



For lease

Speedway Commerce Center II

6120 - 6180 N Hollywood Blvd

6949, 6957, 6963 & 6969

Speedway Blvd

Las Vegas, NV 89115

 **JLL** SEE A BRIGHTER WAY

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 \$1.17/s.f. NNN
- 3,473 – 10,105 s.f. available
- 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
- Energy efficient T-5 florescent lighting & skylights
- Located at Speedway Blvd. & N Hollywood Blvd. Next to the Las Vegas motor speedway



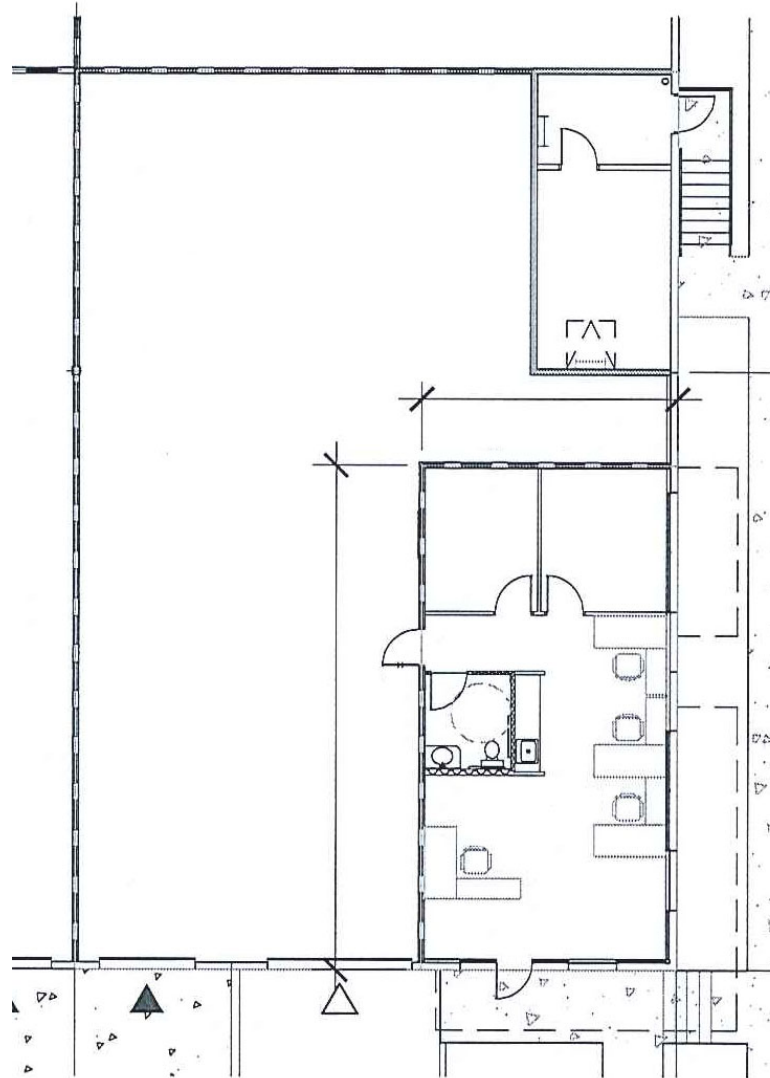


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock/Grade	Rate	CAM	Monthly
6969 - 101	3,473	896	2,557	24'	1 DH 1 GL	\$1.17	\$0.1722	\$4,661.46 <i>*Special pricing</i>
6949 - 111	4,275	896	3,379	24'	1 DH 1 GL	\$1.20	\$0.1722	\$5,866.16
6963 - 104	5,663	896	4,767	24'	2 DH 1 GL	\$1.17	\$0.1722	\$7,600.88
6957-107	6,038	577	5,461	24'	2 DH 1 GL	\$1.17	\$0.1722	\$8,104.20
6120-102	10,105	746	9,305	30'	4 DH 1 GL	\$1.12	\$0.1649	\$12,983.91

