



# For lease

Speedway Commerce Center II

6120 - 6180 N Hollywood Blvd

6949, 6957, 6963 & 6969 Speedway Blvd

Las Vegas, NV 89115



# 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 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



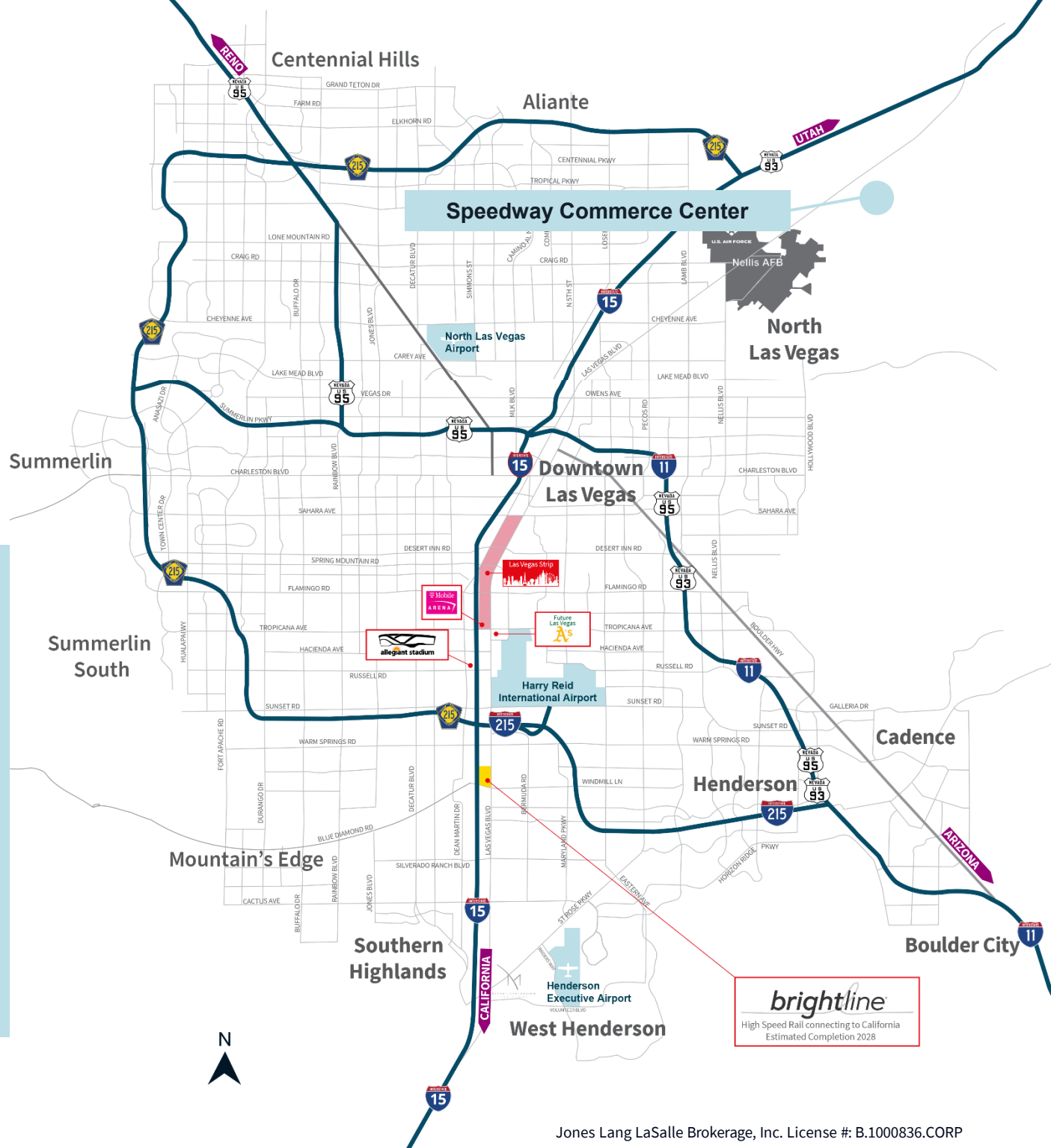
Less than a 20-minute drive to the Las Vegas Strip



19 miles to Harry Reid International Airport



17.8 miles to the New Allegiant Stadium





## Property Highlights

- Rates from \$0.95/s.f. NNN
- Zoned M-1 (Clark County)
- Interior clear height 24'-30'
- 200 amps, 277/480V 3-phase power
- ESFR automatic sprinkler system with fire pump available in buildings 32-35
- R-19 insulation under roof deck with white scrim sheet
- LED lighting & skylights
- Located at Speedway Blvd. & N Hollywood Blvd. Next to the Las Vegas motor speedway

