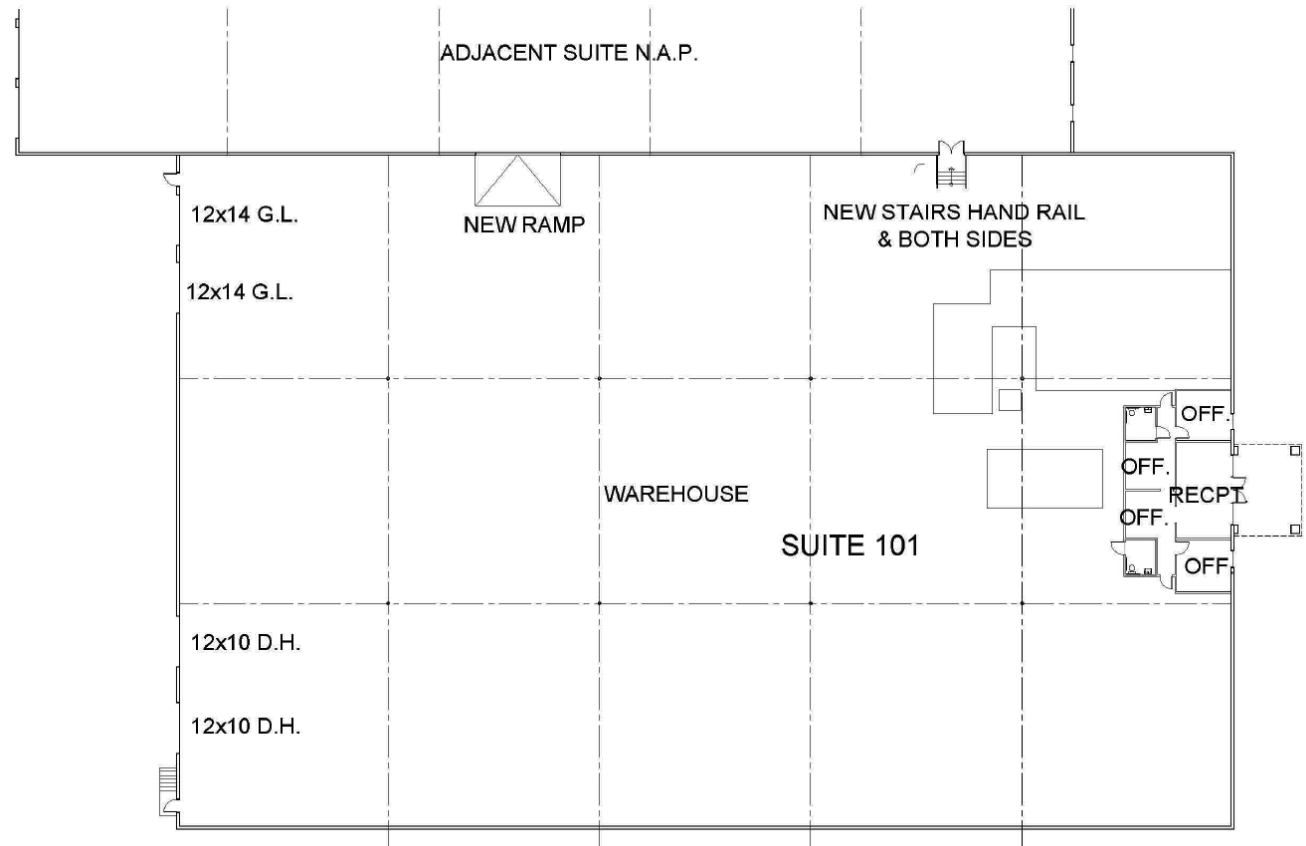
- 21,012 total s.f.
- 1,529 s.f. office
- 19,483 s.f. warehouse
- 27'3" clear height
- Two (2) 10'x10' dock high doors
- One (1) 10'x10' grade
- One (1) 10'x14' grade
- \$0.75/s.f. NNN
- \$0.1607 CAM
- \$19,135.63 monthly
- Available now



# Floorplans

## 6755 Speedway Blvd. Suite A101

- 39,951 total s.f.
- 1,081 s.f. office
- 38,870 s.f. warehouse
- 26' clear height
- Three (3) 12'x10' dock high doors
- Two (2) 12'x14' grade doors
- \$0.80/s.f. NNN
- \$0.1607 CAM
- \$38,380.93 monthly
- Available now