Floorplans

6969 N Hollywood Blvd Suite 101

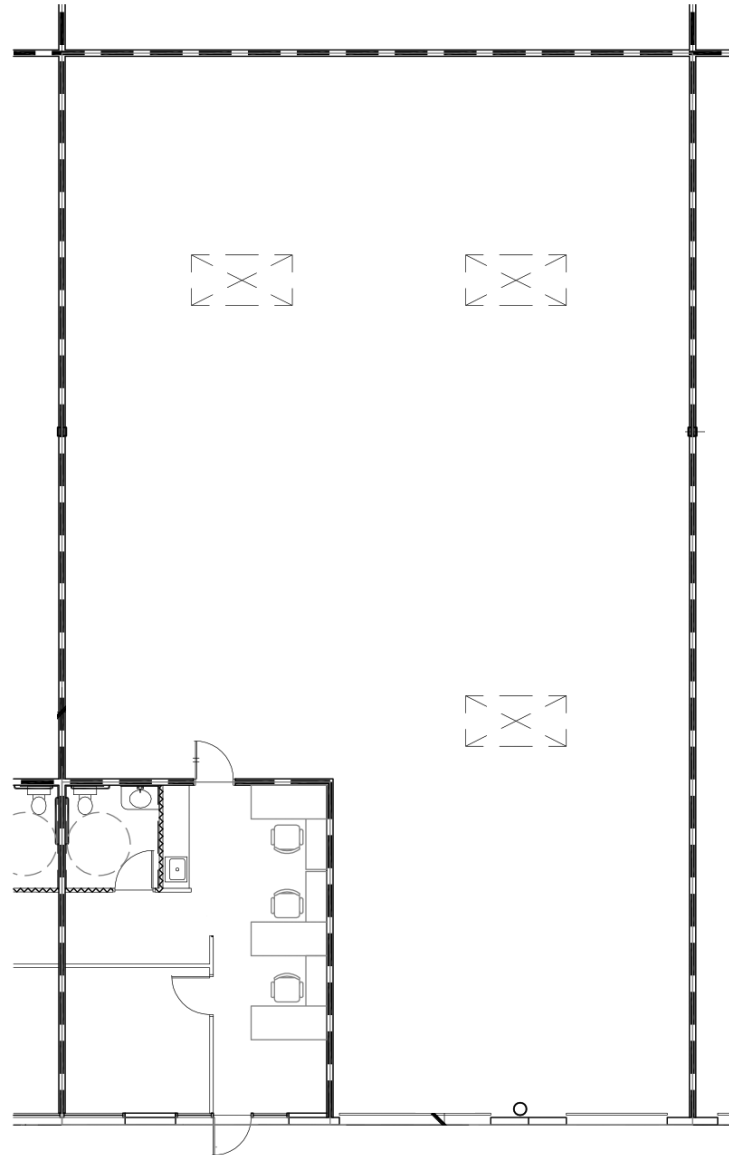
- 3,473 s.f.
- 896 s.f. office
- 2,557 s.f. warehouse
- One (1) 8'x10' dock high loading door
- One (1) 12'x14' grade level loading doors
- 24' clear height
- \$1.17/s.f. NNN
- \$0.1722 CAM
- \$4,661.46 monthly
- Non-ESFR
- Available Now



Floorplans

6949 N Hollywood Blvd Suite 111

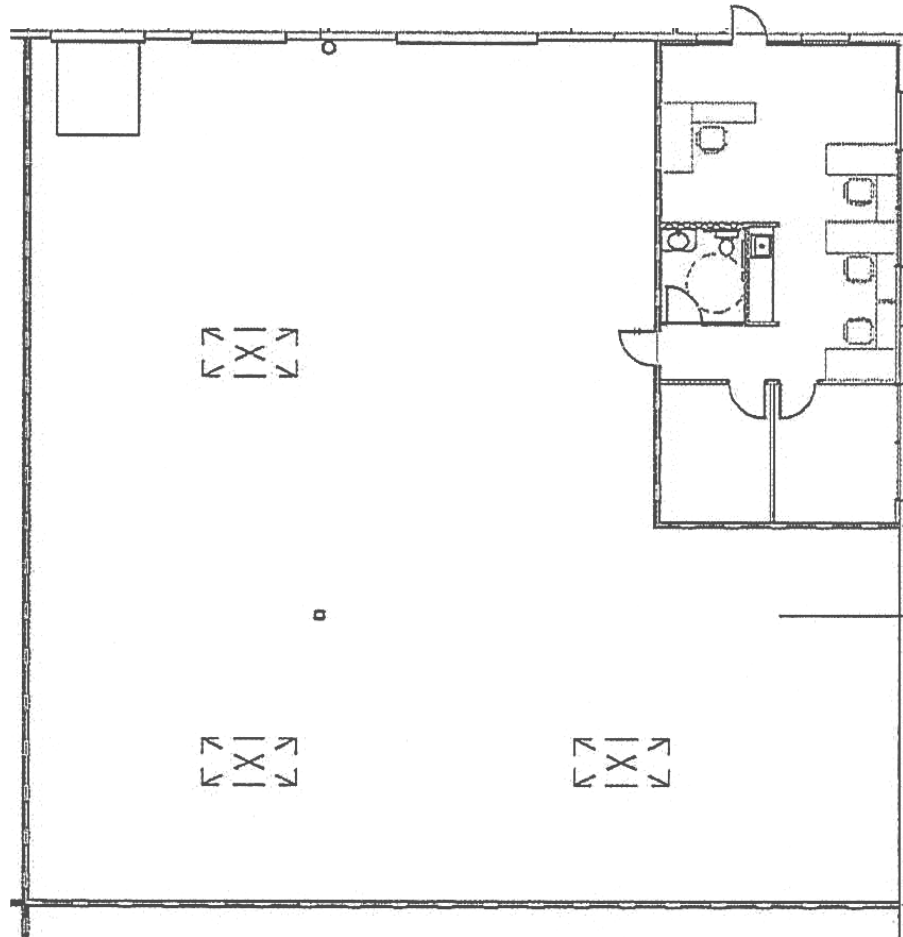
- 4,275 s.f.
- 896 s.f. office
- 3,379 s.f. warehouse
- One (1) 8'x10' dock high loading door
- One (1) 12'x14' grade level loading doors
- 24' clear height
- \$1.20/s.f. NNN
- \$0.1722 CAM
- \$5,866.16 monthly
- Non-ESFR
- Available Now



