



For lease

Centennial Speedway Commerce Center

6520 & 6550 E. Centennial Pkwy.

North Las Vegas, NV 89115



Property Specifications

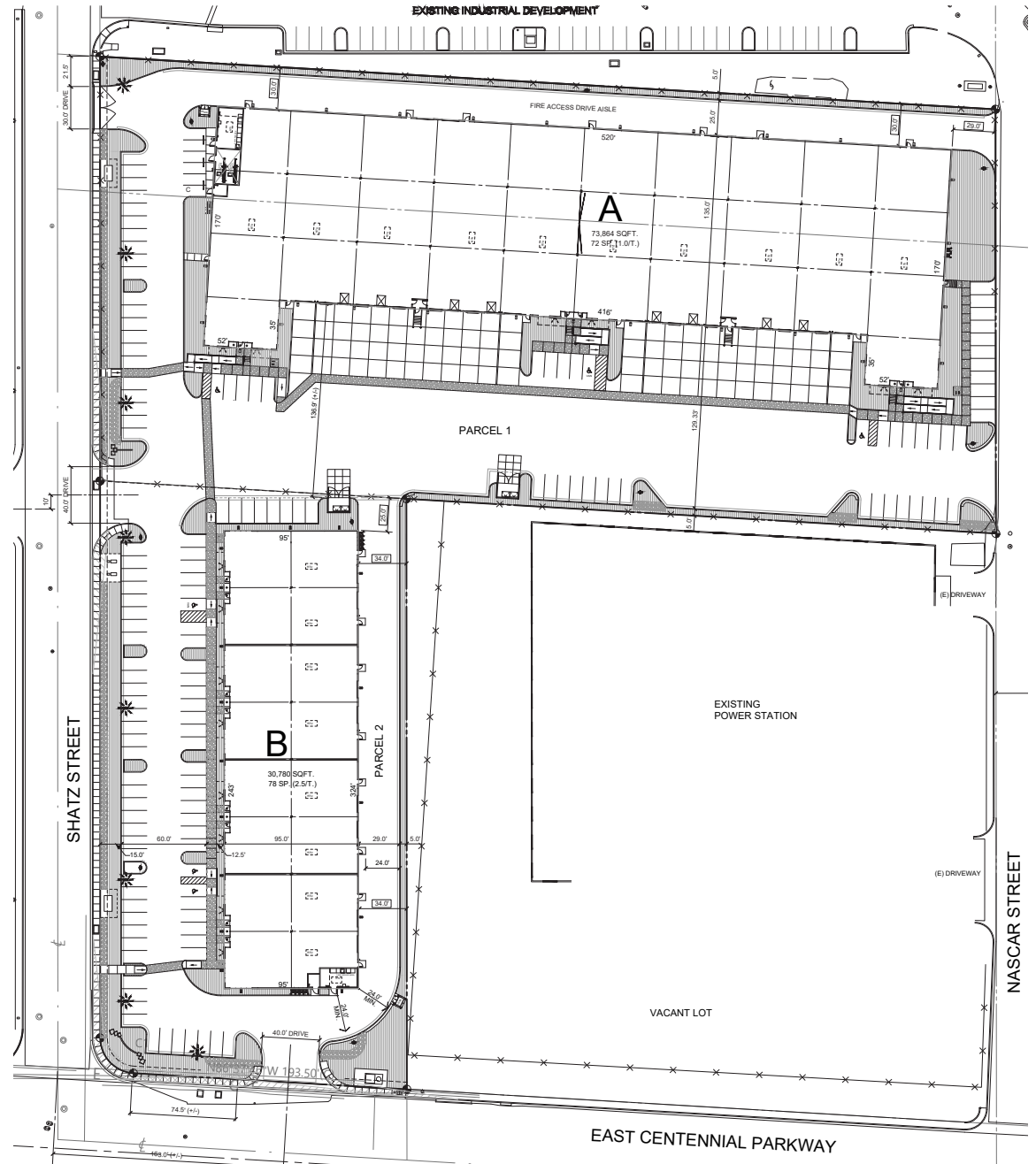
- 100% HVAC
- ±115 total parking spaces
- ±1,069 sf to ± 1,854 sf office areas
- ESFR fire sprinklers
- Zoned M-2 (North Las Vegas)
- 200 amps, 277/480v, 3-phase per unit
- 7" thick, 4,500 PSI concrete slab
- R38 roof insulation
- High-bay LED lighting
- Cox fiber available

Building A (73,864 SF)

- 32' clear height
- Four suites: 14,251-23,236 SF
- Dock-high loading 9'x10' doors
- Grade-level 12'x14' roll-up doors
- 50' dock aprons
- 35,000 lb. pit levelers in loading docks (1-2 per suite) and edge of dock levelers in loading docks without pit levelers

Building B (30,780 SF)

- 20' clear height
- Seven suites: 3,421-3,911 SF
- Grade-level 12'x14' roll-up doors



