

MOJAVE AIRPORT CENTER



FOR LEASE

±3,000 SF - ±7,000 SF
DOCK-HI WAREHOUSE UNIT

6255 & 6285 MOJAVE ROAD
LAS VEGAS, NEVADA 89120

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DOCK-HI WAREHOUSE SPACE

AREA DESCRIPTION

Mojave Airport Center is located just east of McCarran International Airport with the ability to service all areas of town from one central location. This project features include dock-hi and grade level loading, flexible floor plans with units from ±3,000 SF to ±7,000 SF, and good parking. The recent new ownership is pleasant to work with and eager to lease space. Mojave Airport Center provides excellent access to the I-15 and I-215 freeways and the Las Vegas Strip.

PROPERTY FEATURES

- ±50,000 SF project on ±2.71 acres
- Units available from ±3,000 SF - ±7,000 SF
- Move-in ready
- Dock-Hi Truck Loading
- 120/208v, 3-Phase power
- 18' minimum clear height
- ±30'x35' 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



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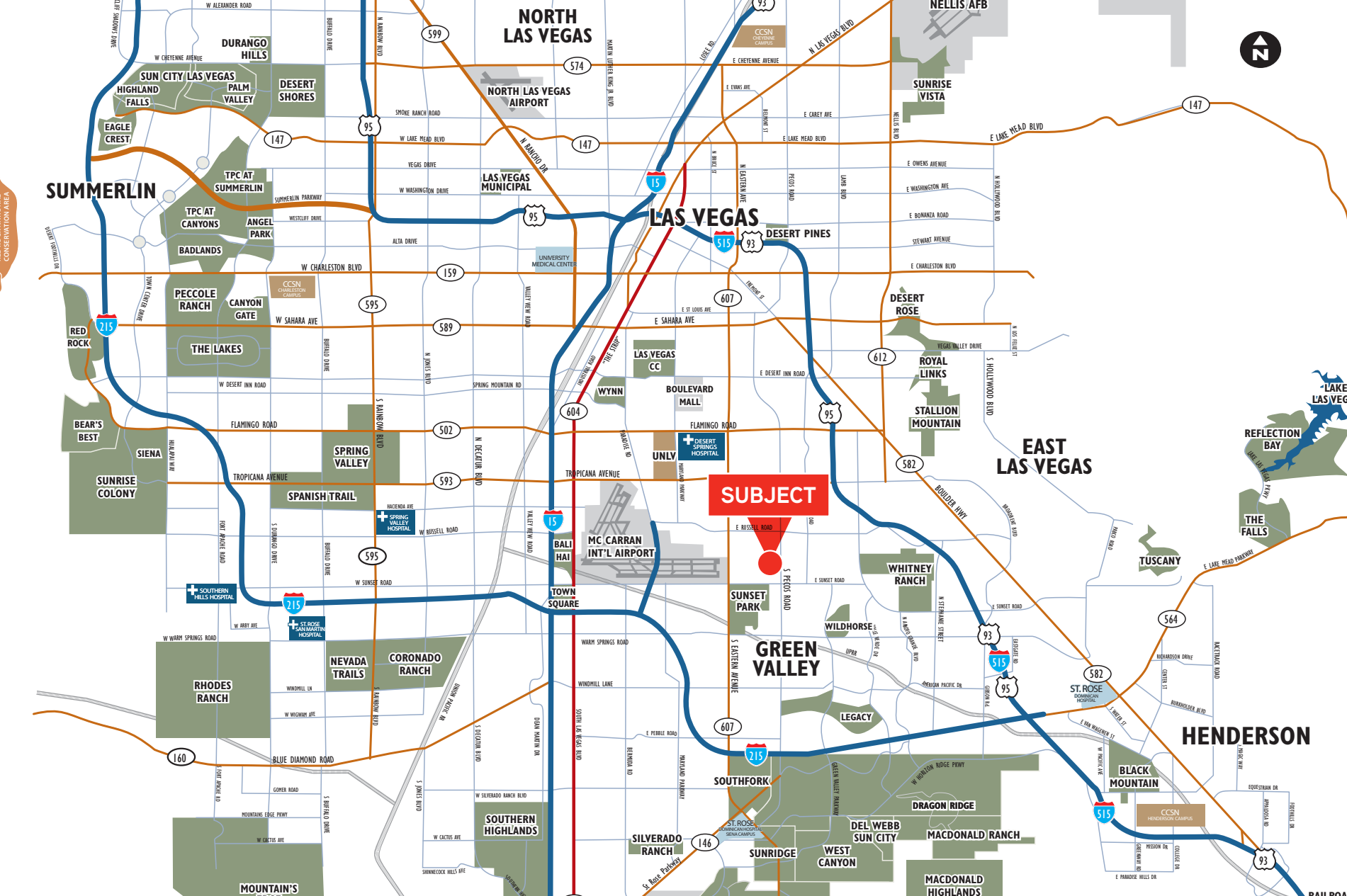
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CARTOON MAP

