



# For lease

Speedway Commerce Center I

Speedway Boulevard & I-15

Las Vegas, Nevada 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 new 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



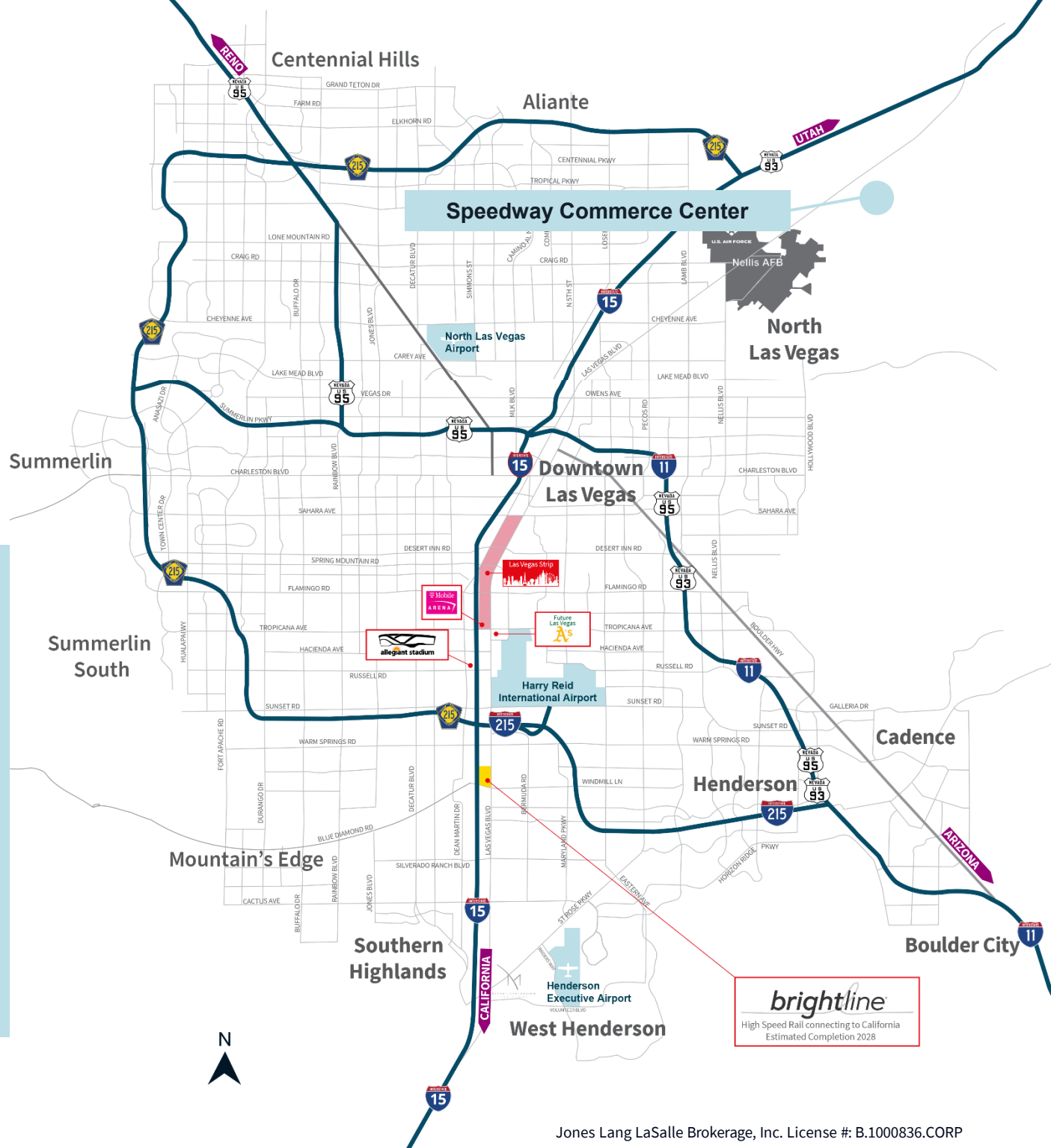
Less than a 20-minute drive to the Las Vegas Strip



