



**FOR
LEASE**

McGill Industrial Park-Rear Metal Bldg
6215 McGill Ave, Suite 900, Las Vegas, NV 89122
9,727 Sq Foot Industrial Warehouse For Lease



Jack and Ben Super
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6215 McGill Ave, Suite 900, Las Vegas, NV 89122
For Lease 9,727 square feet
2 oversized rollup doors, 5 loading docks, 2 story office

Description: The McGill Industrial Park consists of 2 individual industrial building situated on 4.63 acres. It is ideal for storage, manufacturing, convention businesses and industrial tenants having warehousing, manufacturing and distribution needs.

Address: 6215 McGill Ave, Suite 900, Las Vegas, NV 89122
Whitney Township, Clark County, NV
The McGill Industrial Park is located in east Las Vegas close to Boulder Highway & Tropicana with good proximity to Green Valley & Henderson. It also offers excellent access to Downtown or the Las Vegas Strip via Tropicana, Nellis or the I-11.

Monthly Rent: \$9,727.00 per month including CAMs
(\$0.81 NNN plus \$0.19 CAMs)
\$7,879 Base Rent + \$1,848 CAMs

Building Size: Approximately 9,727 sq feet
Dimensions are 73 ft wide x 132 ft deep
Includes 320 sq feet of 2 Story office

Landlord: McGill Ground Terminal LLC
Local property management

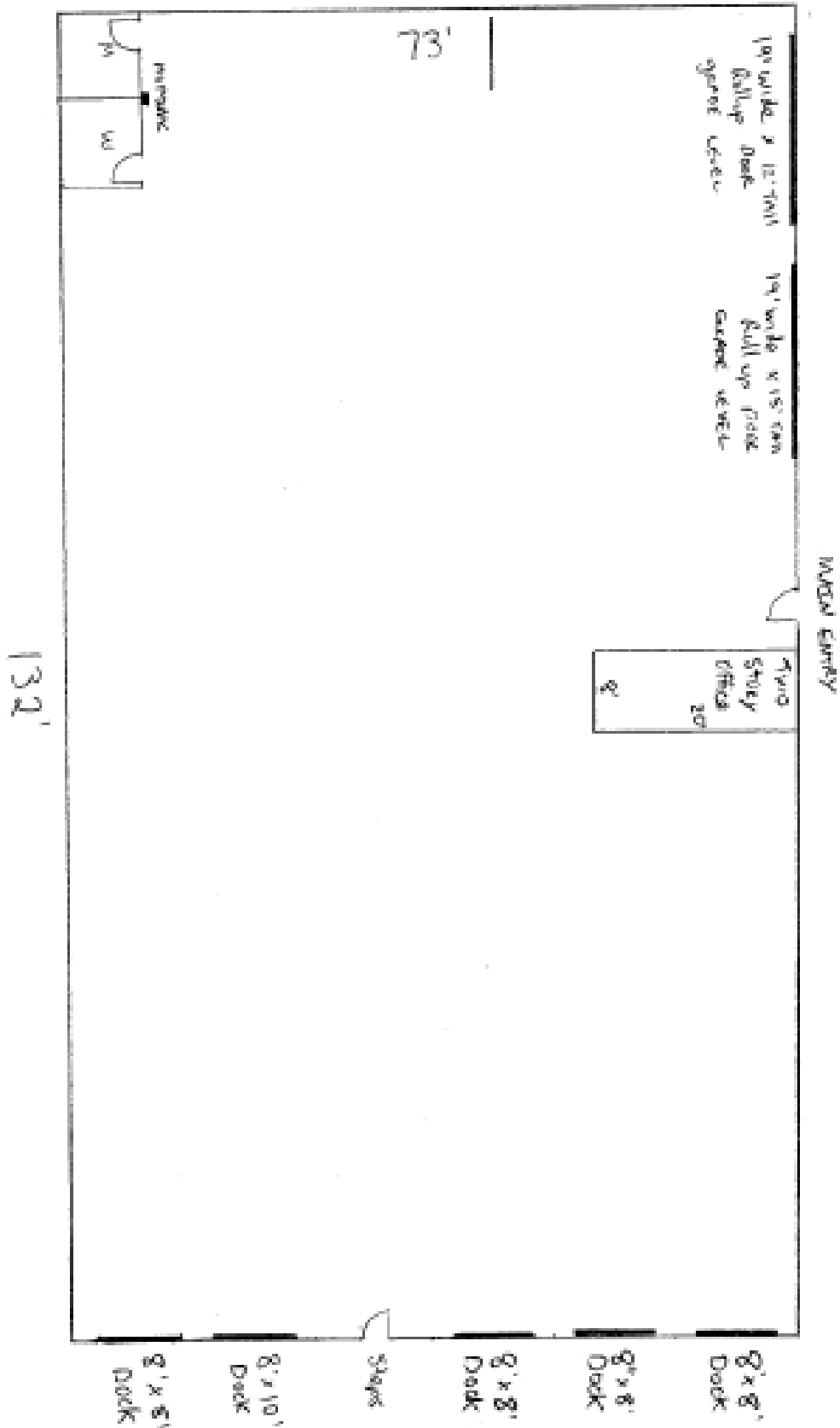
Features: Tenant pays for its own maintenance, utilities and garbage removal.
Metal Construction, built in 1998
The warehouse is fully swamp cooled
200 amps of 3 phase power
The property is fully fenced and fire sprinklered throughout
Four - 8' x 8' loading docks
One - 8' x 10' loading dock
Includes 5 semi-truck parking spaces
2 oversized roll up doors; 19ft wide x 12ft tall and 19ft wide x 15ft tall