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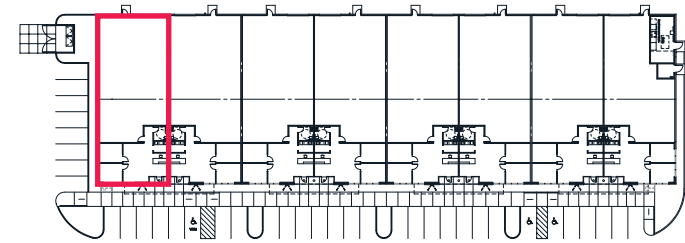
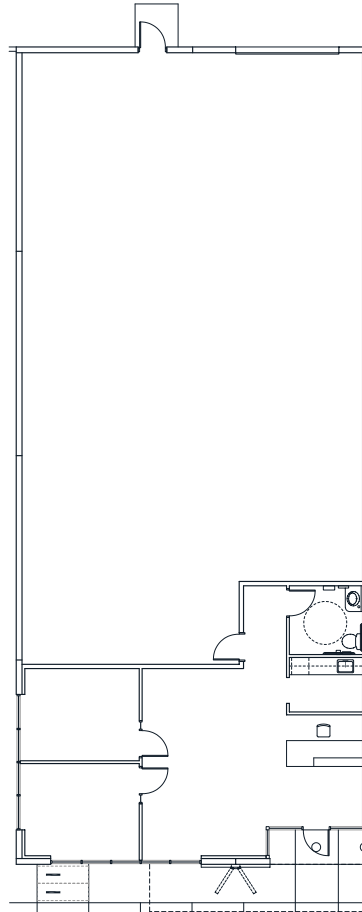
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Power	Loading/Doors	Rate	Cam	Monthly
6550-110	14,251	1,158	13,093	32'	277/480V 3 Ph.	4 DH / 1 GL	Negotiable	TBD	Negotiable
6550-120	14,251	1,158	13,093	32'	277/480V 3 Ph.	4 DH / 1 GL	Negotiable	TBD	Negotiable
6550-100	22,126	1,854	20,272	32'	277/480V 3 Ph.	5 DH / 1 GL	Negotiable	TBD	Negotiable
6550-130	23,236	1,854	21,382	32'	277/480V 3 Ph.	5 DH / 1 GL	Negotiable	TBD	Negotiable
6520-135	3,421	1,069	2,352	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-105	3,908	1,069	2,839	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-110	3,908	1,069	2,839	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-115	3,908	1,069	2,839	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-120	3,908	1,069	2,839	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-125	3,908	1,069	2,839	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-130	3,908	1,069	2,839	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable
6520-100	3,911	1,069	2,842	20'	277/480V 3 Ph.	1 GL	Negotiable	TBD	Negotiable



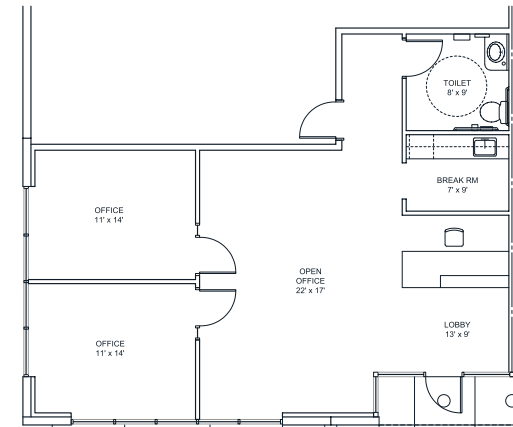
Floor plans

6520 E. Centennial Pkwy. Suite 100

- 3,911 SF total
- 1,069 SF office
- 2,842 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



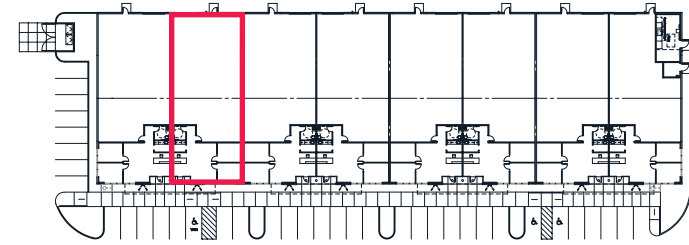
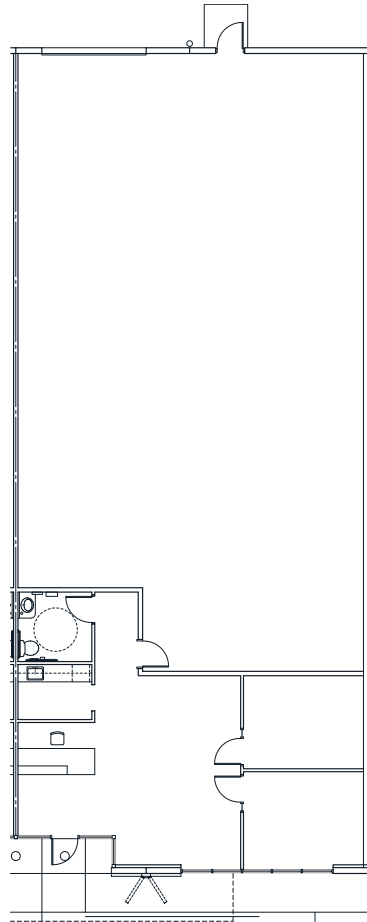
OVERALL FLOOR PLAN
N.T.S.