19 miles to Harry Reid International Airport



17.8 miles to the New Allegiant Stadium



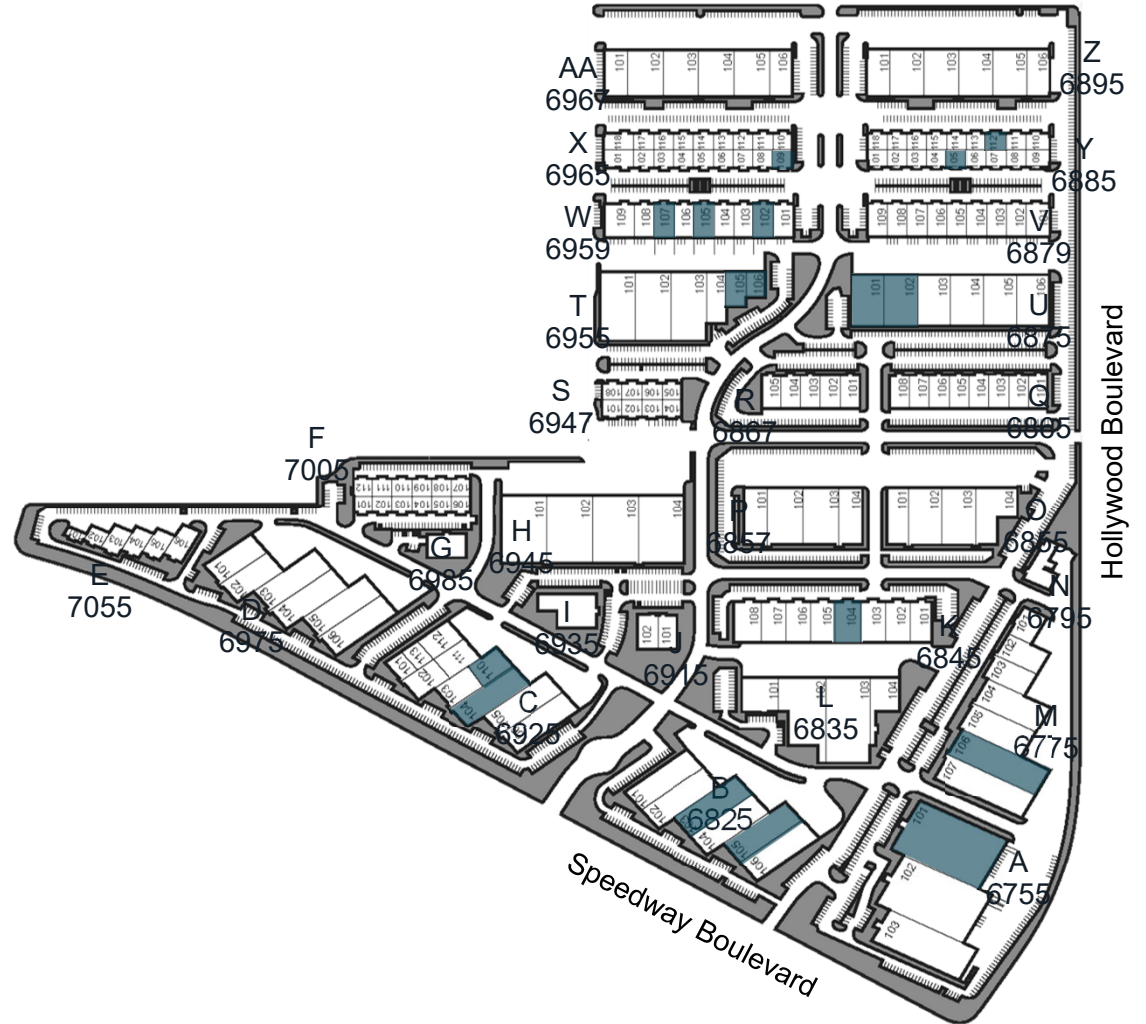


## Property Highlights

- Rates from \$0.75/s.f. NNN
- Cam's \$0.1607/s.f.
- On-site property management
- Dock and/or grade level doors
- HVAC office
- Evaporative cooled warehouse
- ±12'-28' clear height
- 120/208V & 277/480V 3-phase power
- 1.92/1,000 parking ratio
- Sprinklered
- Zoned M-1 (Clark County)
- Skylights
- ±1.4 million s.f. Industrial Park built in 1997
- Adjacent to Las Vegas motor speedway
- Convenient I-15 & 215 beltway access
- Less than 20 minutes from the Las Vegas strip!



