



# For lease

Speedway Commerce Center II

6120 - 6180 N Hollywood Blvd

6949, 6957, 6963 & 6969 Speedway Blvd

Las Vegas, NV 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

# 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**



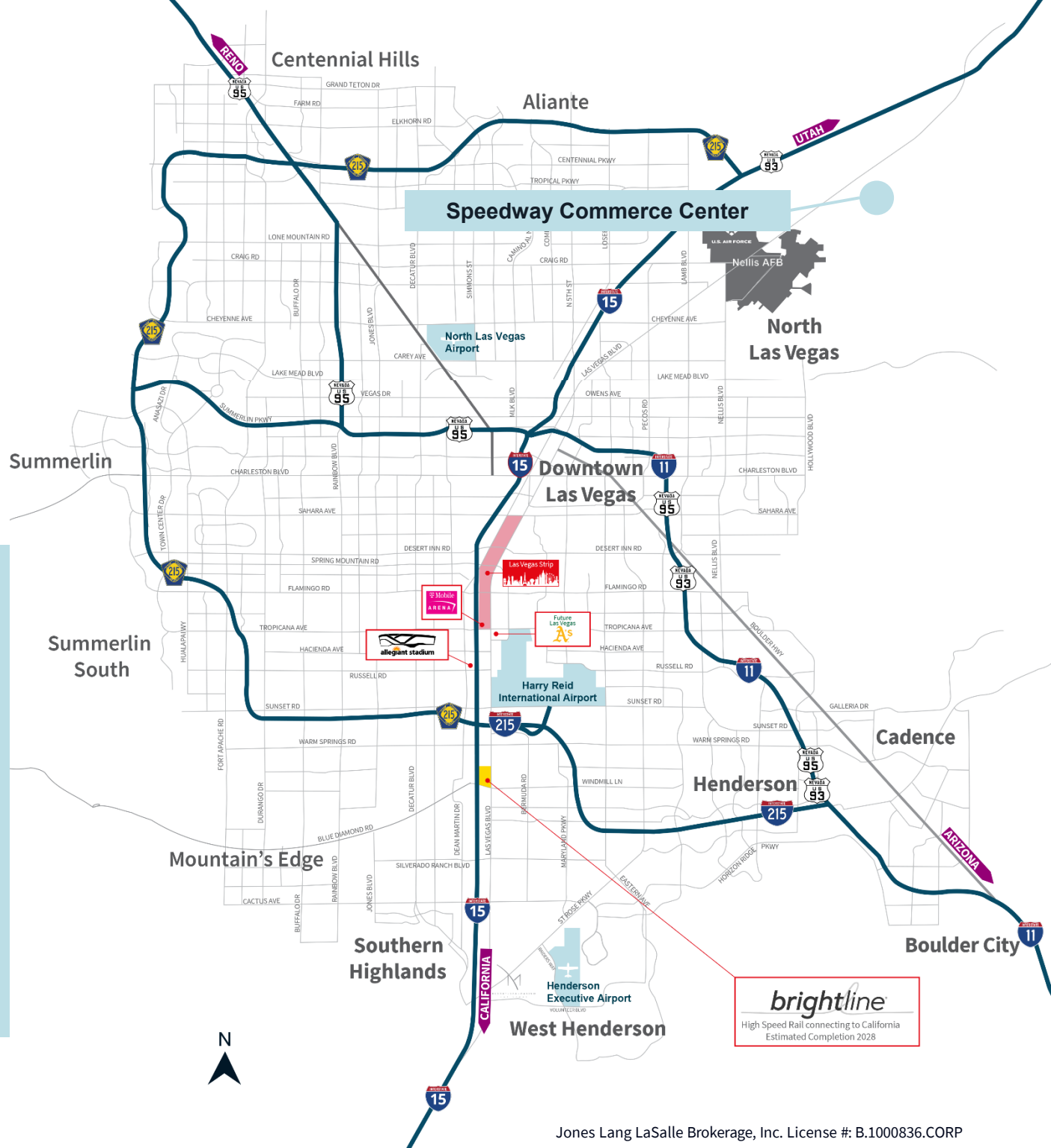
Less than a 20-minute drive to  
the Las Vegas Strip