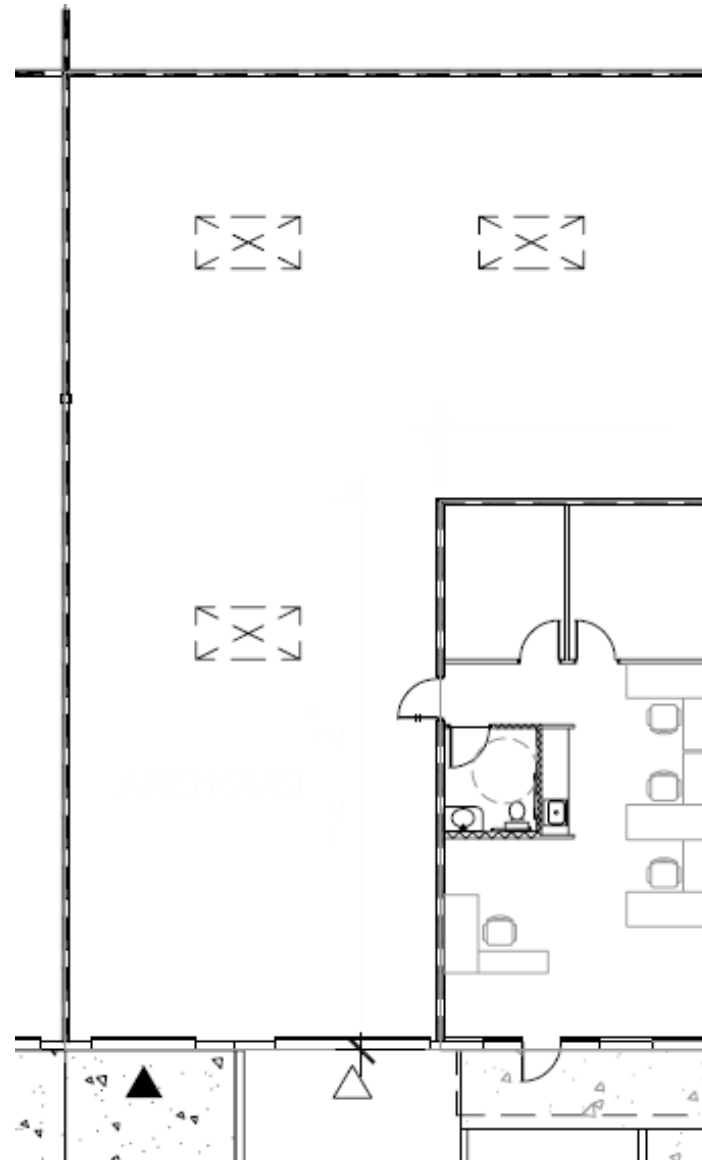




# Floorplans

## 6969 Speedway Blvd. Suite 112

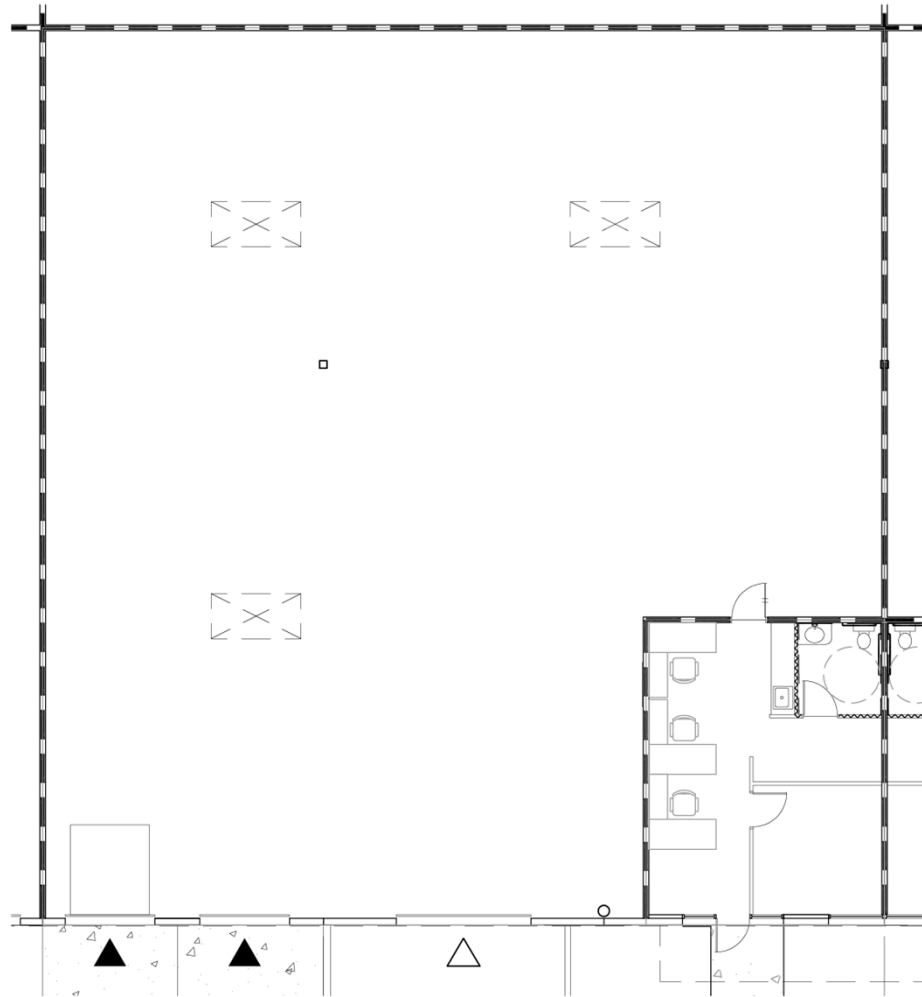
- 3,775 s.f.
- 896 s.f. office
- 2,879 s.f. warehouse
- One (1) 8'x10' dock high loading door
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.15/s.f. NNN
- \$0.1925 CAM
- \$5,067.94 monthly
- Non-ESFR
- Available 6/1/26