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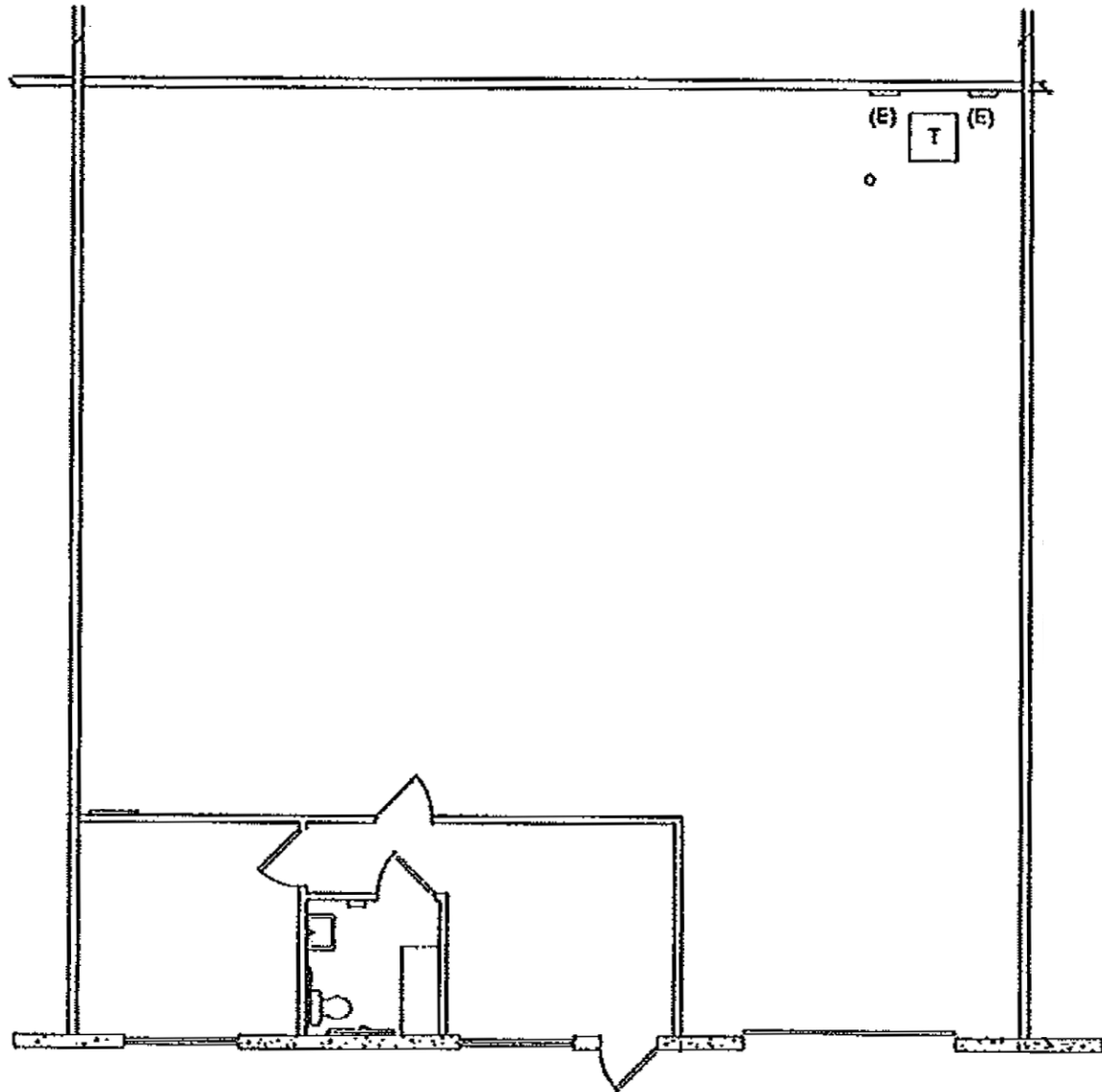
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Dock	Grade	Rate	Cam	Monthly
Y105	2,533	380	2,153	12'	N/A	(1) 10' x 10'	\$1.00	\$0.1607	\$2,940.05
Y112	2,533	380	2,153	12'3"	N/A	(1) 10' x 10'	\$1.00	\$0.1607	\$2,940.05
W102	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.85	\$0.1607	\$5,121.22
W105	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.85	\$0.1607	\$5,121.22
W107	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.85	\$0.1607	\$5,121.22
<b>K104</b>	7,592	410	7,182	14'11"	N/A	(1) 9' x 10' (1) 12' x 14'	\$0.75*	\$0.1607	\$6,914.03 <i>*Special pricing</i>
<b>B103</b>	13,972	560	13,412	28'	N/A	(1) 10'x10' (1) 10'x14'	\$0.75*	\$0.1607	\$12,724.30 <i>*Special pricing</i>
B105	13,972	573	13,399	28'	N/A	(1) 10'x10' (1) 10'x14'	\$0.90	\$0.1607	\$14,820.10
T105/106	16,318	1,514	14,804	28'10"	(2) 10'x10'	(2) 12'x14'	\$0.90	\$0.1607	\$17,308.50
M106	20,167	997	19,170	26'9"	(3) 10' x 10'	N/A	\$0.82	\$0.1607	\$19,777.78
A101	39,951	1,081	38,870	26'	(3) 12' x 10'	(2) 12' x 14'	\$0.80	\$0.1607	\$38,380.93



# Floorplans

## 6885 Speedway Boulevard Suite Y105

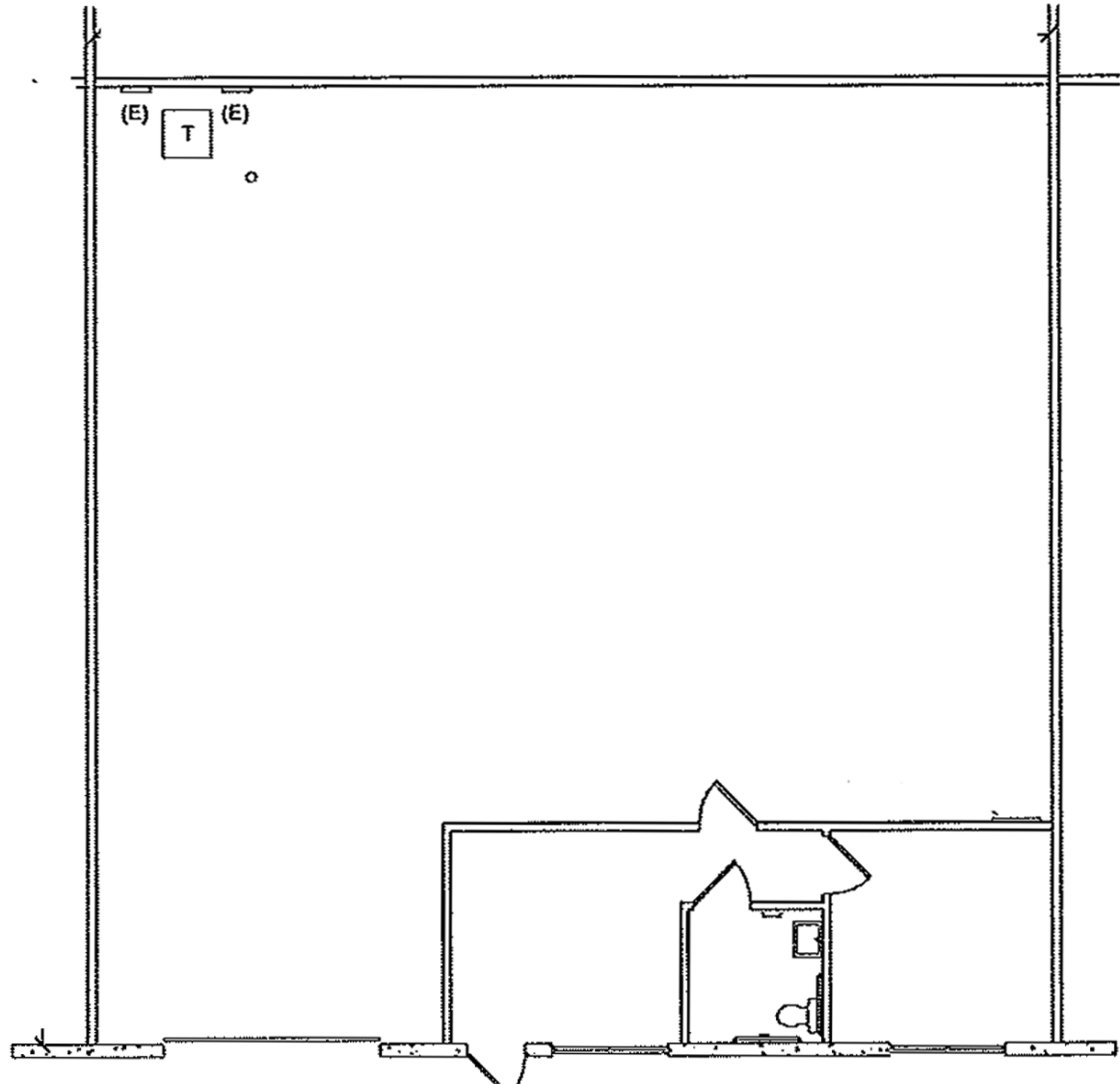
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available now