19 miles to Harry Reid  
International Airport



17.8 miles to the  
New Allegiant Stadium





## Property Highlights

- 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



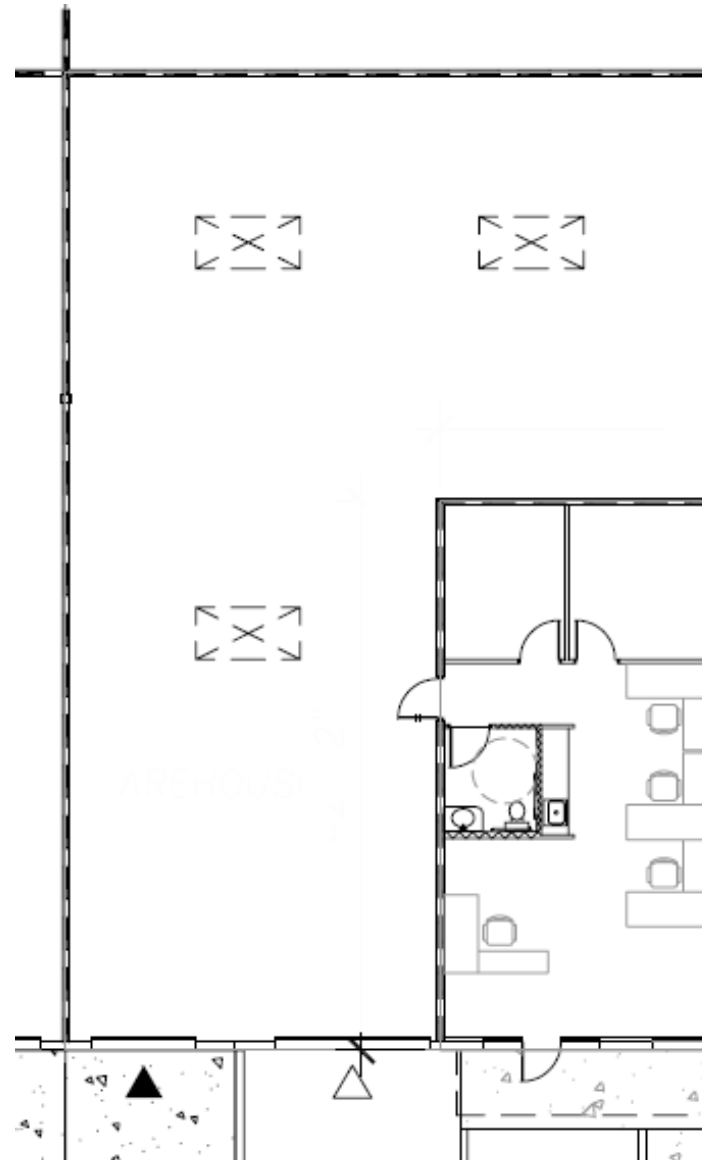


| Suite             | Total s.f. | Office s.f. | Warehouse s.f. | Ceiling height | Dock/Grade  | Rate    | CAM      | Monthly                                |
|-------------------|------------|-------------|----------------|----------------|-------------|---------|----------|----------------------------------------|
| 6969 - 112        | 3,775      | 896         | 2,879          | 24'            | 1 DH   1 GL | \$1.15  | \$0.1925 | \$5,067.94                             |
| 6949 - 112        | 4,275      | 896         | 3,379          | 24'            | 1 DH   1 GL | \$1.15  | \$0.1925 | \$5,739.19                             |
| 6963 - 106        | 5,663      | 577         | 5,086          | 24'            | 1 DH   2 GL | \$1.10  | \$0.1925 | \$7,319.43                             |
| <b>6957 - 106</b> | 6,038      | 577         | 5,461          | 24'            | 2 DH   1 GL | \$1.05* | \$0.1925 | \$7,502.22<br><i>*Special Pricing</i>  |
| 6180 - 105        | 6,046      | 1,094       | 4,952          | 26'            | 2 DH   1 GL | \$1.10  | \$0.1869 | \$7,780.60                             |
| 6160 - 101        | 6,944      | 1,398       | 5,546          | 26'            | 2 DH   1 GL | \$1.10  | \$0.1869 | \$8,936.23                             |
| 6120 - 103        | 10,105     | 723         | 9,382          | 30'            | 4 DH   1 GL | \$1.00  | \$0.1869 | \$11,993.62                            |
| <b>6120 - 108</b> | 10,105     | 723         | 9,382          | 30'            | 4 DH   1 GL | \$0.95* | \$0.1869 | \$11,488.37<br><i>*Special Pricing</i> |

