

**6075 E. ANN ROAD**

NORTH LAS VEGAS, NV 89115

Diamond  
**Speedway 76**



**±75,980 SF FREESTANDING BUILDING W/ LARGE GATED SECURE YARD & DOCK LOADING**

**FOR SALE OR LEASE**

Diamond Speedway 76 is located in the heart of North Las Vegas and is minutes to the I-15–Tropical Parkway Interchange providing convenient access to all parts of the Western Region. This submarket has become the epicenter for logistics, ecommerce, and distribution in Southern Nevada.

**MIKE DE LEW,**  **SIOR®**

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**REALCOMM ADVISORS**

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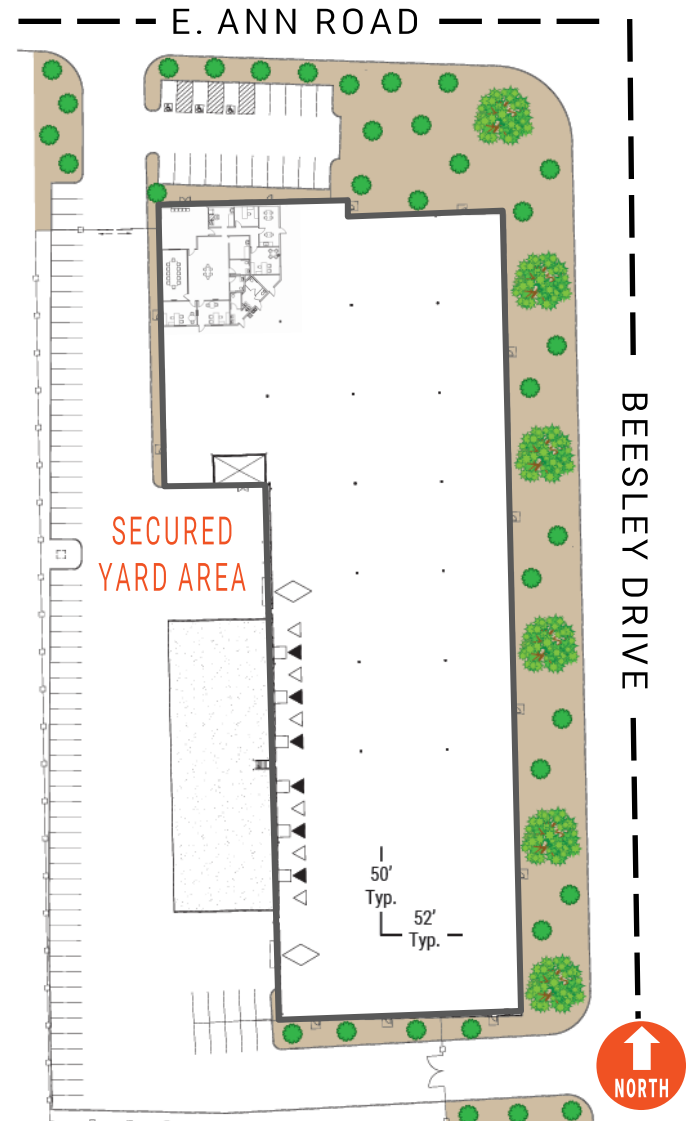
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- ⇒ ±75,980 SF Free Standing Building - Situated on ±4.37 Net Acres
- ⇒ Institutional Quality High Image Concrete Tilt Construction
- ⇒ Twelve (12) - 9' x 10' Dock Doors w/ Bumpers
- ⇒ 6' x 8' Mechanical Pit Levelers @ Every Other Dock Position (30K LB. Capacity)
- ⇒ Two (2) - 14' x 16' Oversized (Motorized) Grade Doors
- ⇒ ±60' Reinforced Concrete Dock Apron
- ⇒ 50' x 52' Typical Column Spacing
- ⇒ ±3,406 SF HVAC Office Area
- ⇒ Secured Yard Area w/ Motorized Gates
- ⇒ ±30' Clear Height & Skylights
- ⇒ ESFR Fire Sprinkler System
- ⇒ 2,000 Amps, 277/480 Volt, 3-Phase Power - Main Switchgear
- ⇒ R-19 Batt Insulation w/ White Scrim
- ⇒ ±86 Parking Spaces
- ⇒ M-2 Zoning (North Las Vegas)
- ⇒ LED High-Bay - 400K (24K Lumens) Warehouse Lights
- ⇒ 6" Reinforced Concrete Slab @ 4,500 PSI
- ⇒ 60 Mil TPO Roof Membrane