# Floorplans

## 6885 Speedway Boulevard Suite Y112

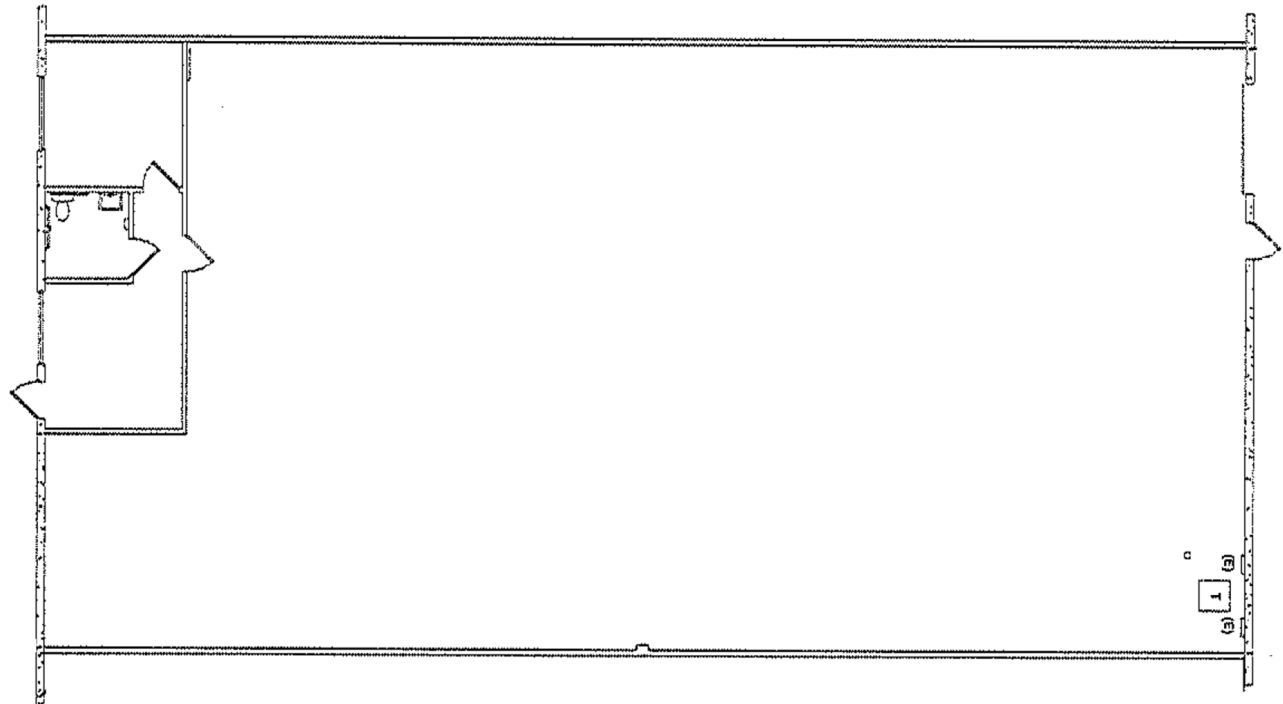
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1607 CAM
- \$2,940.05 monthly
- Available 6/1/26



# Floorplans

## 6959 Speedway Blvd. Suite W102

- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



# Floorplans

## 6959 Speedway Blvd. Suite W105

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- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



# Floorplans

## 6959 Speedway Blvd. Suite W107

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- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x10' grade
- \$0.85 s.f. NNN
- \$0.1607 CAM
- \$5,121.22 monthly
- Available now