# Floorplans

## 6969 Speedway Blvd. Suite 112

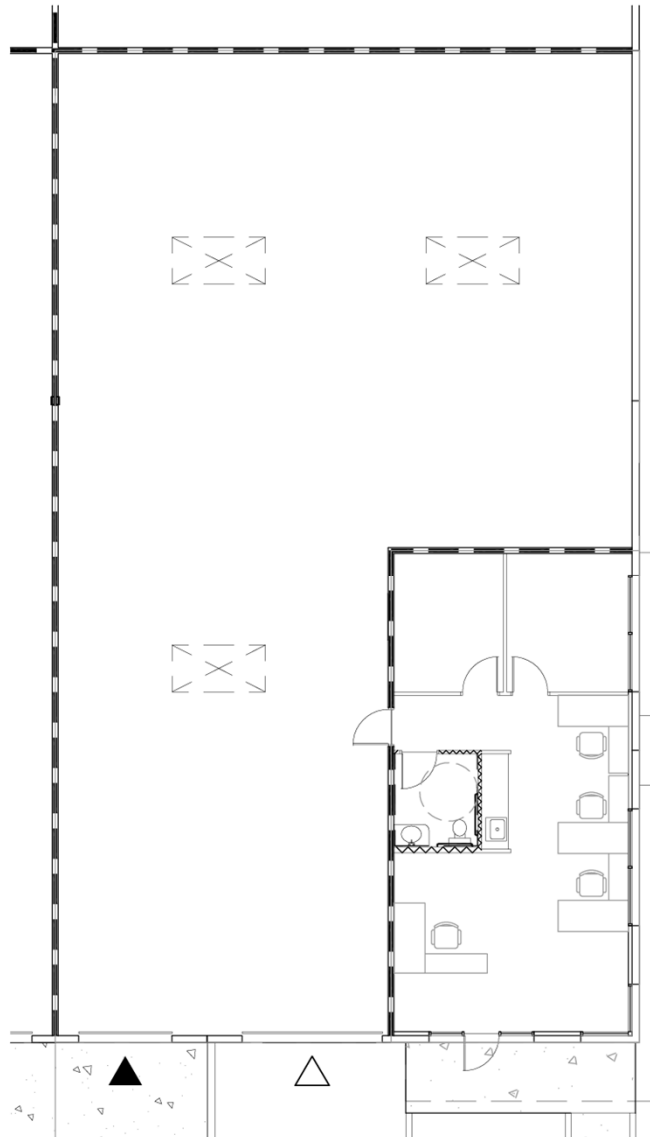
- 3,775 s.f.
- 896 s.f. office
- 2,879 s.f. warehouse
- One (1) 8'x10' dock high loading door
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.15/s.f. NNN
- \$0.1925 CAM
- \$5,067.94 monthly
- Non-ESFR
- Available now



# Floorplans

## 6949 Speedway Blvd. Suite 112

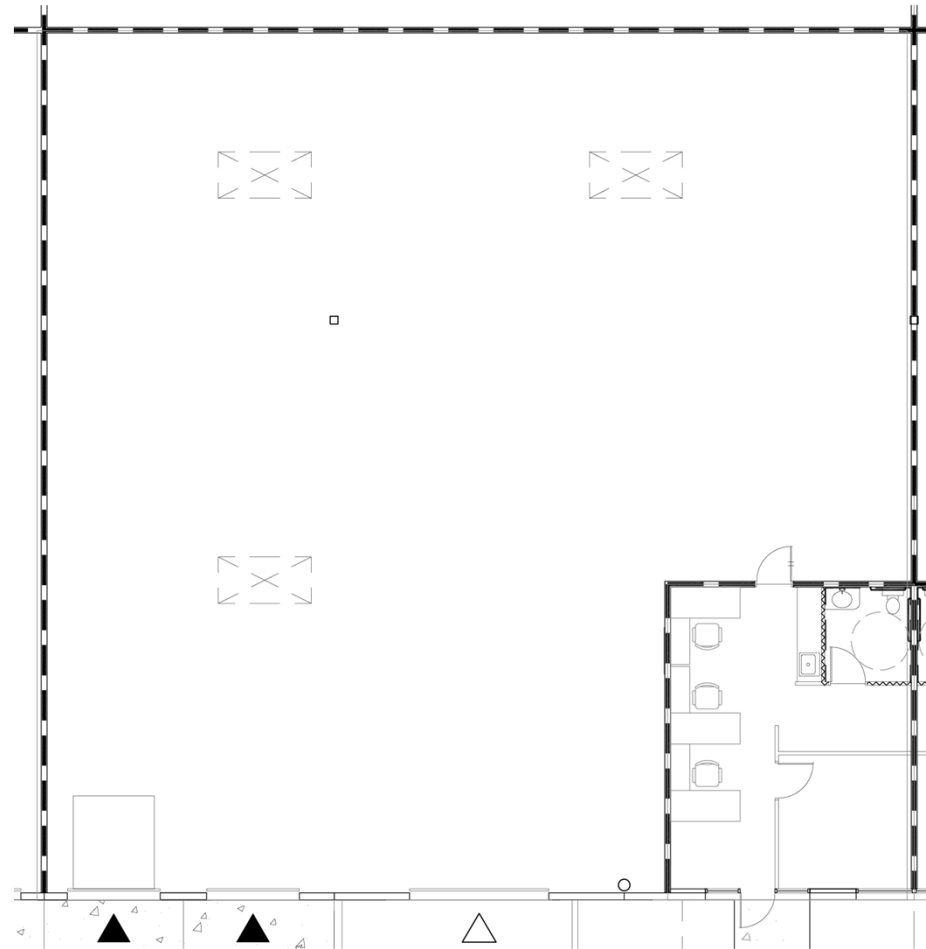
- 4,275 s.f.
- 896 s.f. office
- 3,379 s.f. warehouse
- One (1) 8'x10' dock high loading door
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.15/s.f. NNN
- \$0.1925 CAM
- \$5,739.19 monthly
- Non-ESFR
- Available 1/1/2027