# Floorplans

## 6957 Speedway Blvd. Suite 106

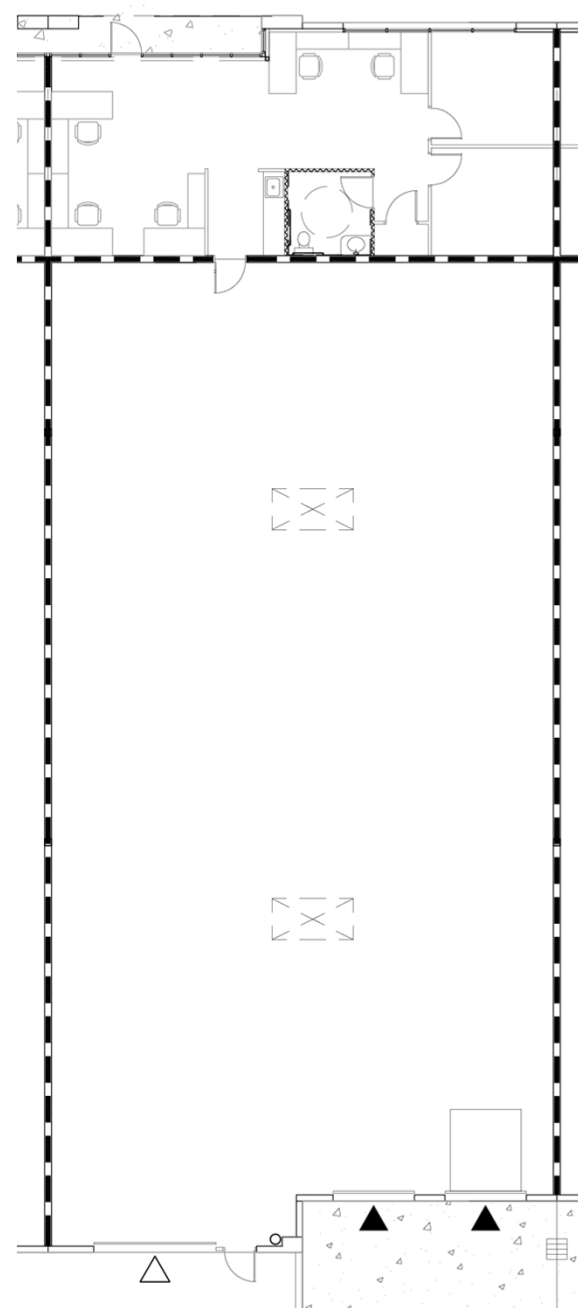
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.12/s.f. NNN
- \$0.1925 CAM
- \$7,924.88 monthly
- Non-ESFR
- Available 5/1/26



# Floorplans

## 6180 N. Hollywood Blvd. Suite 105

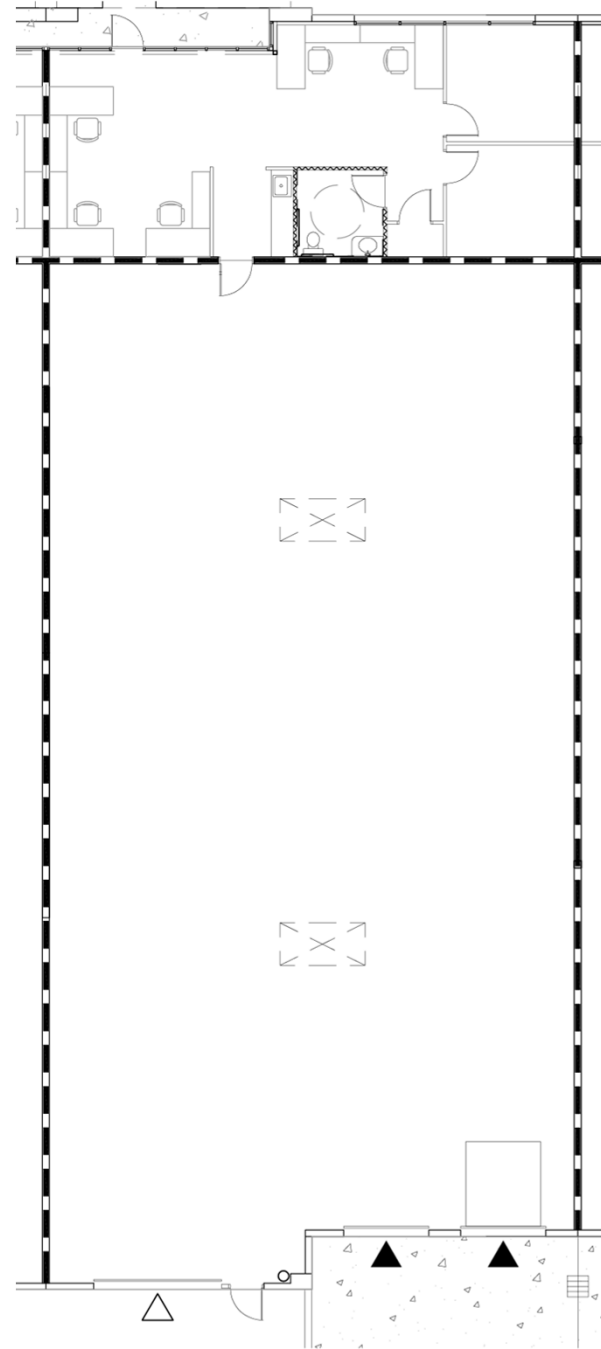
- 6,046 s.f.
- 1,094 s.f. office
- 4,952 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.12/s.f. NNN
- \$0.1869 CAM
- \$7,901.52 monthly
- ESFR
- Available 9/1/26