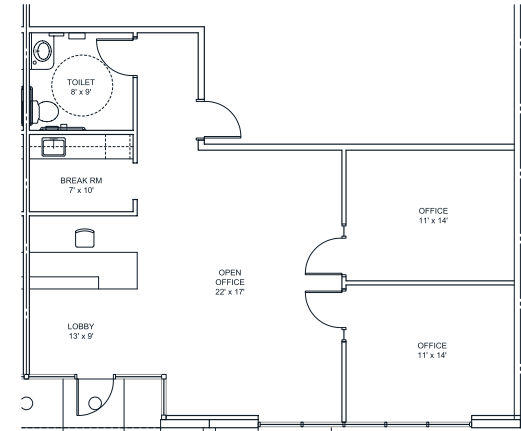
Floor plans

6520 E. Centennial Pkwy. Suite 105

- 3,908 SF total
- 1,069 SF office
- 2,839 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



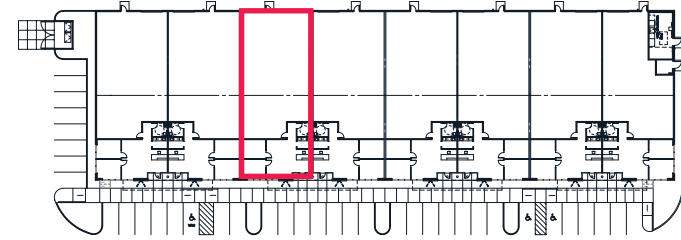
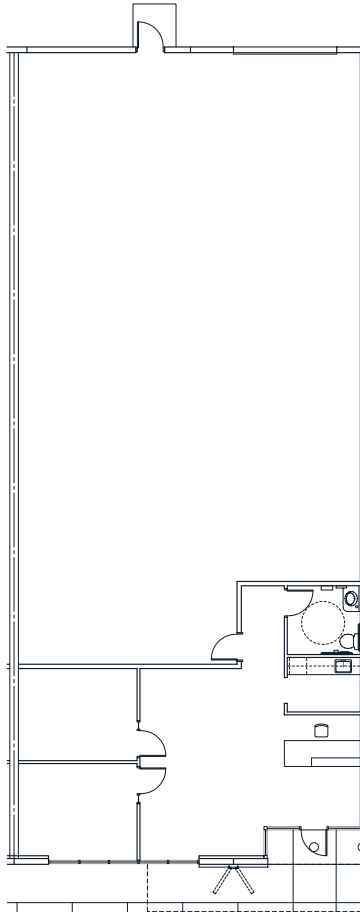
OVERALL FLOOR PLAN



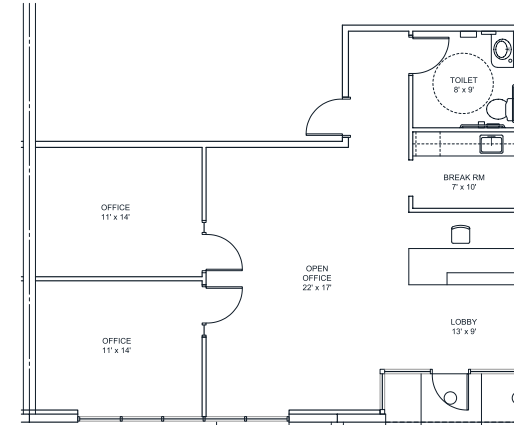
Floor plans

6520 E. Centennial Pkwy. Suite 110

- 3,908 SF total
- 1,069 SF office
- 2,839 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