# Floorplans

## 6963 Speedway Blvd. Suite 106

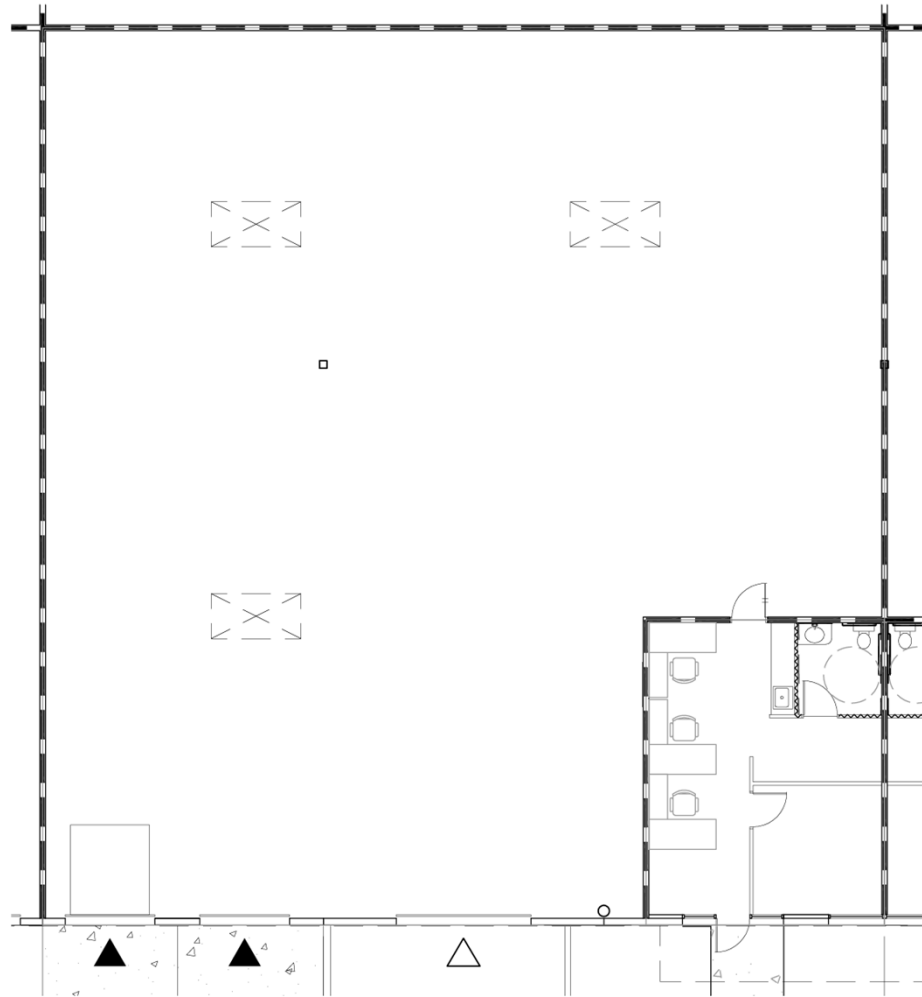
- 5,663 s.f.
- 577 s.f. office
- 5,086 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.10/s.f. NNN
- \$0.1925 CAM
- \$7,319.43 monthly
- Non-ESFR
- Available now