# Floorplans

## 6180 N. Hollywood Blvd. Suite 107

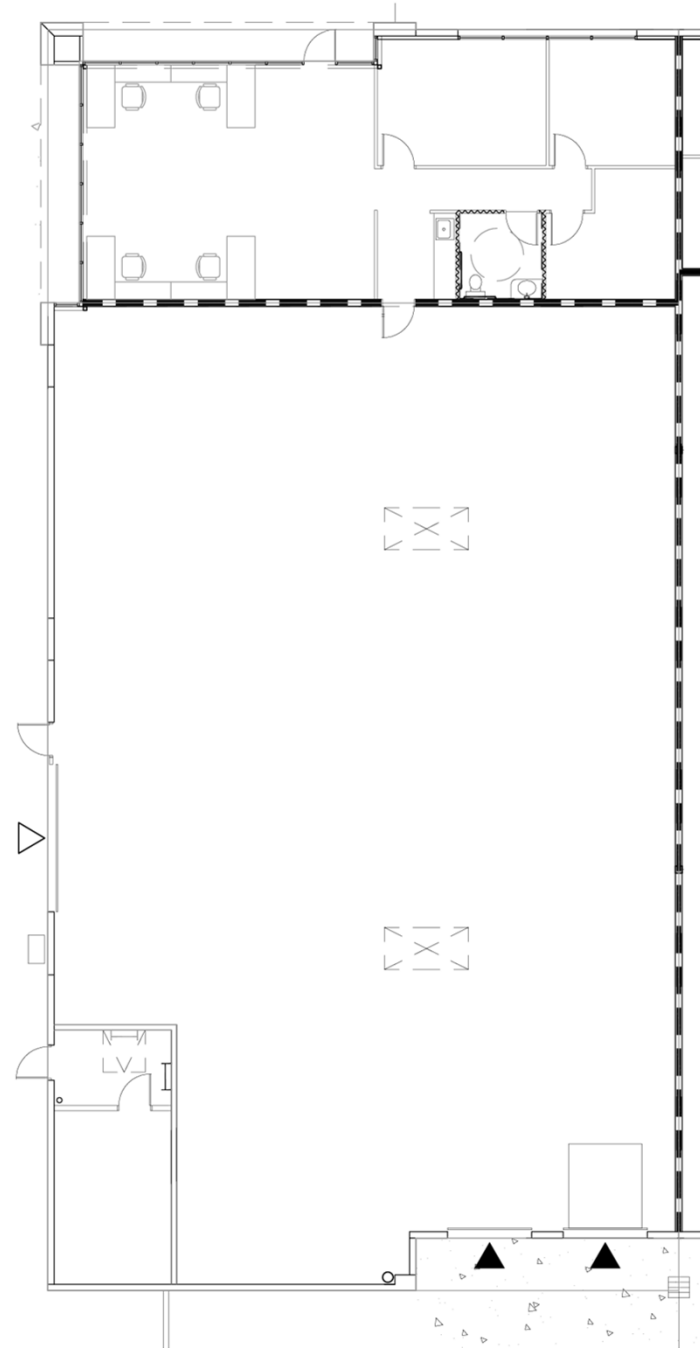
- 6,046 s.f.
- 1,094 s.f. office
- 4,952 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.12/s.f. NNN
- \$0.1869 CAM
- \$7,901.52 monthly
- ESFR
- Available 5/1/26