APN: 161-27-610-011
Lot Size: 4.63 acres
Ceiling Height: 22-24 foot clear height
Office Sq Ft: 320 sq feet of two story office space
Parking Spaces: Includes 10 exclusive parking spaces
Zoning: Industrial Park (IP)
Planned Landuse: Business Employment (BE)
Broker Coop: 3% Broker Cooperation Encouraged (Owner/Broker)

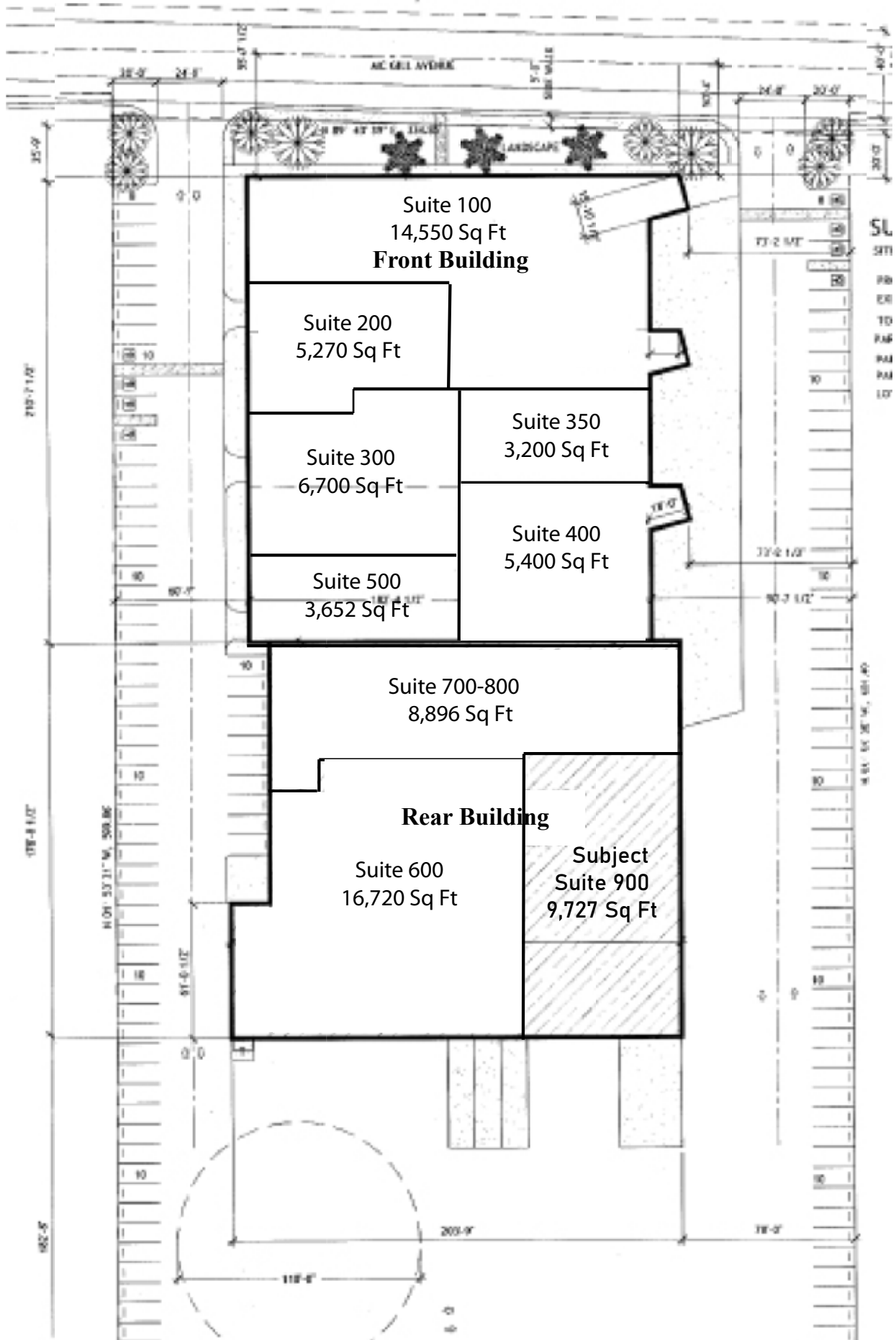
McGill Industrial Park
6215 McGill Ave., Suite 900, Las Vegas, NV 89122
Floor Plan

9,527 Sq Feet

2 oversized rollup doors, 5 loading dock doors and 2 story office



Site Plan





The MAPS and DATA are provided without warranty of any kind, expressed or implied.
 Date Created: 12/09/2025

Property Information

Parcels 16127610041
Owner Name(s) MCGILL GROUND TERMINAL L L C
Site Address 6315 MCGILL AVE
Jurisdiction Clark County - 89122
Zoning Classification Industrial Park (IP)
Planned Landuses Business Employment (BE) - Density

Misc Information

Subdivision Names COPPERACHES
Lot Block Lot 16 Block
Site Dates 12/2000
Site Price \$1,950,000
Recorded Use Numbers 20040930 00005841
Flight Dates 2025-10-26

Construction Year 1998
T-#s 21-62-27
Consent tracts 5016
Estimated Lot Area 4.63

Elected Officials

Commission G - Jim Gibson (D)
US Senators Jacky Rosen, Catherine Cortez-Masto
State Senators 7 - Roberta Lange (D)
State District G - Linda F. Cavazos
Board of Education I - Tricia Braxton

City Ward
US Congress 1 - Ding Titus (D)
State Assembly 18 - Venita Conditine (D)
University Regents 4 - Aaron Bartlett
Minor Civil Divisions Las Vegas

1974 model for residential use, independent 1977 model for commercial use.

Indicates amount of fire-damage liability, with appropriate fire-damage liability limits for fire-damage liability.