# Floorplans

## 6957 Speedway Blvd. Suite 106

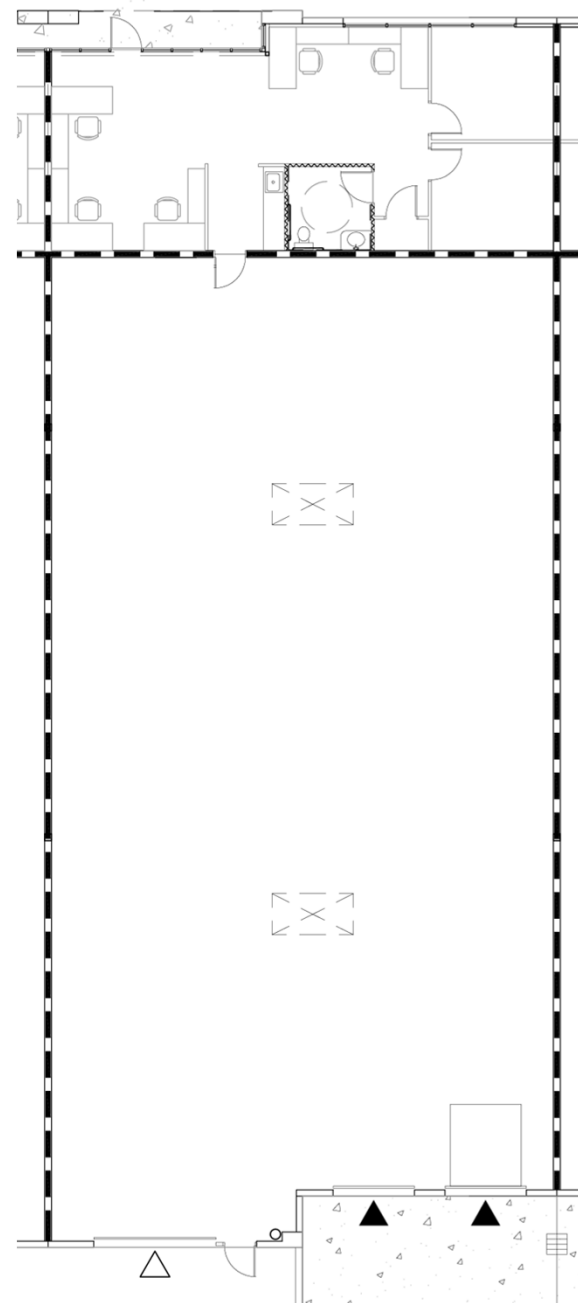
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.05/s.f. NNN
- \$0.1925 CAM
- \$7,502.22 monthly
- Non-ESFR
- Available now



# Floorplans

## 6180 N. Hollywood Blvd. Suite 105

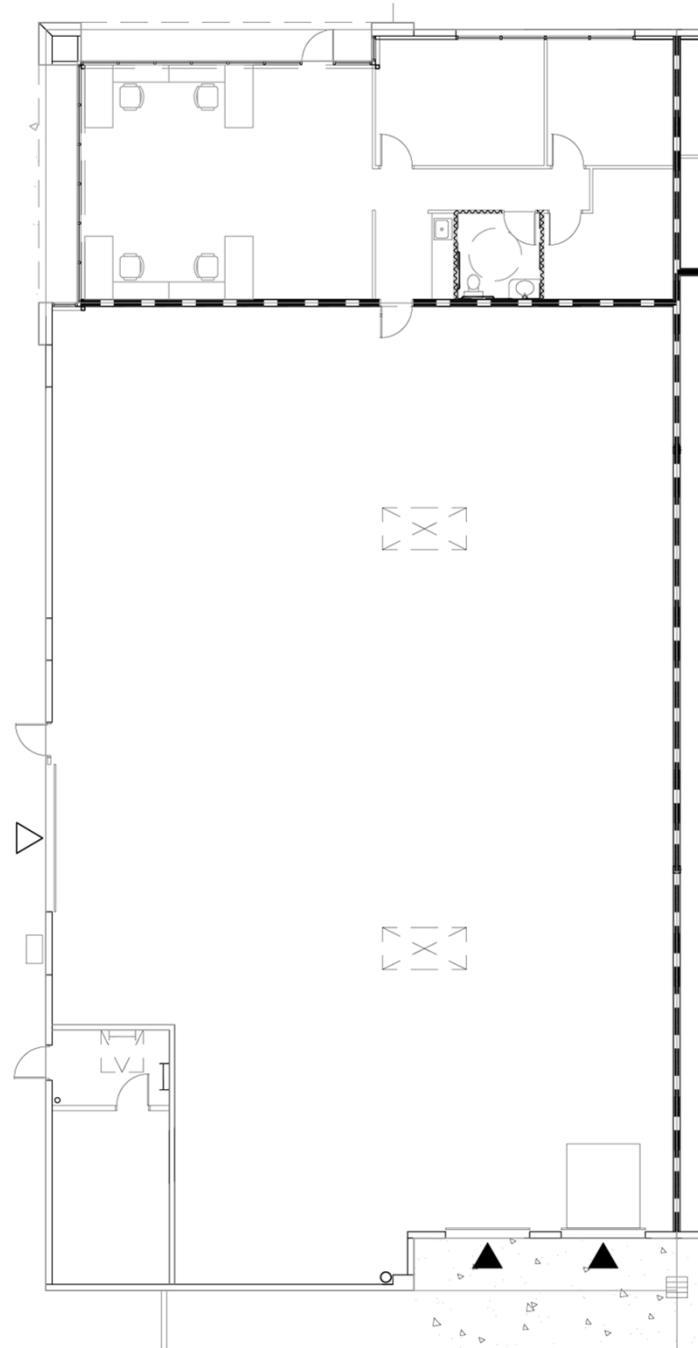
- 6,046 s.f.
- 1,094 s.f. office
- 4,952 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.10/s.f. NNN
- \$0.1869 CAM
- \$7,780.60 monthly
- ESFR
- Available now