# Floorplans

## 6160 N. Hollywood Blvd. Suite 101

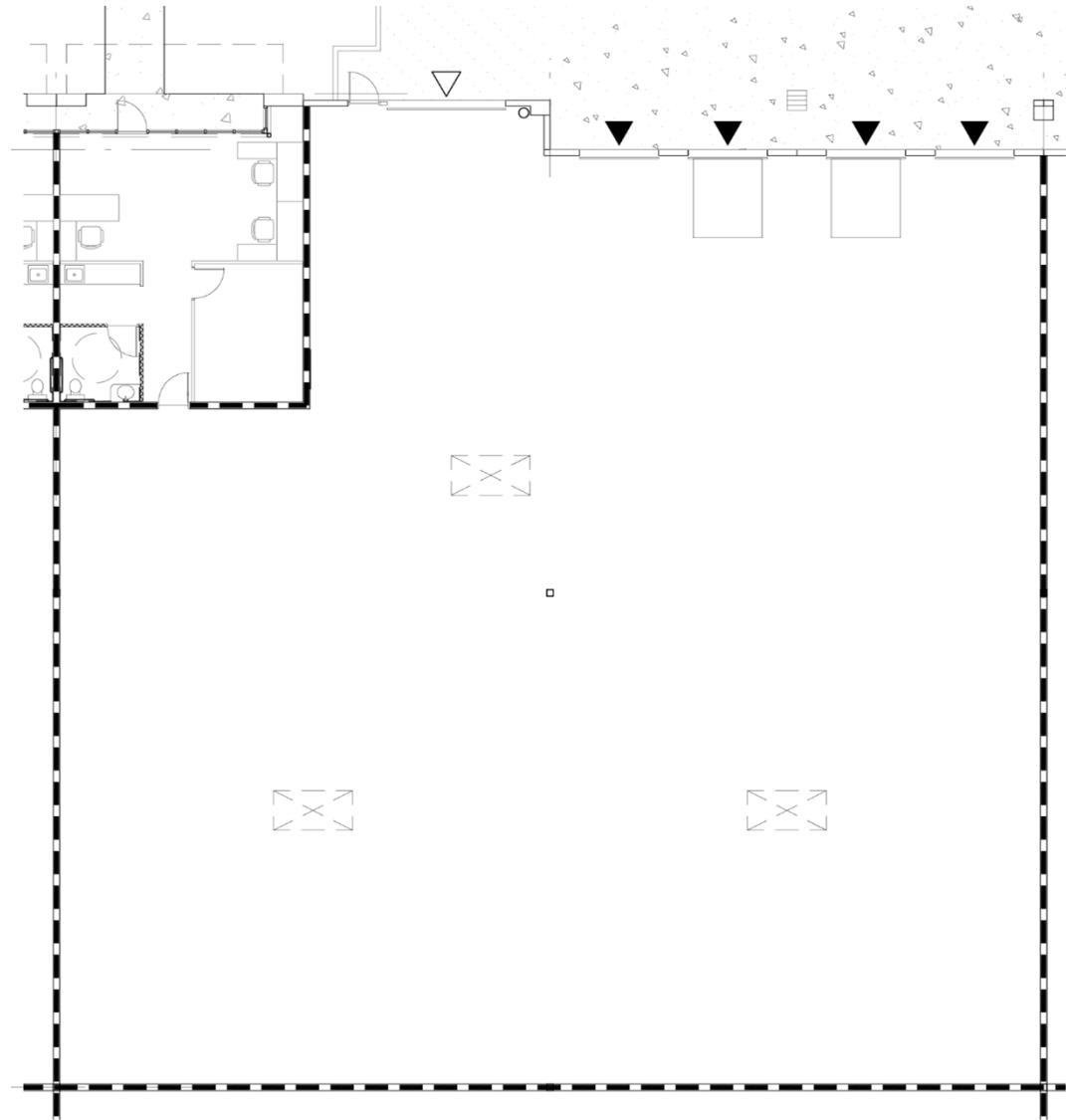
- 6,944 s.f.
- 1,398 s.f. office
- 5,546 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.12/s.f. NNN
- \$0.1869 CAM
- \$9,075.11 monthly
- ESFR
- Available 6/1/26