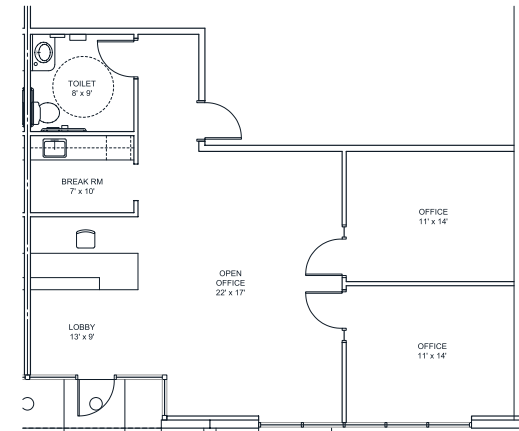
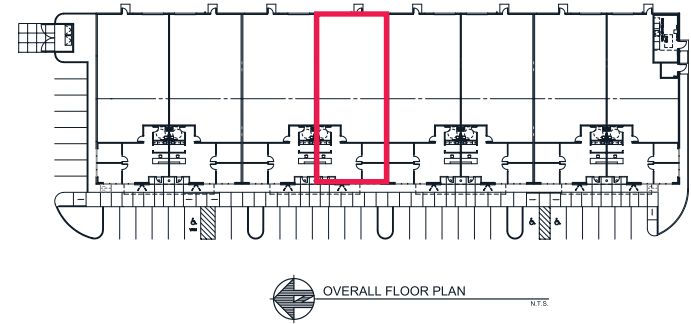
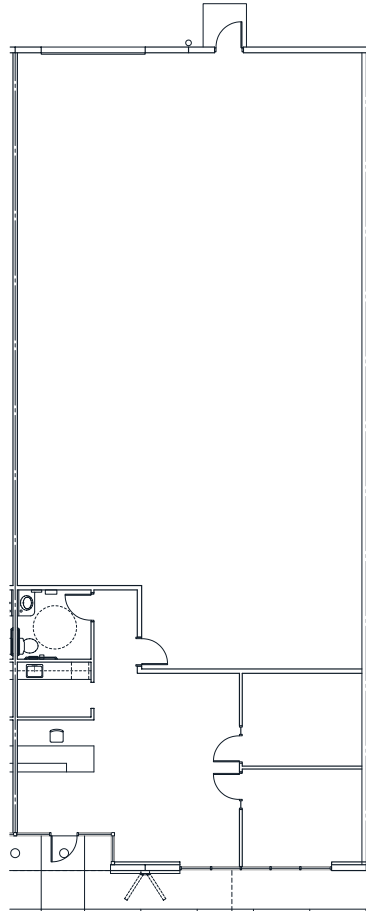
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Floor plans

6520 E. Centennial Pkwy. Suite 115

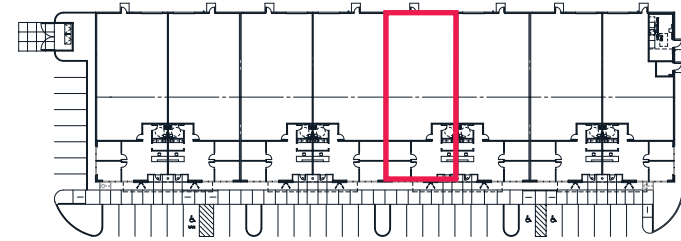
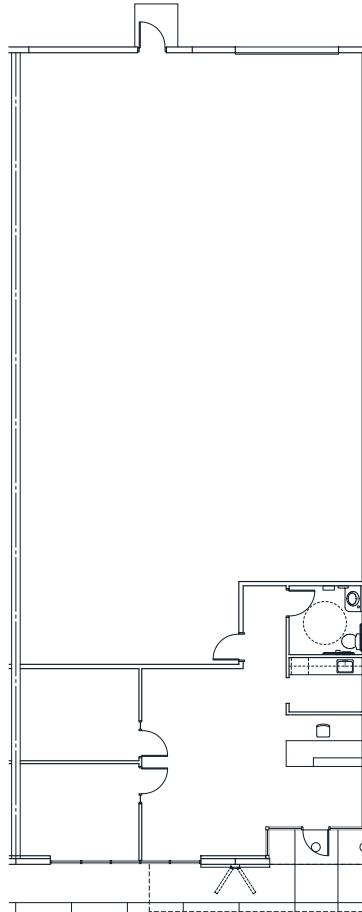
- 3,908 SF total
- 1,069 SF office
- 2,839 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



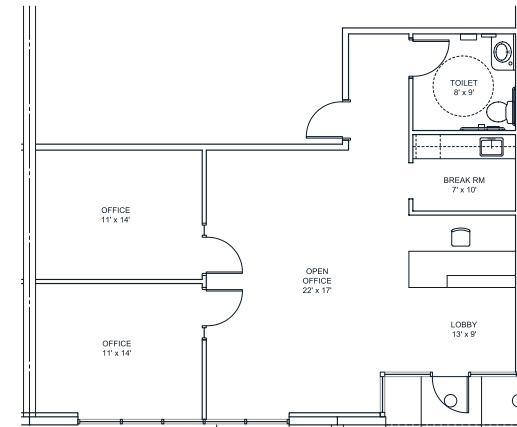
Floor plans

6520 E. Centennial Pkwy. Suite 120

- 3,908 SF total
- 1,069 SF office
- 2,839 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