# Floorplans

## 6160 N. Hollywood Blvd. Suite 101

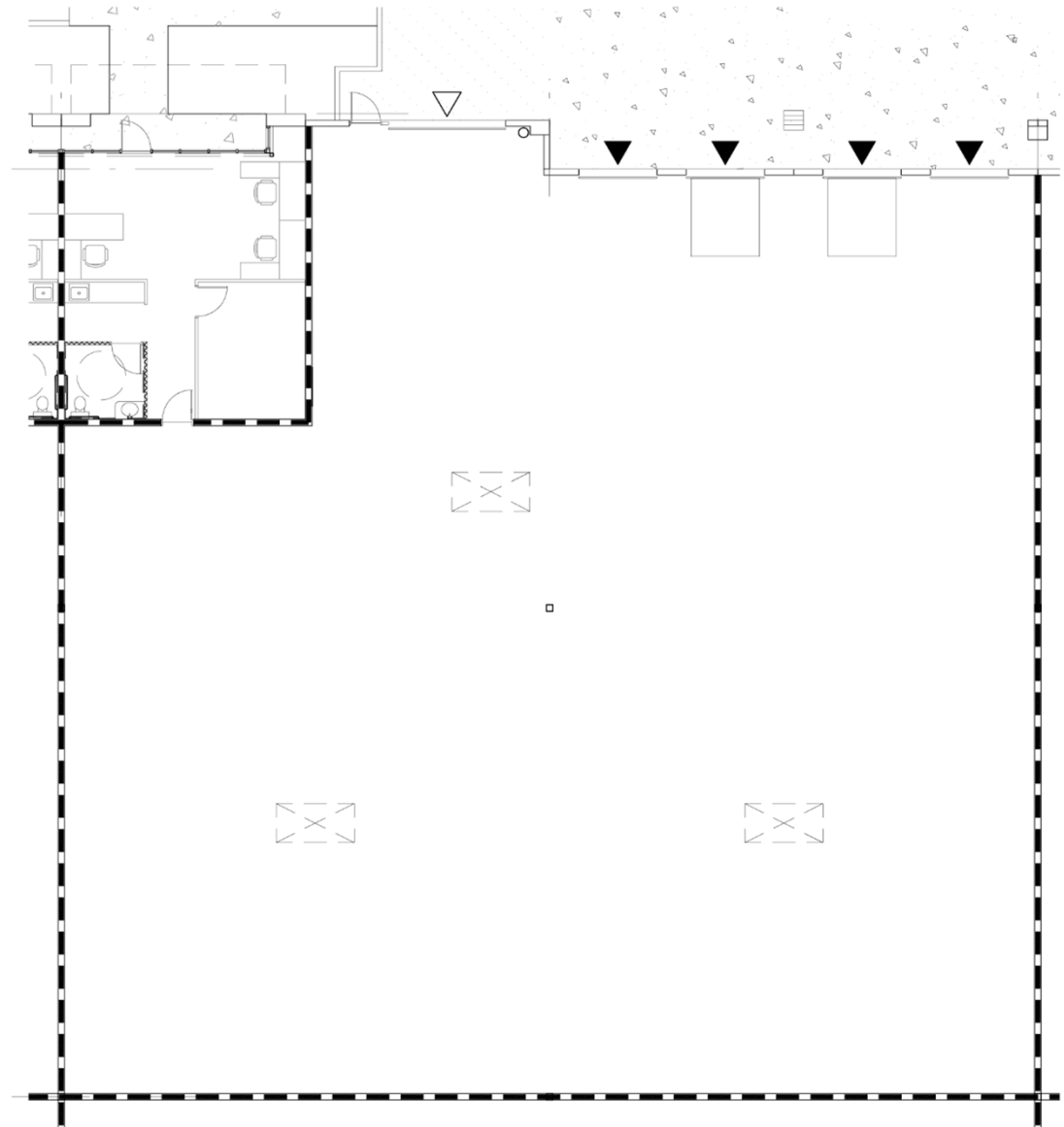
- 6,944 s.f.
- 1,398 s.f. office
- 5,546 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 26' clear height
- \$1.10/s.f. NNN
- \$0.1869 CAM
- \$8,936.23 monthly
- ESFR
- Available now