- ◇ GRADE LEVEL DOOR
- ▲ DOCK DOOR W/ PIT LEVELER & BUMPERS
- △ DOCK DOOR W/ BUMPERS



FOR SALE: \$252/SF

FOR LEASE: \$1.19/SF NNN

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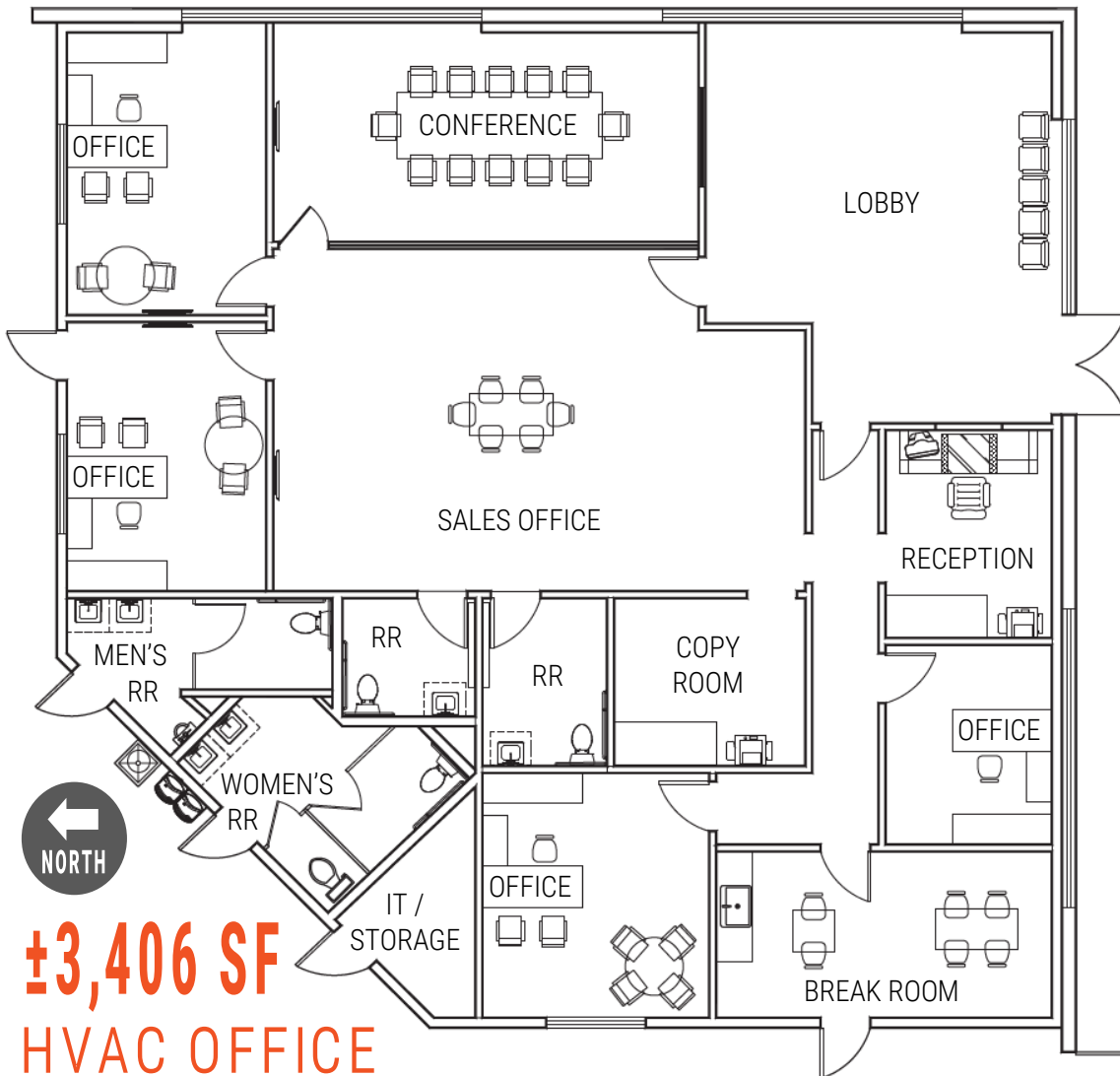
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**Speedway76**