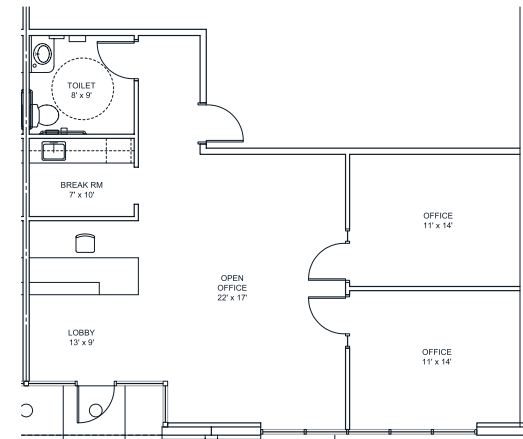
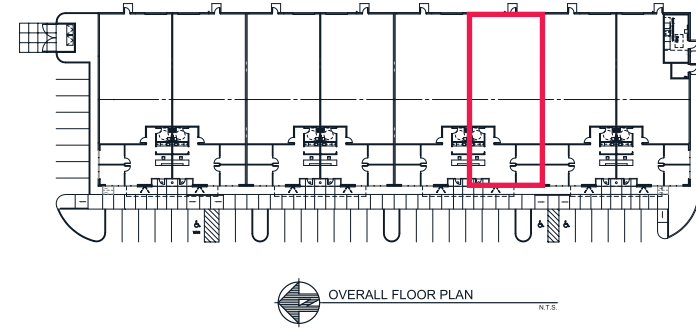
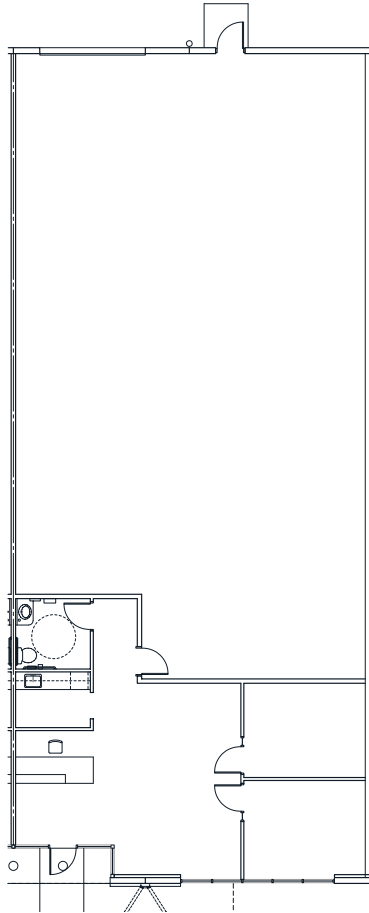
OVERALL FLOOR PLAN
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Floor plans

6520 E. Centennial Pkwy. Suite 125

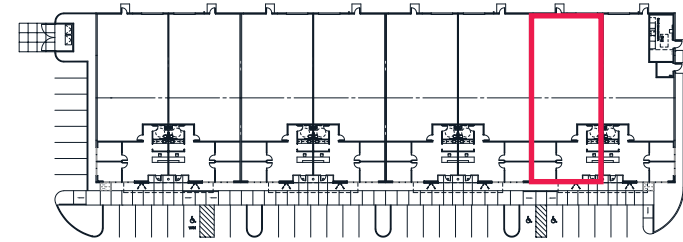
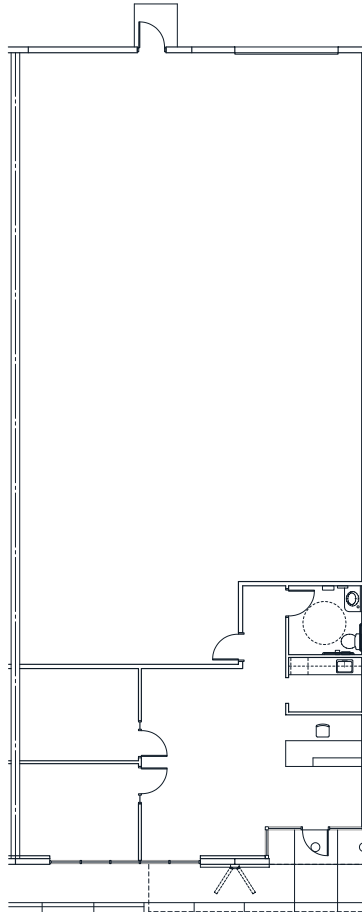
- 3,908 SF total
- 1,069 SF office
- 2,839 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



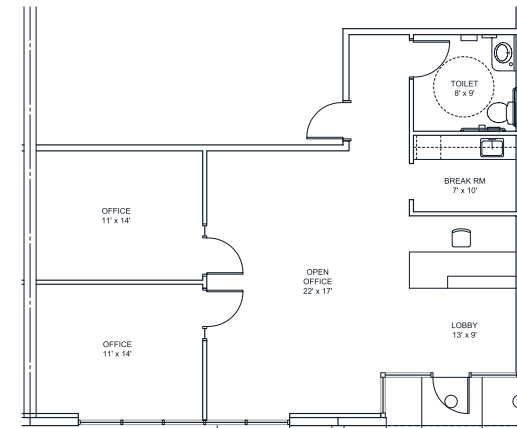
Floor plans

6520 E. Centennial Pkwy. Suite 130

- 3,908 SF total
- 1,069 SF office
- 2,839 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