# Floorplans

## 6120 N. Hollywood Blvd. Suite 103

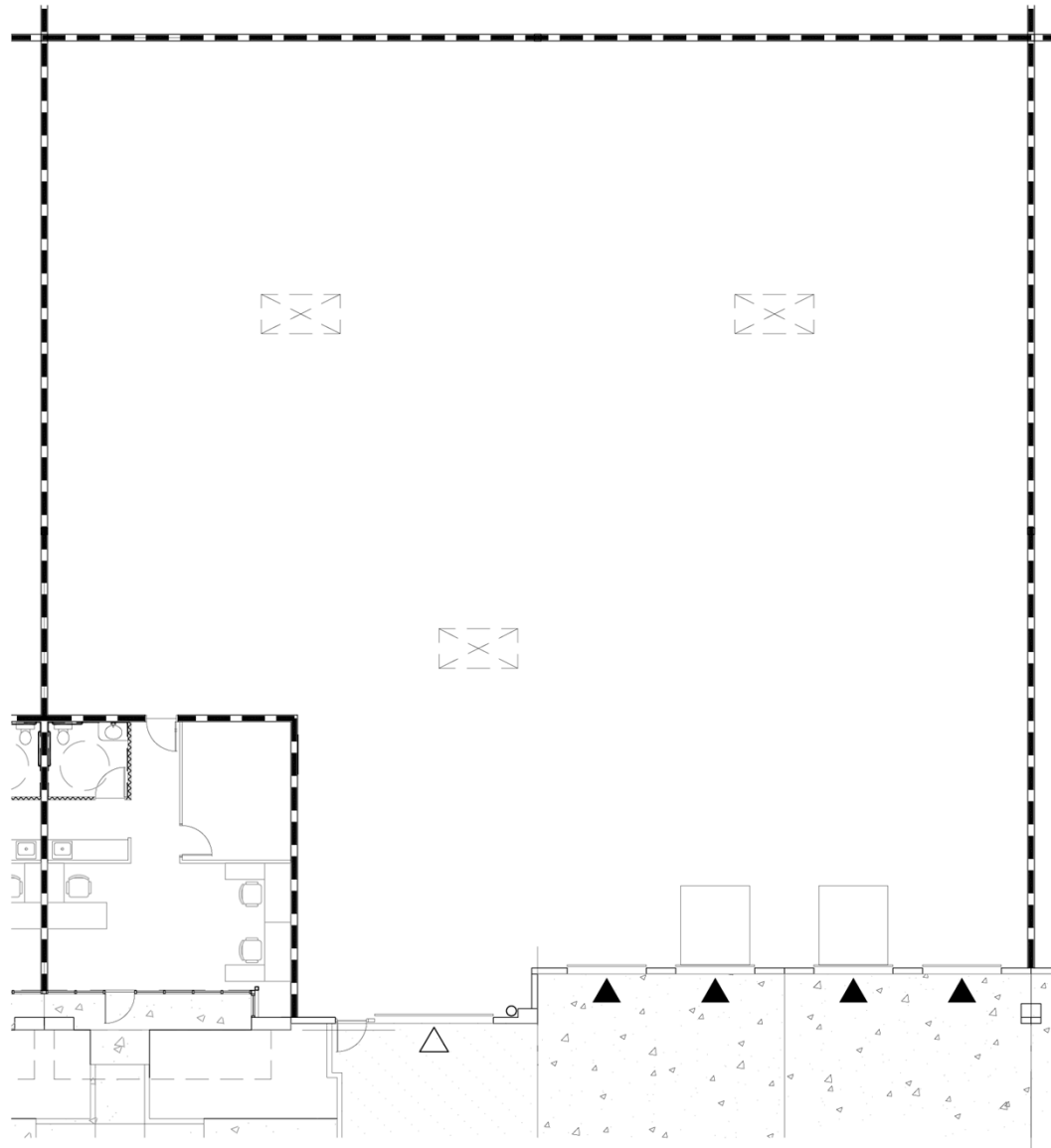
- 10,105 s.f.
- 723 s.f. office
- 9,382 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.00/s.f. NNN
- \$0.1869 CAM
- \$11,993.62 monthly
- ESFR
- Available now