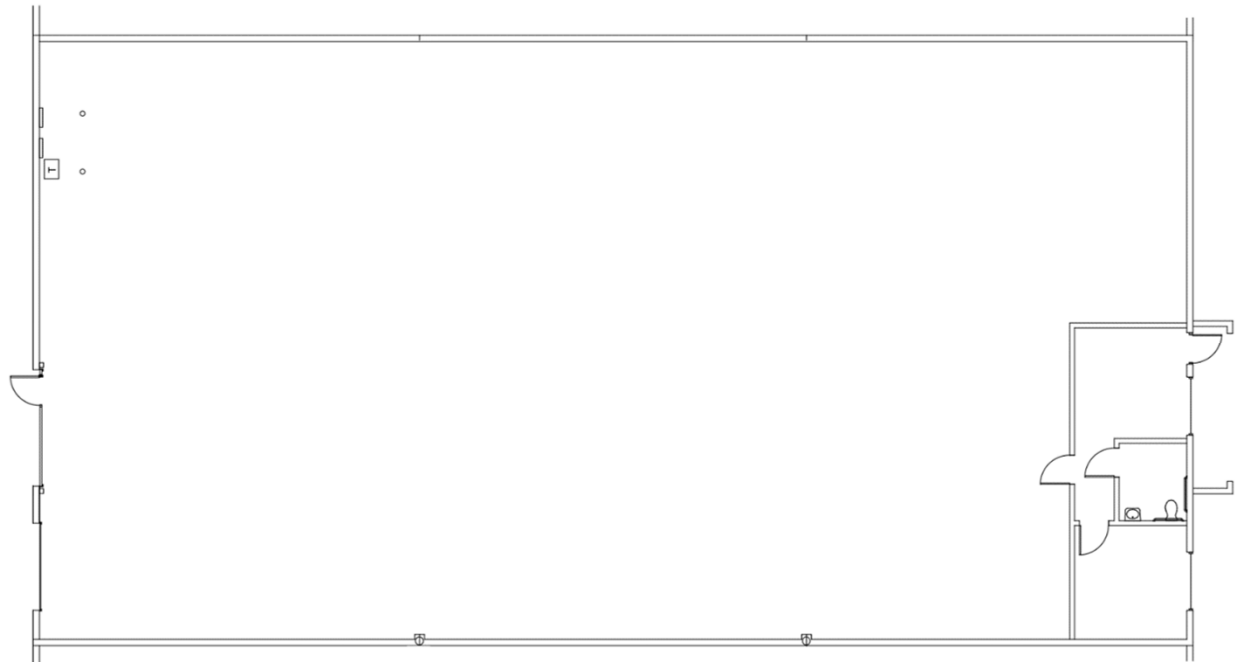
# Floorplans

**SPECIAL  
PRICING!!!**

## 6845 Speedway Blvd. Suite K104

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- 7,592 total s.f.
- 410 s.f. office
- 7,182 s.f. warehouse
- 14'11" clear height
- One (1) 9'x10' grade
- One (1) 12'x14' grade
- \$0.75/s.f. NNN
- \$0.1607 CAM
- \$6,914.03 monthly
- Available now



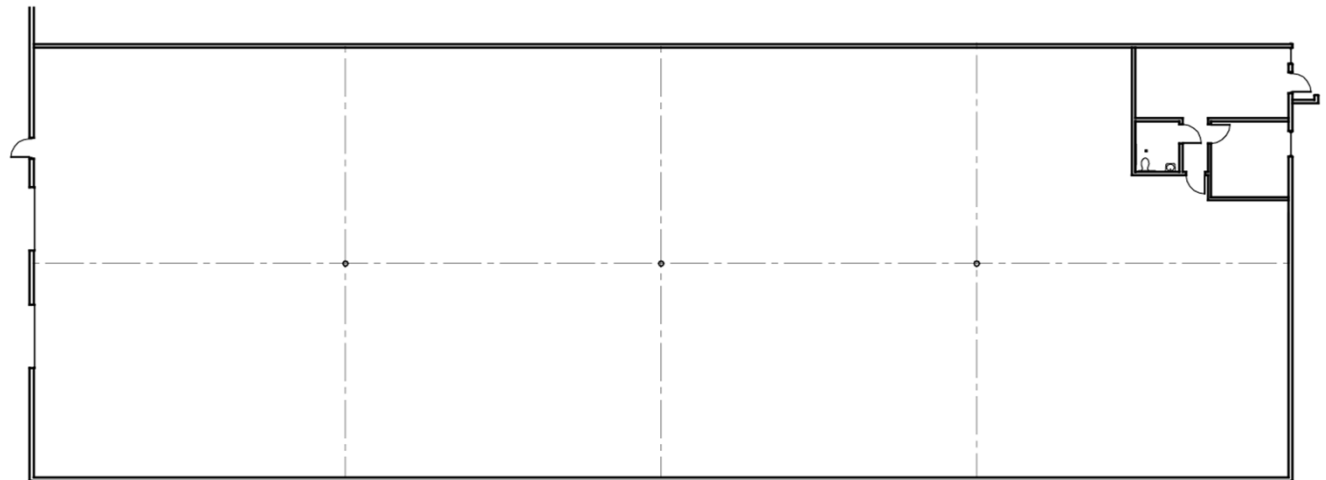
# Floorplans



## 6825 Speedway Blvd. Suite B103

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- 13,972 total s.f.
- 560 s.f. office
- 13,412 s.f. warehouse
- 28' clear height
- One (1) 10'x10' grade
- One (1) 10'x14' grade
- \$0.75/s.f. NNN
- \$0.1607 CAM
- \$12,724.30 monthly
- Available now