# Las Vegas

## Business facts



2.3 Million residents



25<sup>th</sup> Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

### 0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

## Labor

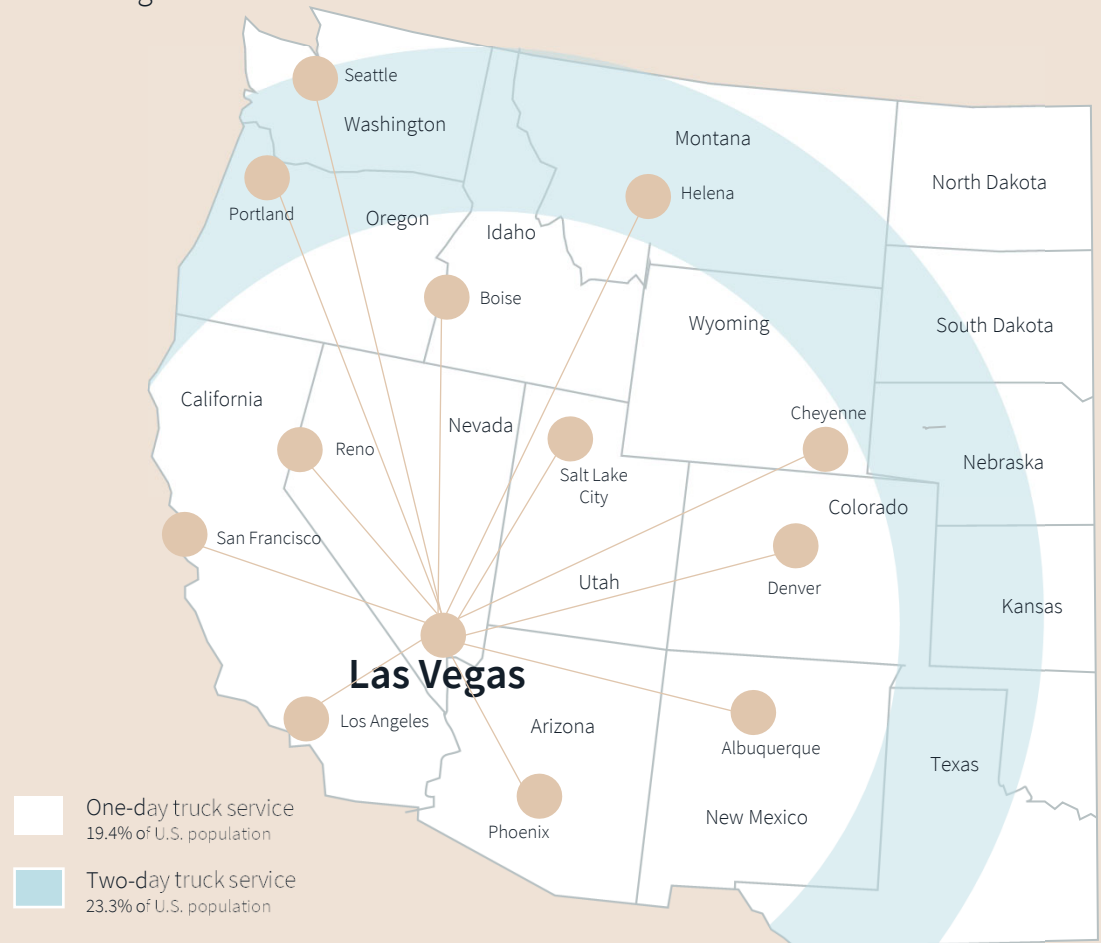
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