# Floorplans

## 6120 N. Hollywood Blvd. Suite 103

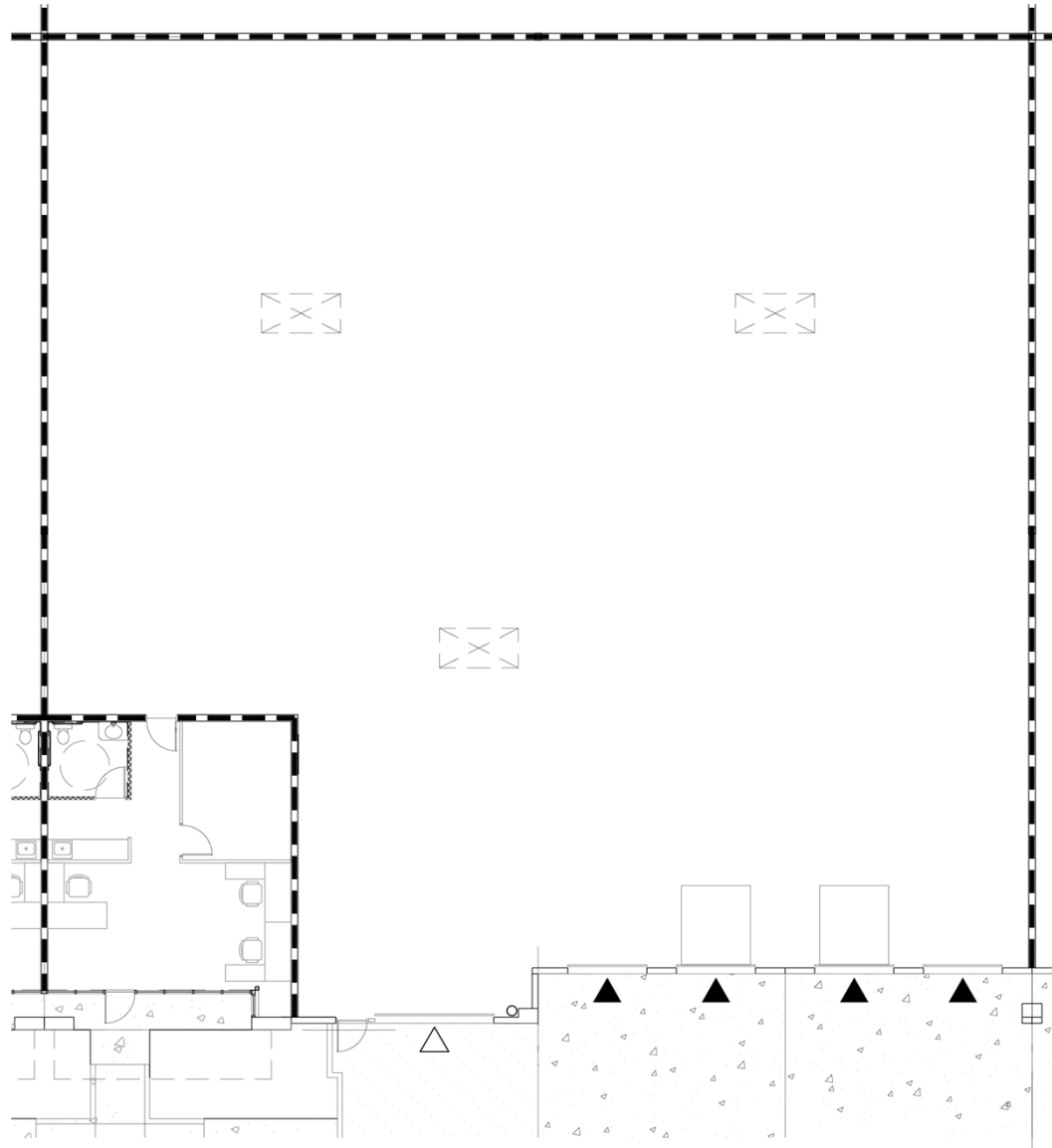
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$0.95/s.f. NNN
- \$0.1869 CAM
- \$11,488.37 monthly
- ESFR
- Available now



# Floorplans

## 6120 N. Hollywood Blvd. Suite 108

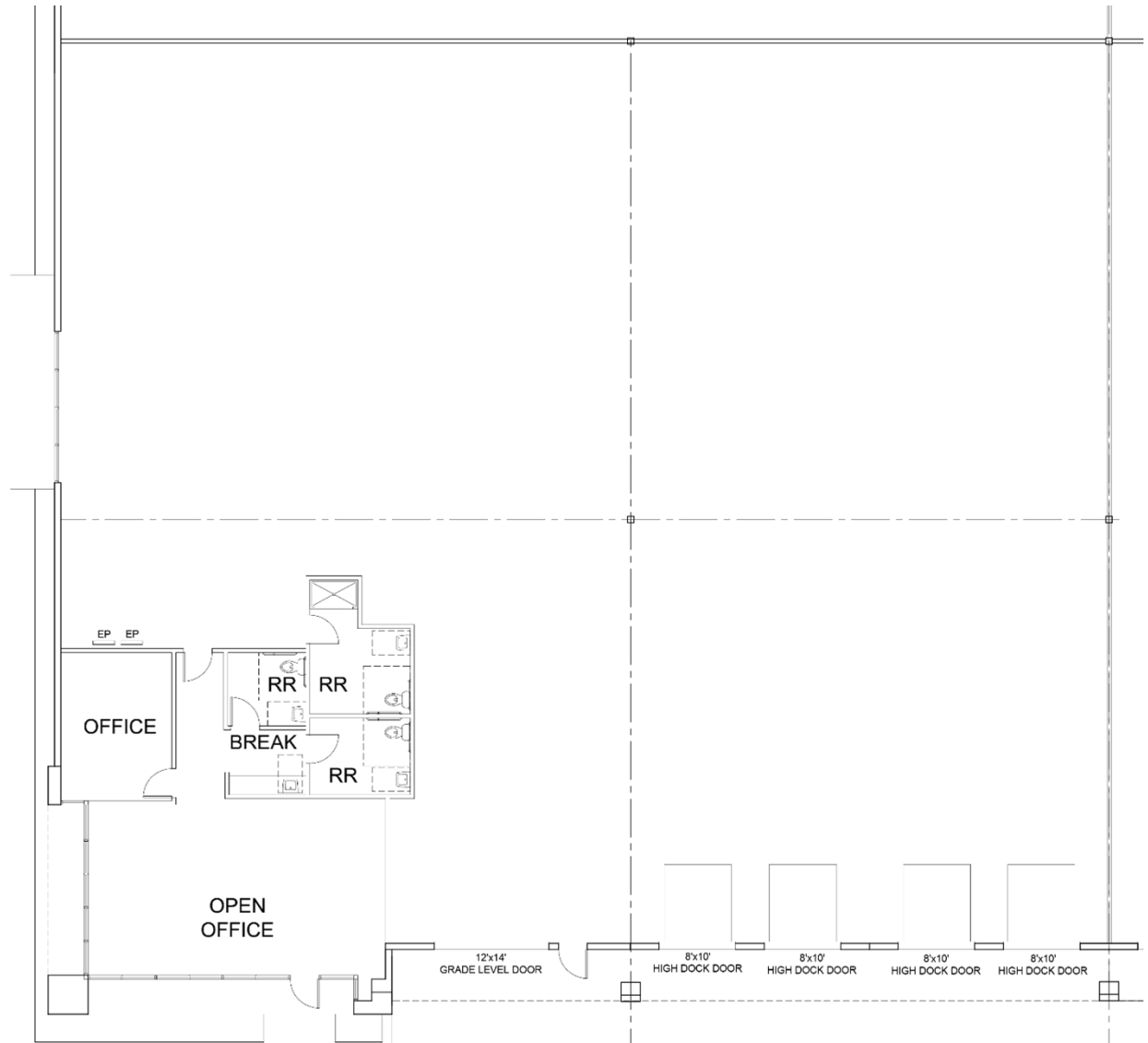
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$0.95/s.f. NNN
- \$0.1869 CAM
- \$11,488.37 monthly
- ESFR
- Available now