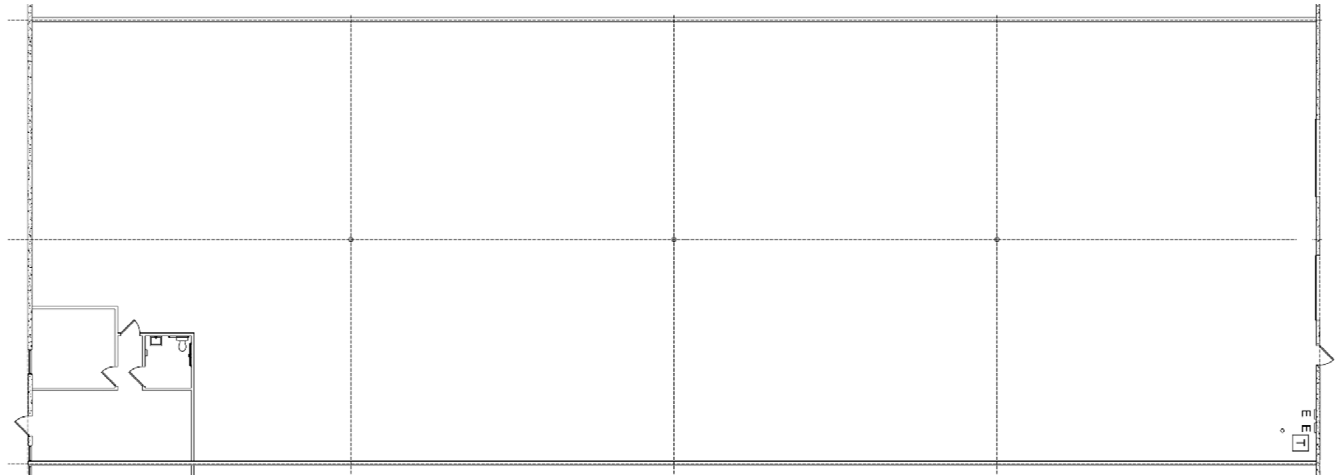


# Floorplans

## 6825 Speedway Blvd. Suite B105

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- 13,972 total s.f.
- 573 s.f. office
- 13,399 s.f. warehouse
- 28' clear height
- One (1) 10'x10' grade
- One (1) 10'x14' grade
- \$0.90/s.f. NNN
- \$0.1607 CAM
- \$14,820.10 monthly
- Available 7/1/26



# Floorplans

## 6955 Speedway Blvd. Suite T105/106

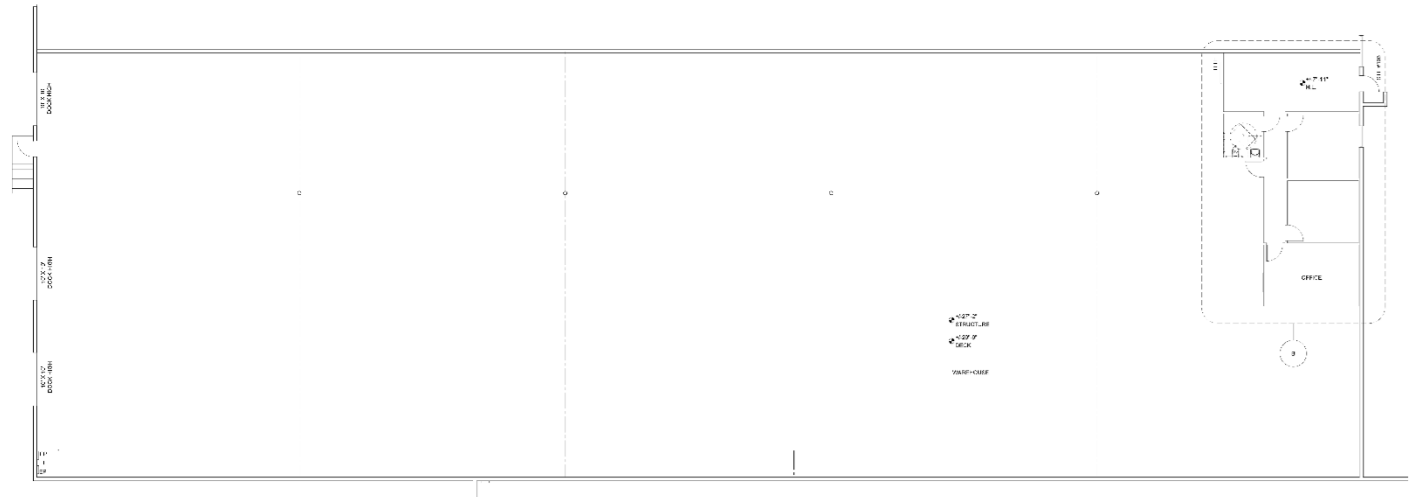
- 16,318 total s.f.
- 1,514 s.f. office
- 14,804 s.f. warehouse
- 28'10" clear height
- Two (2) 10'x10' dock high doors
- Two (2) 12'x14' grade doors
- \$0.90/s.f. NNN
- \$0.1607 CAM
- \$17,308.50 monthly
- Available 6/1/26