## Transit analysis

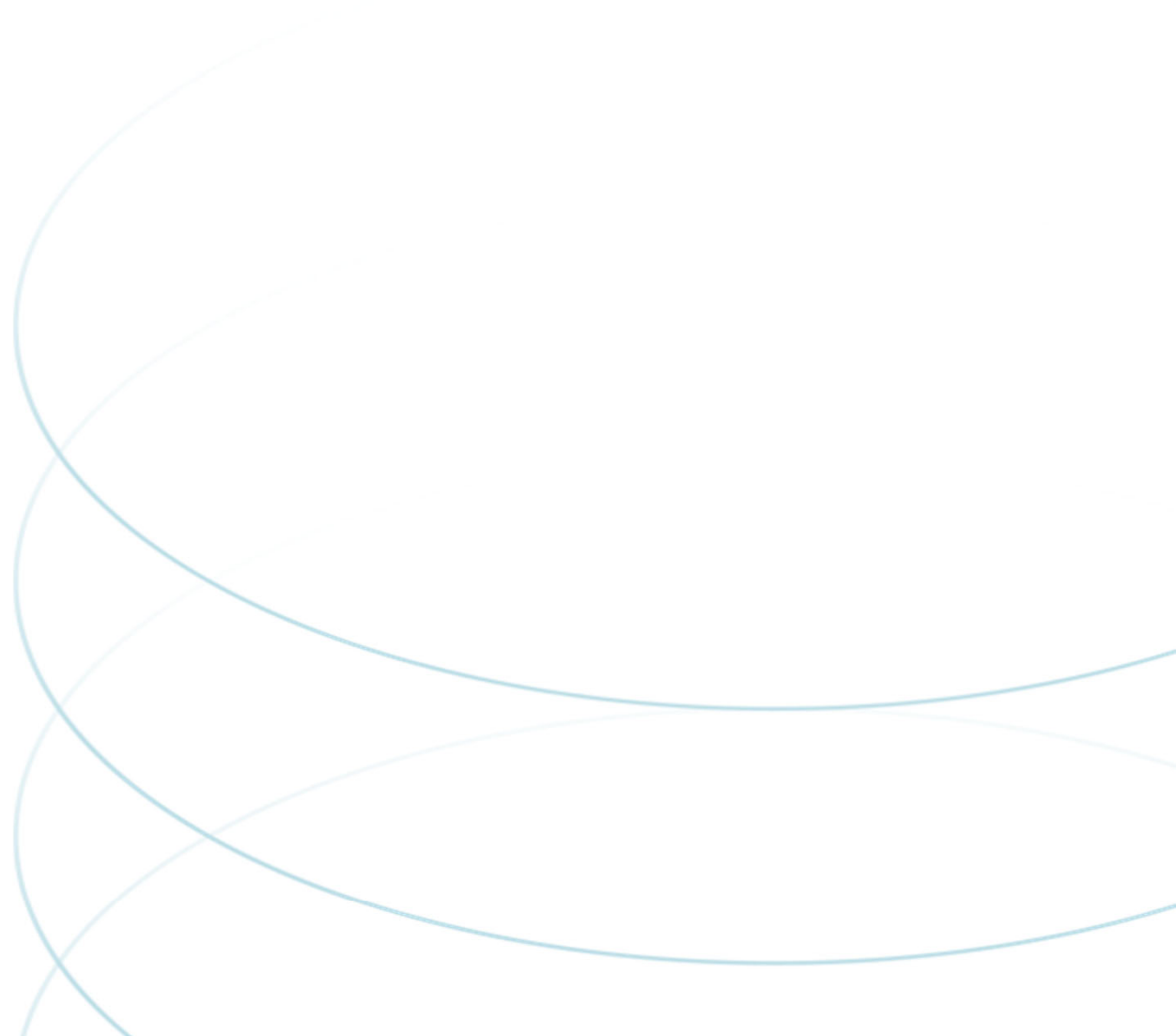
from Las Vegas



|                | Distance | Travel time   |
|----------------|----------|---------------|
| Los Angeles    | 270 mi   | 4 hrs         |
| Phoenix        | 298 mi   | 4 hrs, 38 min |
| Salt Lake City | 421 mi   | 5 hrs, 51 min |
| Reno           | 448 mi   | 7 hrs, 1 min  |
| Albuquerque    | 574 mi   | 8 hrs, 20 min |
| San Francisco  | 568 mi   | 8 hrs, 29 min |

|          | Distance | Travel time    |
|----------|----------|----------------|
| Boise    | 630 mi   | 9 hrs, 32      |
| Denver   | 748 mi   | 10 hrs, 50 min |
| Cheyenne | 833 mi   | 12 hrs, 8 min  |
| Helena   | 901 mi   | 12 hrs, 35 min |
| Portland | 974 mi   | 15 hrs, 29 min |
| Seattle  | 1,125 mi | 15 hrs, 29 min |





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