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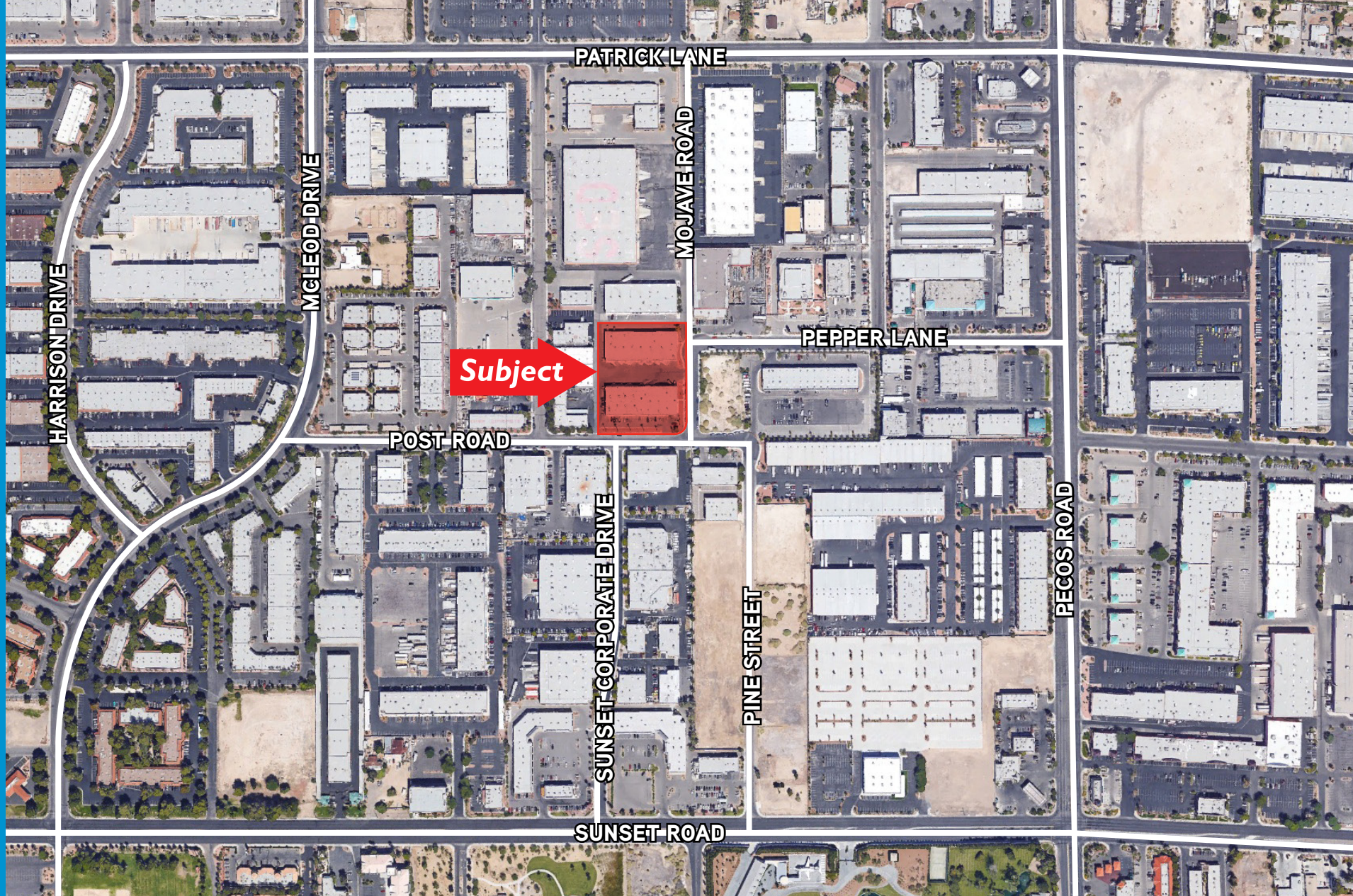
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AERIAL