# Floorplans

## 6120 N. Hollywood Blvd. Suite 106

- 11,138 s.f.
- 1,064 s.f. office
- 10,074 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$0.95/s.f. NNN
- \$0.1869 CAM
- \$12,662.79 monthly
- ESFR
- Available now



# Las Vegas

## Business facts



2.2 Million residents



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



Population projected to grow almost 12.5% by 2021

### 0% Tax

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

## Labor

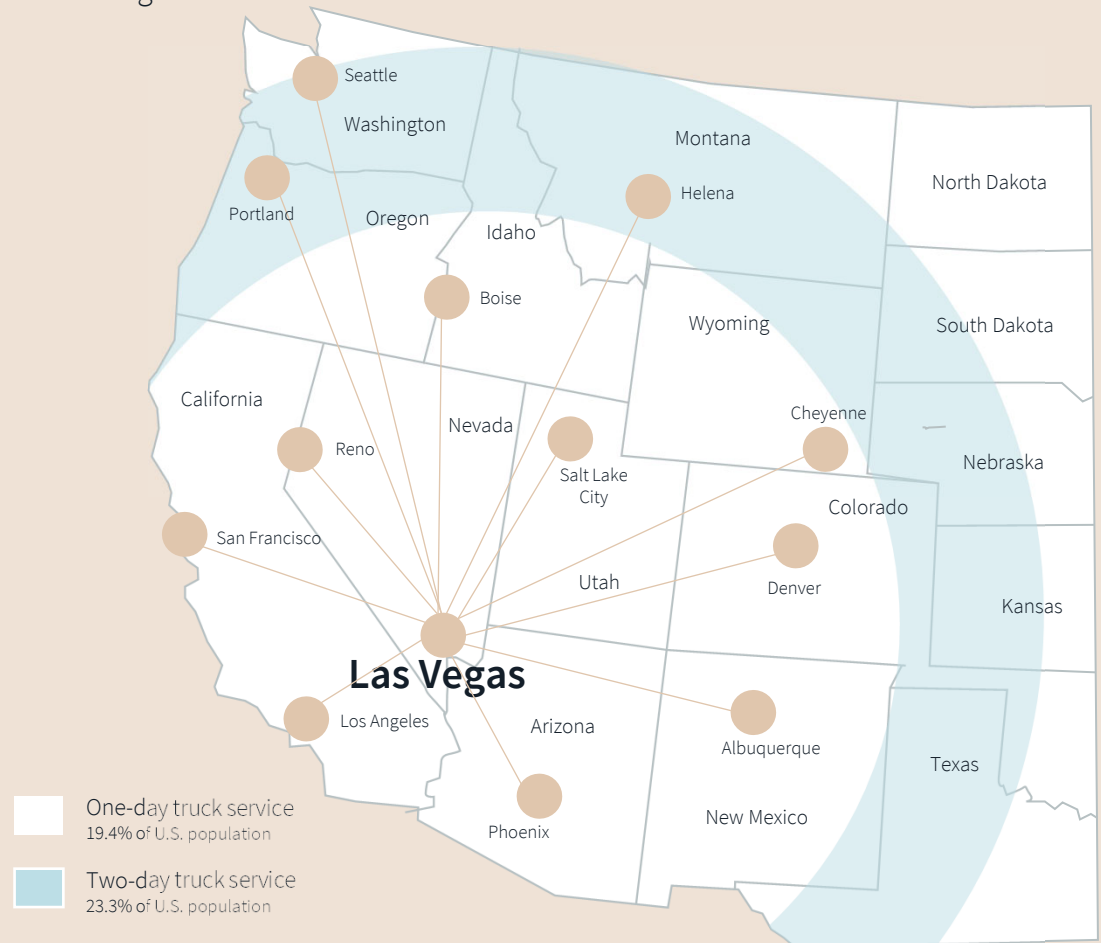
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## Assistance programs