# Floorplans

## 6775 Speedway Blvd. Suite M106

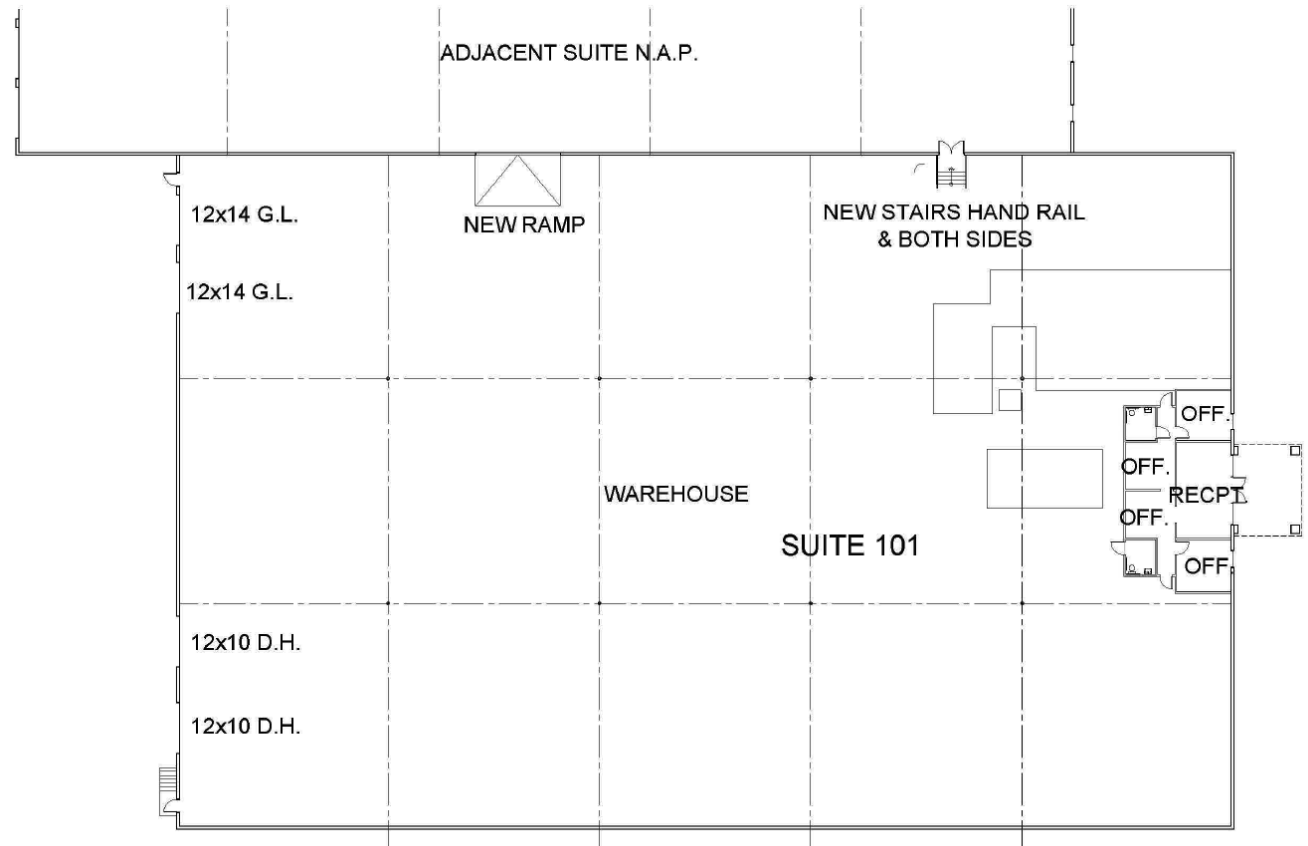
- 20,167 total s.f.
- 997 s.f. office
- 19,170 s.f. warehouse
- 26'9" clear height
- Three (3) 10'x10' dock high doors
- \$0.82/s.f. NNN
- \$0.1607 CAM
- \$19,777.78 monthly
- Available now



# Floorplans

## 6755 Speedway Blvd. Suite A101

- 39,951 total s.f.
- 1,081 s.f. office
- 38,870 s.f. warehouse
- 26' clear height
- Three (3) 12'x10' dock high doors
- Two (2) 12'x14' grade doors
- \$0.80/s.f. NNN
- \$0.1607 CAM
- \$38,380.93 monthly
- Available now



# Las Vegas

## Business facts



2.3 Million residents



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



Population projected to grow almost 1.73% YOY

### 0% Tax

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

## Labor

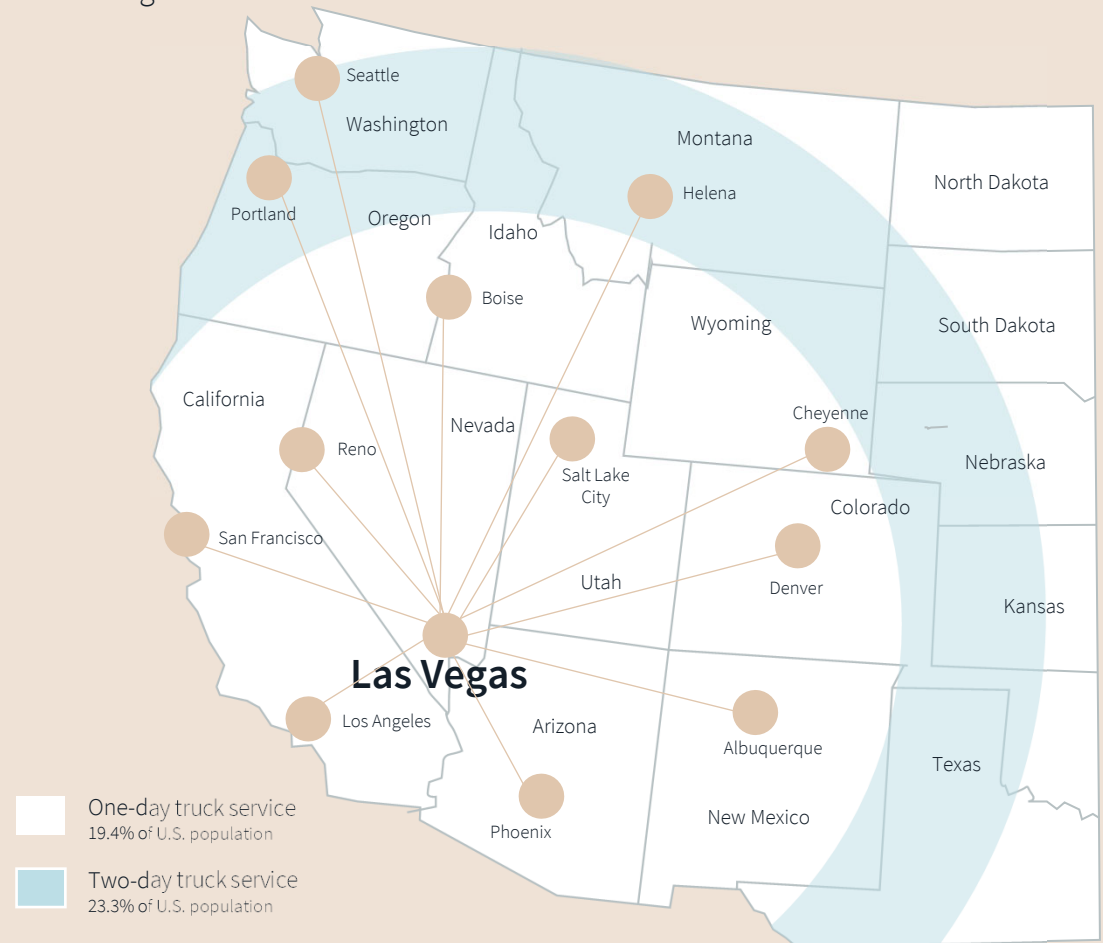
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## 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