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Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it & make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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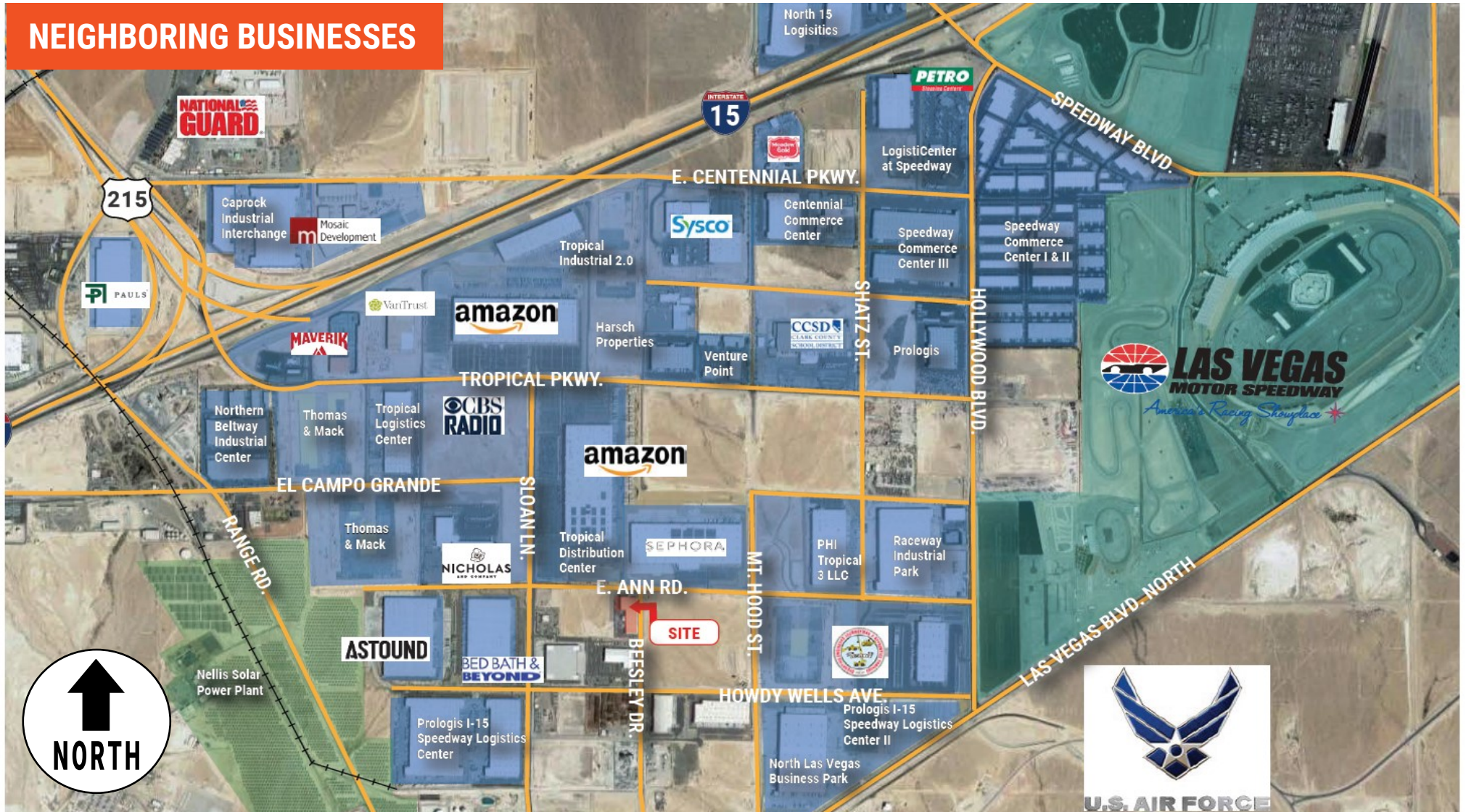


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**NEIGHBORING BUSINESSES**



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