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

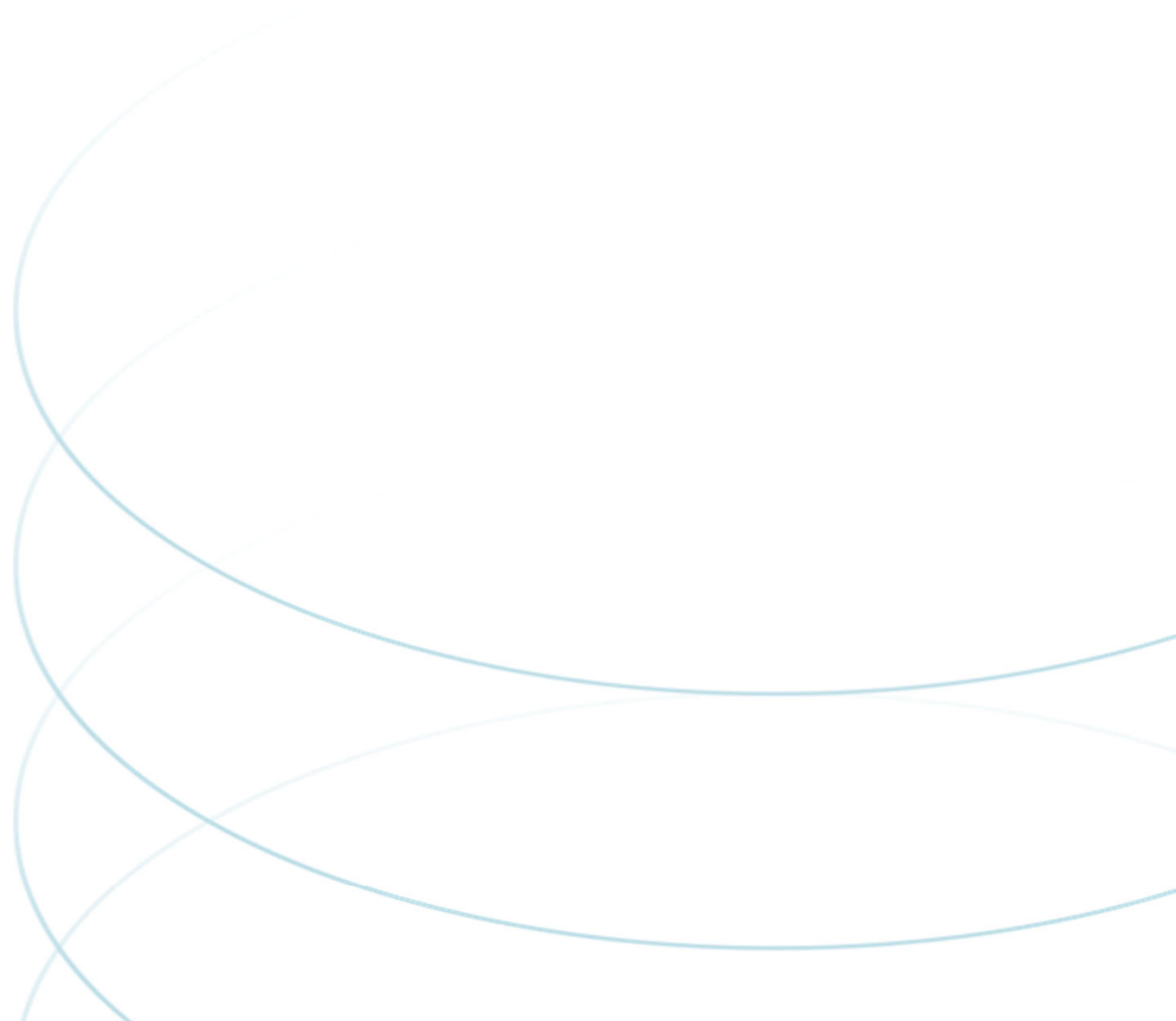
## Transit analysis

from Las Vegas



	Distance	Travel time		Distance	Travel time
Los Angeles	270 mi	4 hrs	Boise	630 mi	9 hrs, 32
Phoenix	298 mi	4 hrs, 38 min	Denver	748 mi	10 hrs, 50 min
Salt Lake City	421 mi	5 hrs, 51 min	Cheyenne	833 mi	12 hrs, 8 min
Reno	448 mi	7 hrs, 1 min	Helena	901 mi	12 hrs, 35 min
Albuquerque	574 mi	8 hrs, 20 min	Portland	974 mi	15 hrs, 29 min
San Francisco	568 mi	8 hrs, 29 min	Seattle	1,125 mi	15 hrs, 29 min





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