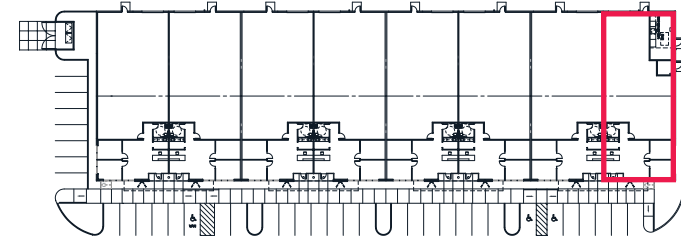
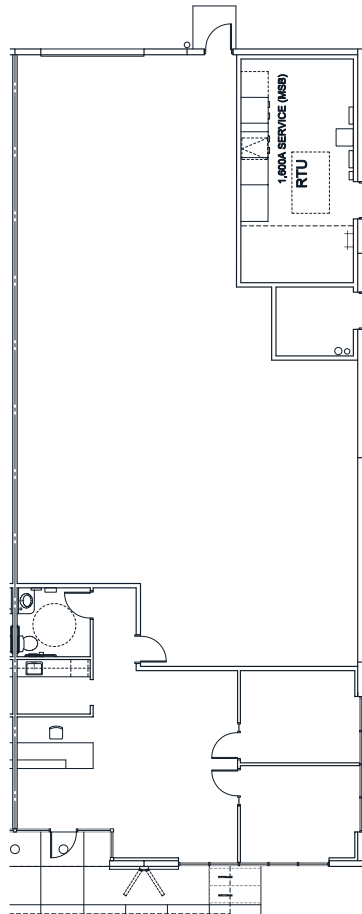
OVERALL FLOOR PLAN
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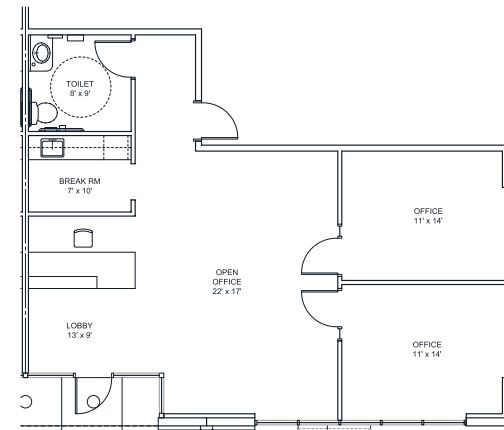
Floor plans

6520 E. Centennial Pkwy. Suite 135

- 3,421 SF total
- 1,069 SF office
- 2,352 SF warehouse
- 20' clear height
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



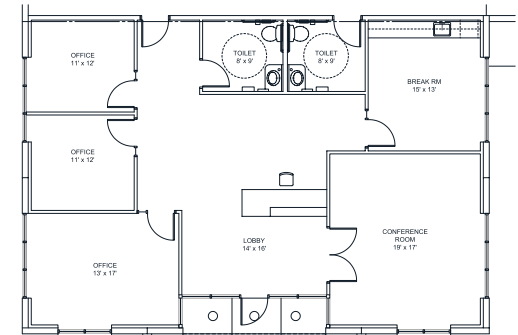
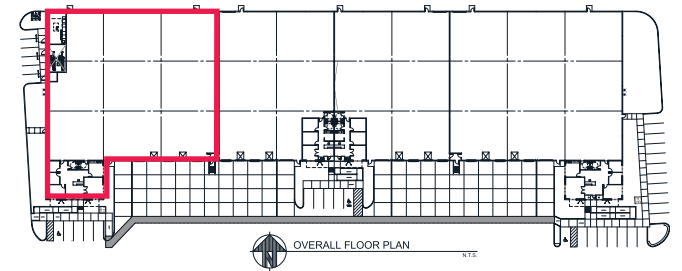
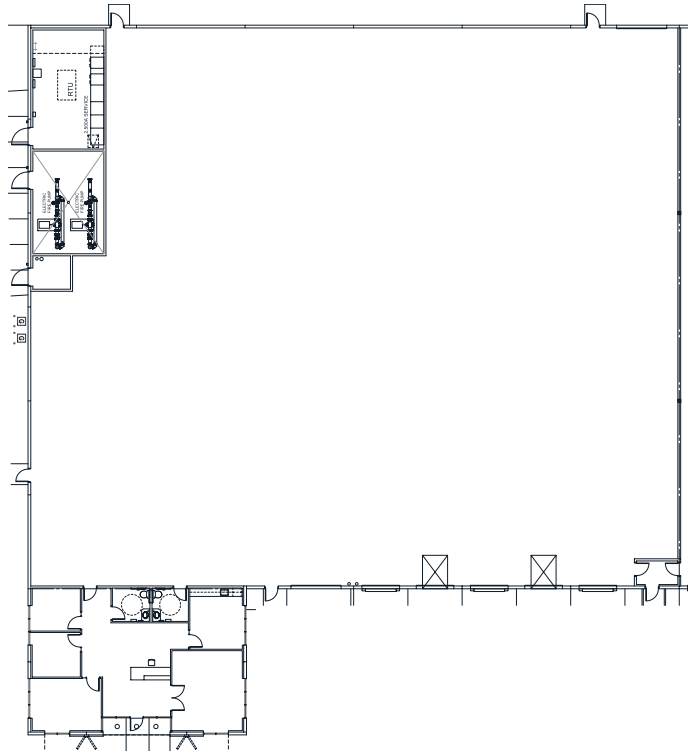
OVERALL FLOOR PLAN
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Floor plans