Floorplans

6963 N Hollywood Blvd Suite 104

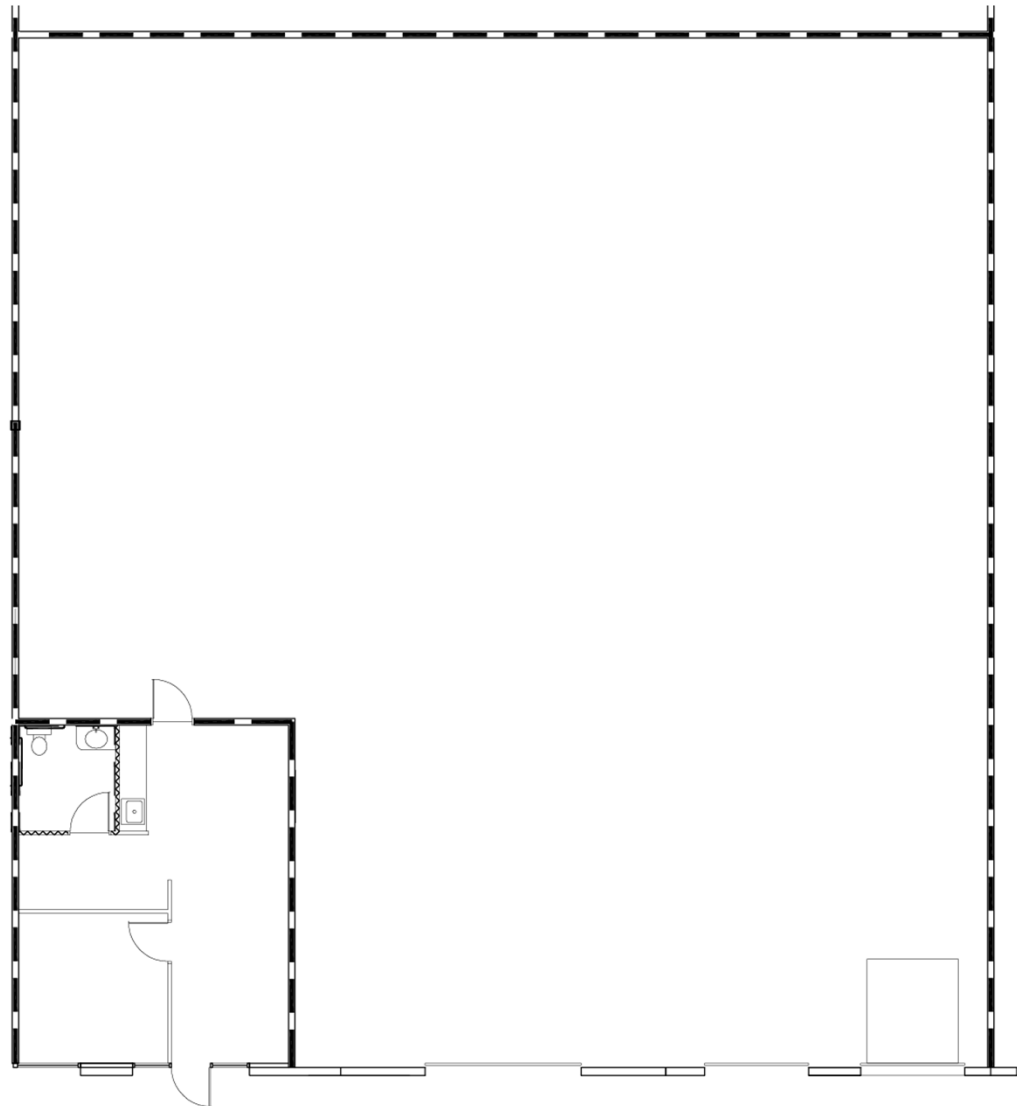
- 5,663 s.f.
- 896 s.f. office
- 4,767 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.17/s.f. NNN
- \$0.1722 CAM
- \$7,600.88 monthly
- Non-ESFR
- Available Now