# 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



# 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

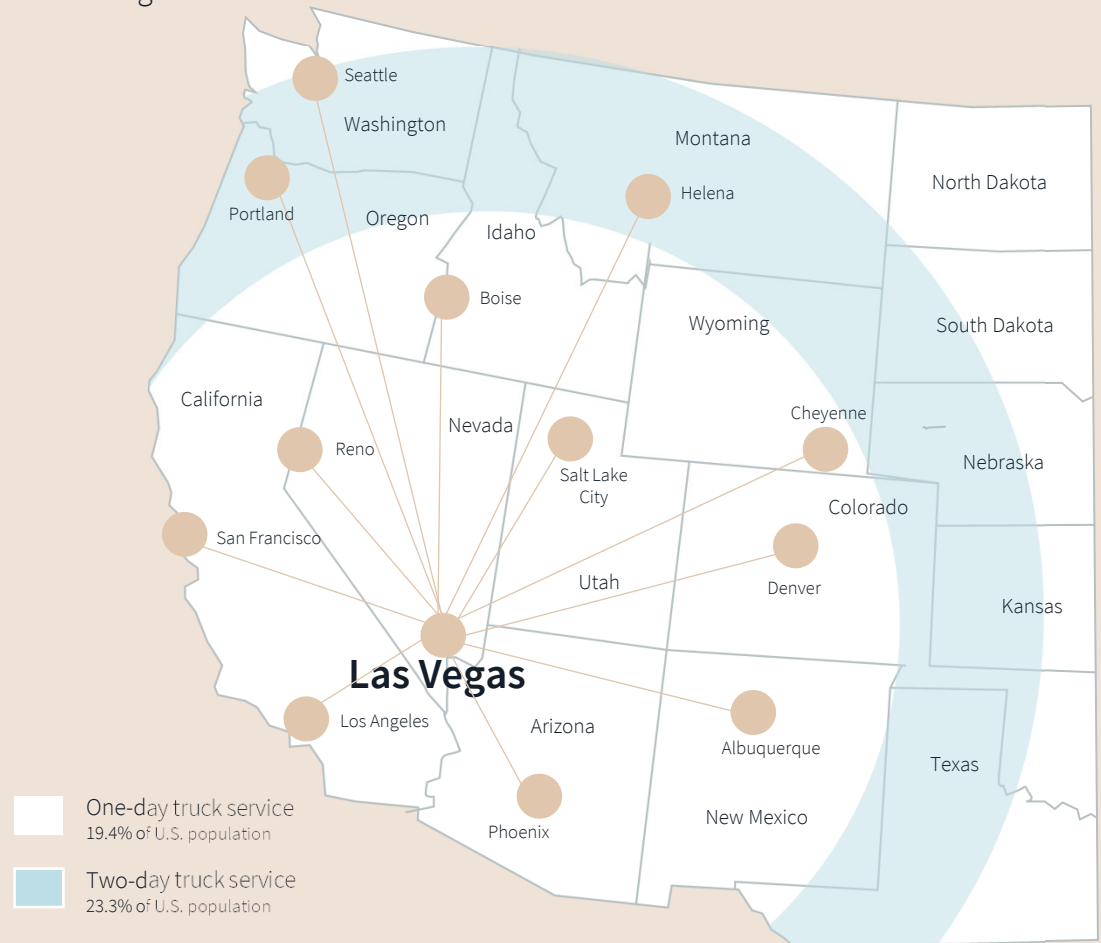
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## 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   |
|----------------|----------|---------------|
| Los Angeles    | 270 mi   | 4 hrs         |
| Phoenix        | 298 mi   | 4 hrs, 38 min |
| Salt Lake City | 421 mi   | 5 hrs, 51 min |
| Reno           | 448 mi   | 7 hrs, 1 min  |
| Albuquerque    | 574 mi   | 8 hrs, 20 min |
| San Francisco  | 568 mi   | 8 hrs, 29 min |

|          | Distance | Travel time    |
|----------|----------|----------------|
| Boise    | 630 mi   | 9 hrs, 32      |
| Denver   | 748 mi   | 10 hrs, 50 min |
| Cheyenne | 833 mi   | 12 hrs, 8 min  |
| Helena   | 901 mi   | 12 hrs, 35 min |
| Portland | 974 mi   | 15 hrs, 29 min |
| Seattle  | 1,125 mi | 15 hrs, 29 min |





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