6550 E. Centennial Pkwy. Suite 100

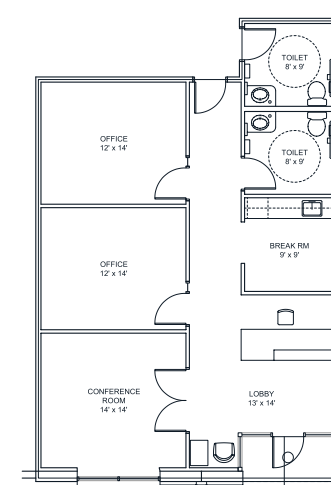
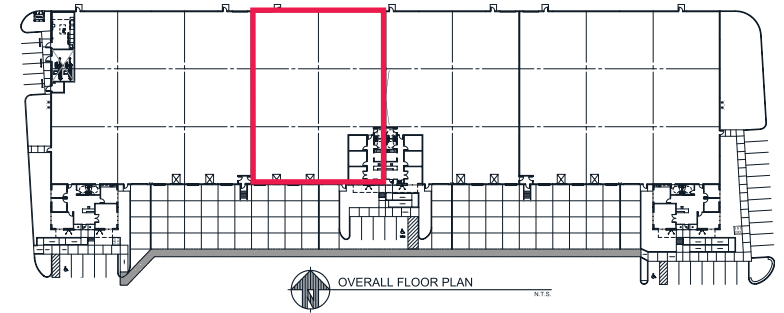
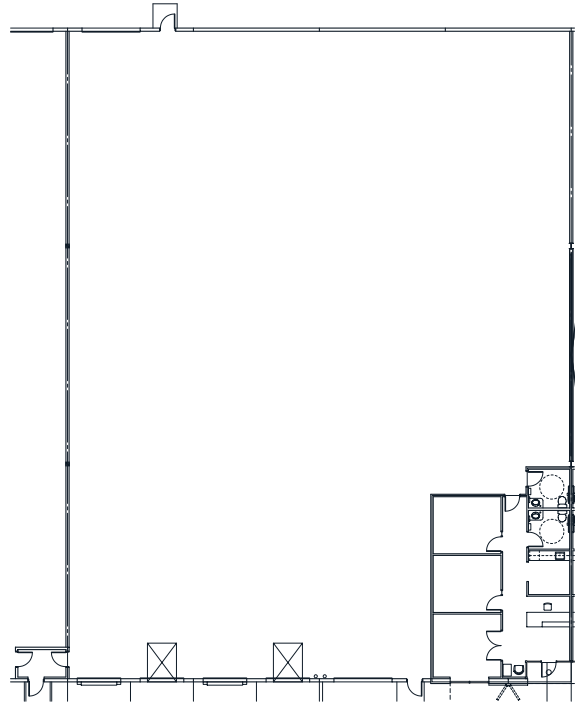
- 22,126 SF total
- 1,854 SF office
- 20,272 SF warehouse
- 32' clear height
- Five (5) dock high doors
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



Floor plans

6550 E. Centennial Pkwy. Suite 110

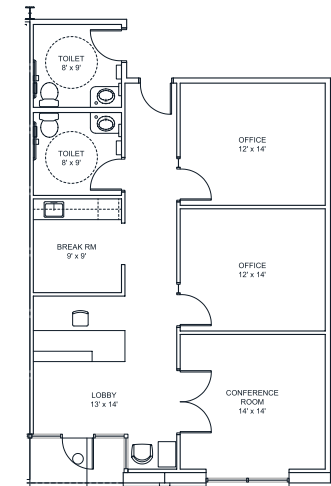
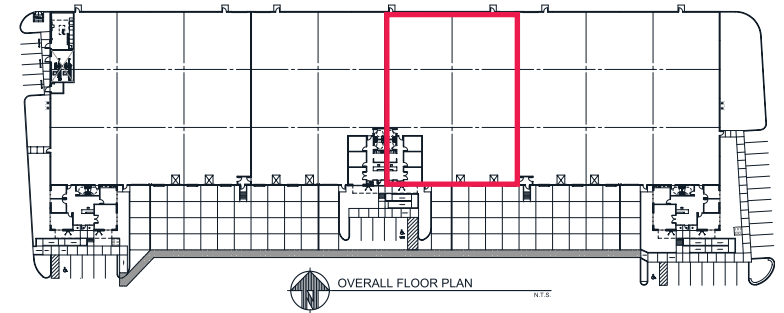
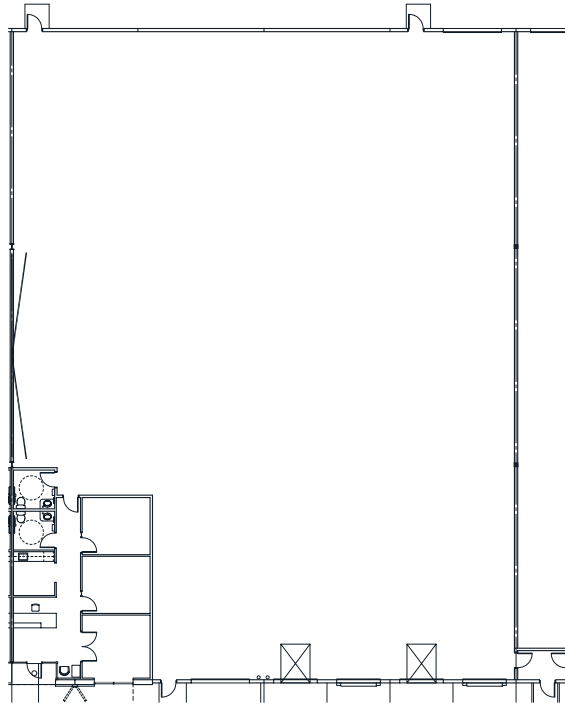
- 14,251 SF total
- 1,158 SF office
- 13,093 SF warehouse
- 32' clear height
- Four (4) dock high doors
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