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APPROXIMATE PARCELS - CLARK COUNTY, NC

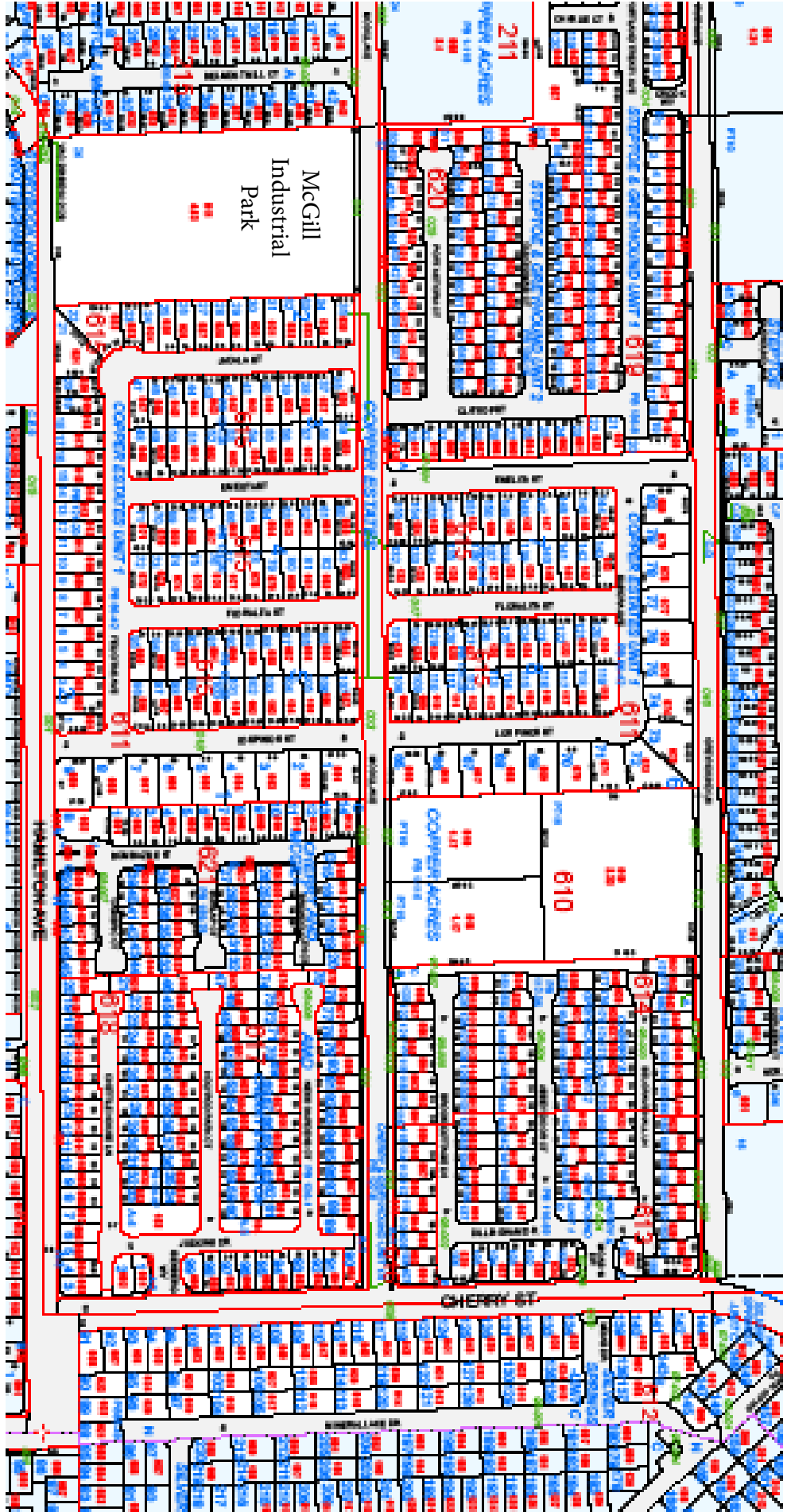
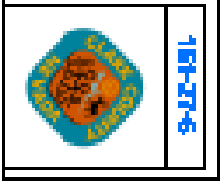
Planning Information - 7-1-1977

1974 Model for Residential Use
 1977 Model for Commercial Use
 1974 Model for Residential Use
 1977 Model for Commercial Use

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TICKET 500









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