Floorplans

6957 Speedway Blvd Suite 107

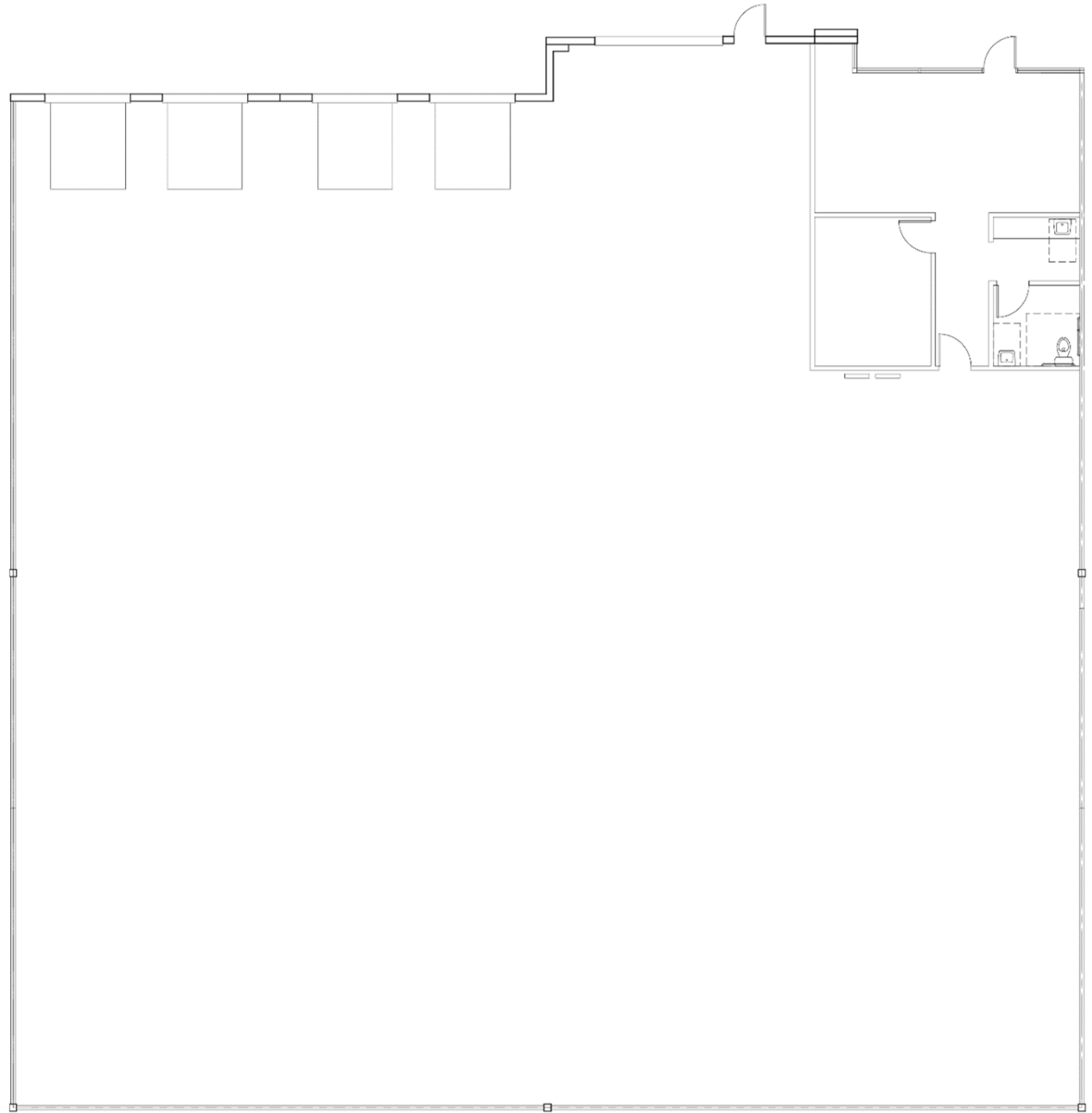
- 6,038 s.f.
- 577 s.f. office
- 5,461 s.f. warehouse
- Two (2) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 24' clear height
- \$1.17/s.f. NNN
- \$0.1722 CAM
- \$8,104.20 monthly
- Non-ESFR
- Available 9/1/24