Floor plans

6550 E. Centennial Pkwy. Suite 120

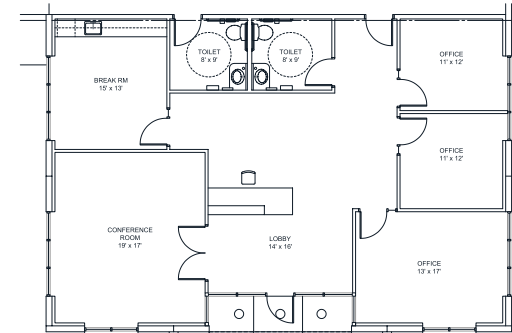
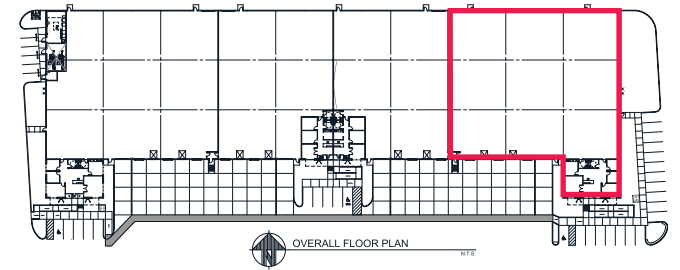
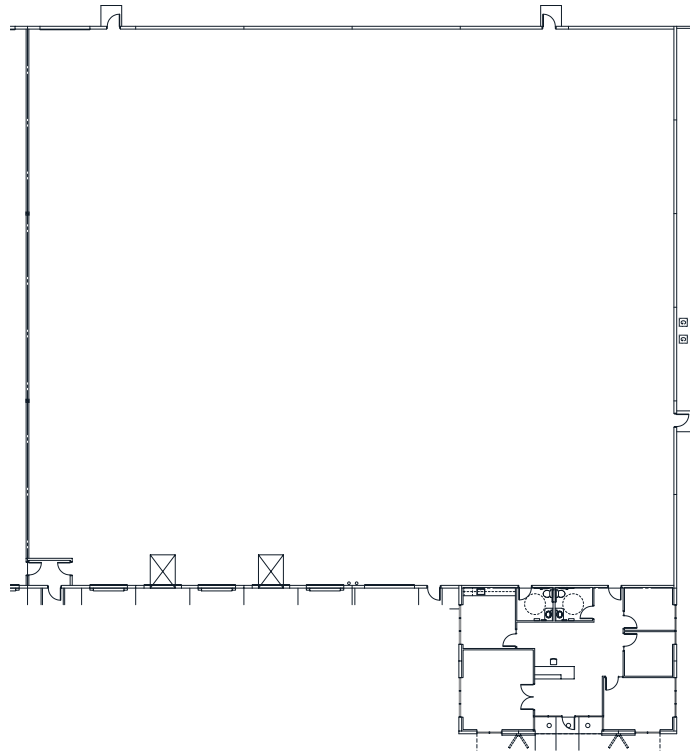
- 14,251 SF total
- 1,158 SF office
- 13,093 SF warehouse
- 32' clear height
- Four (4) dock high doors
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



Floor plans

6550 E. Centennial Pkwy. Suite 130





- 23,236 SF total
- 1,854 SF office
- 21,382 SF warehouse
- 32' clear height
- Five (5) dock high doors
- One (1) grade level door
- 200 amps, 277/480v, 3-phase per unit
- Rate: Negotiable
- CAM: TBD



Project and 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 Tropical Parkway Interchange. Close proximity to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!

-  14.7 miles to the Las Vegas Strip
-  Less than a 20-minute drive to the Las Vegas Strip
-  18.4 miles to Harry Reid International Airport
-  17.1 miles to Allegiant Stadium







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