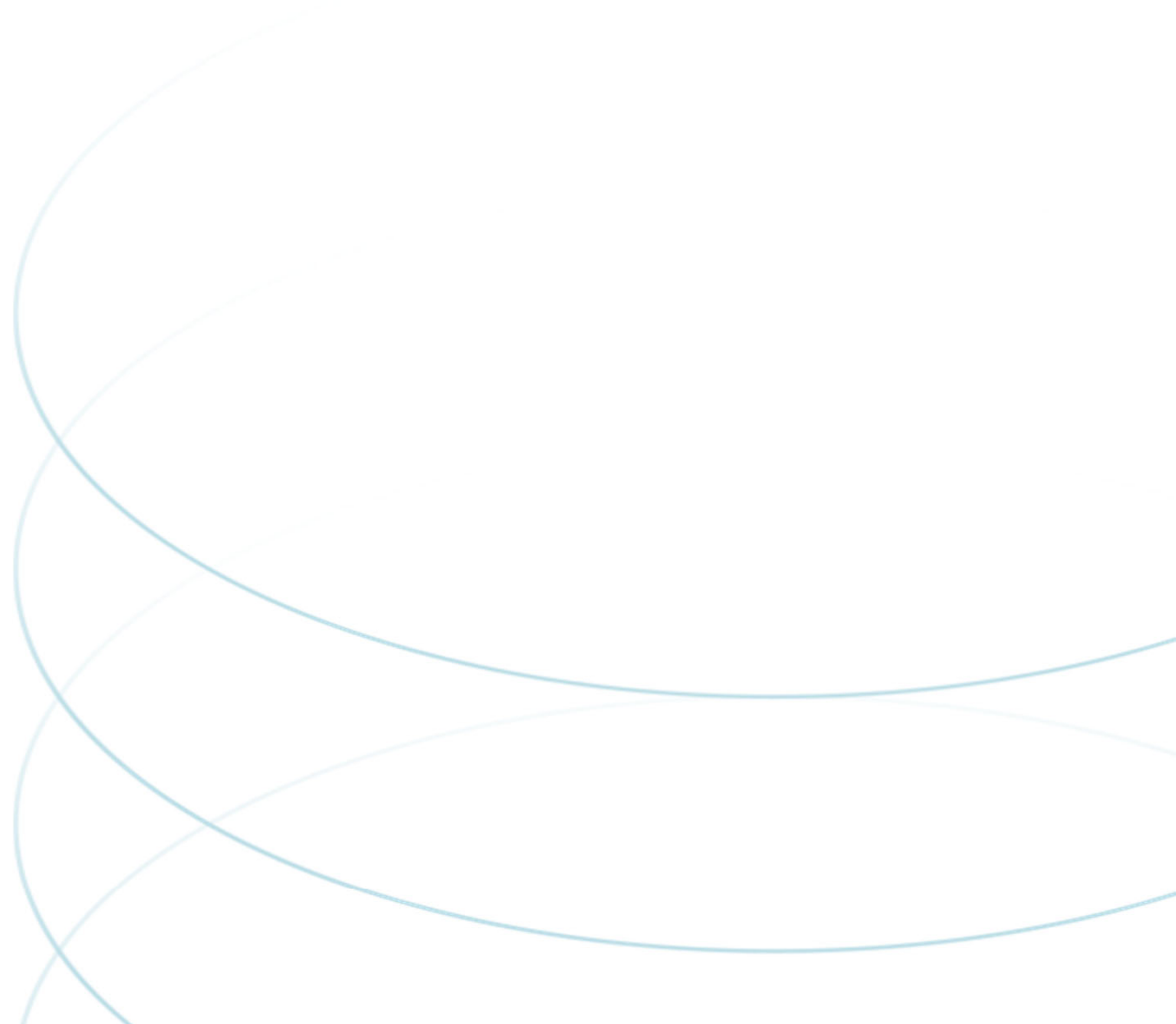
One-day truck service  
 19.4% of U.S. population

Two-day truck service  
 23.3% of U.S. population

	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





**Danny Leanos**

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

**Brayden Stockbauer**

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

**Jason Simon, SIOR**

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

**Rob Lujan, SIOR, CCIM**

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018