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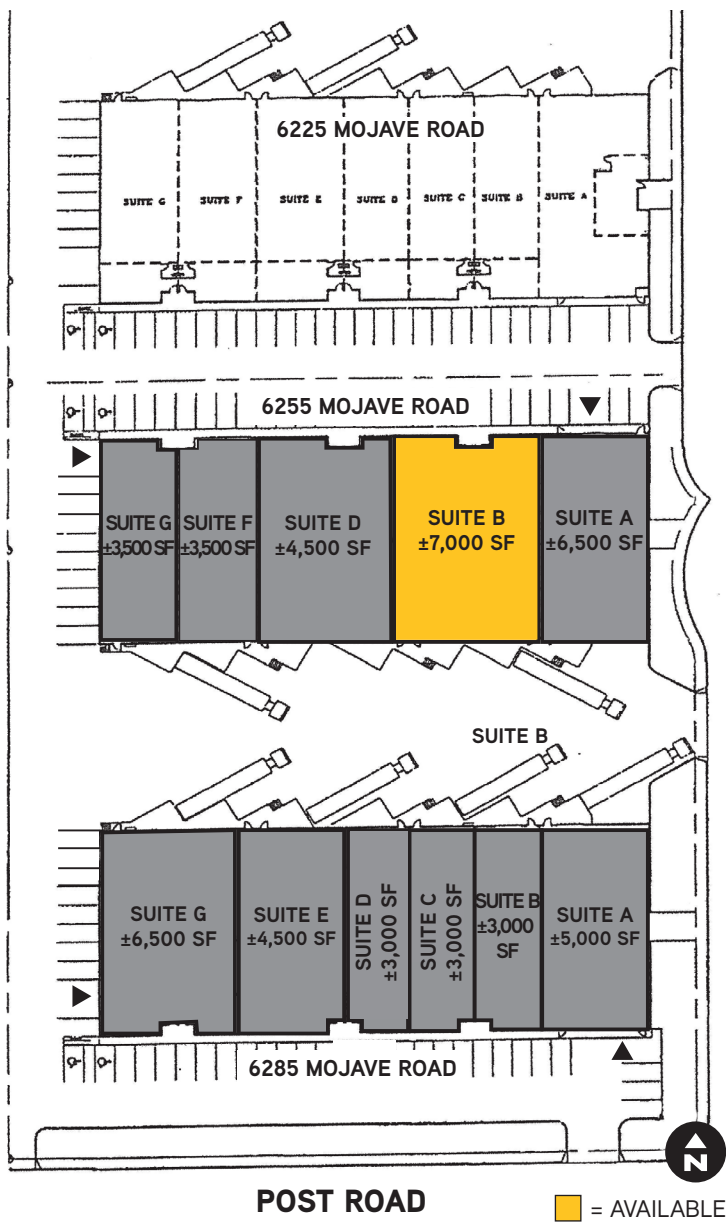
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MOJAVE AIRPORT CENTER



6255 MOJAVE ROAD Suite B ±7,000 SF

- \$0.55/SF (NNN)
- \$0.19/SF CAM

SITE PLAN AND PROPERTY PHOTOS

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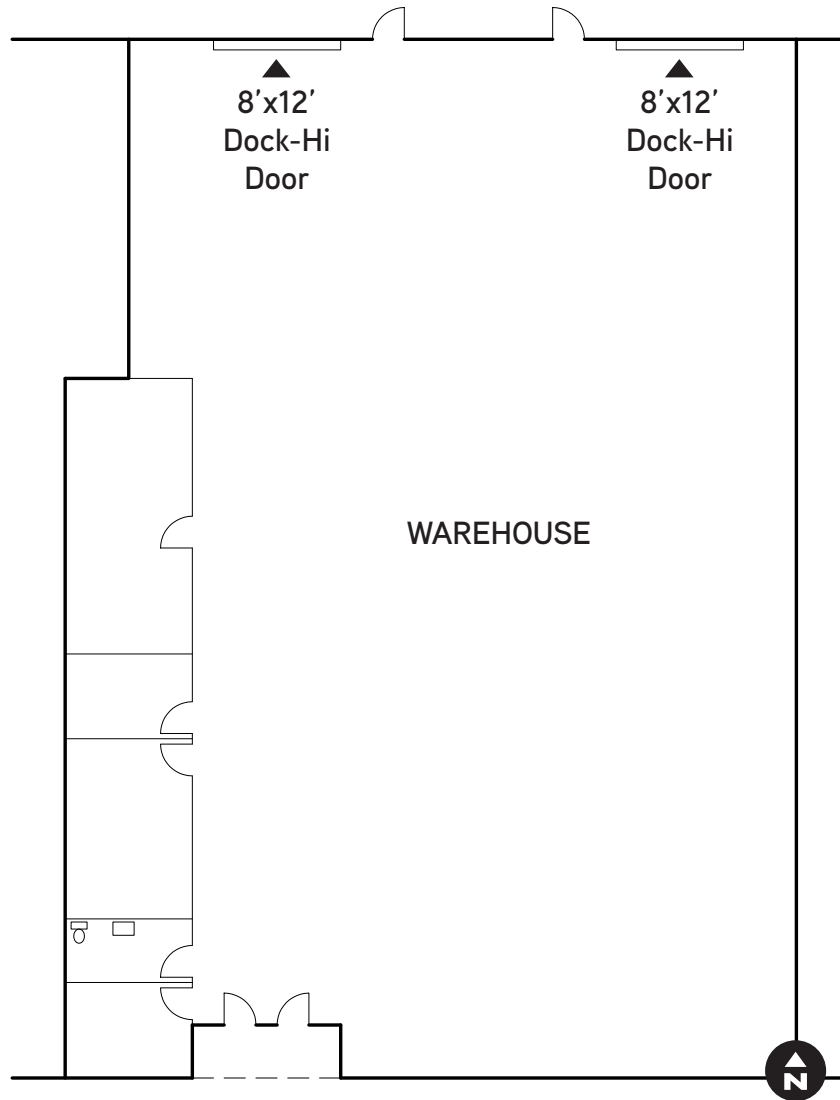
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6255 MOJAVE ROAD Suite B ±7,000 SF

- ±750 SF Office
- ±6,250 SF Warehouse
- 4 Offices
- 1 Restroom
- Two (2) Dock-Hi Loading Doors
- \$0.55/SF (NNN)
- \$0.19/SF CAM

FLOOR PLAN

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