Floorplans

6120 N Hollywood Blvd Suite 102

- 10,105 s.f.
- 746 s.f. office
- 9,305 s.f. warehouse
- Four (4) 8'x10' dock high loading doors
- One (1) 12'x14' grade level loading door
- 30' clear height
- \$1.12/s.f. NNN
- \$0.1649 CAM
- \$12,983.91 monthly
- ESFR
- Available 10/1/24



Las Vegas

Business facts



2.2 Million residents



29th 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

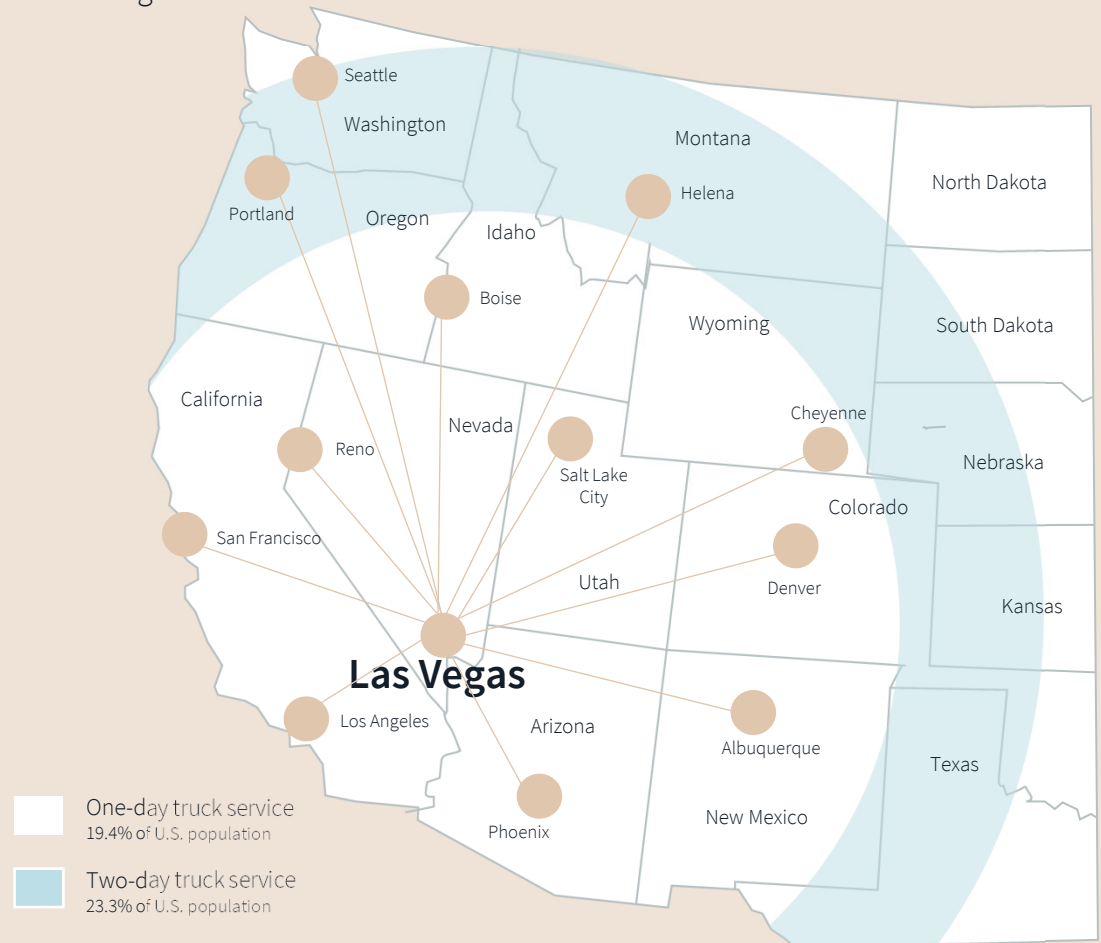
Assistance programs

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



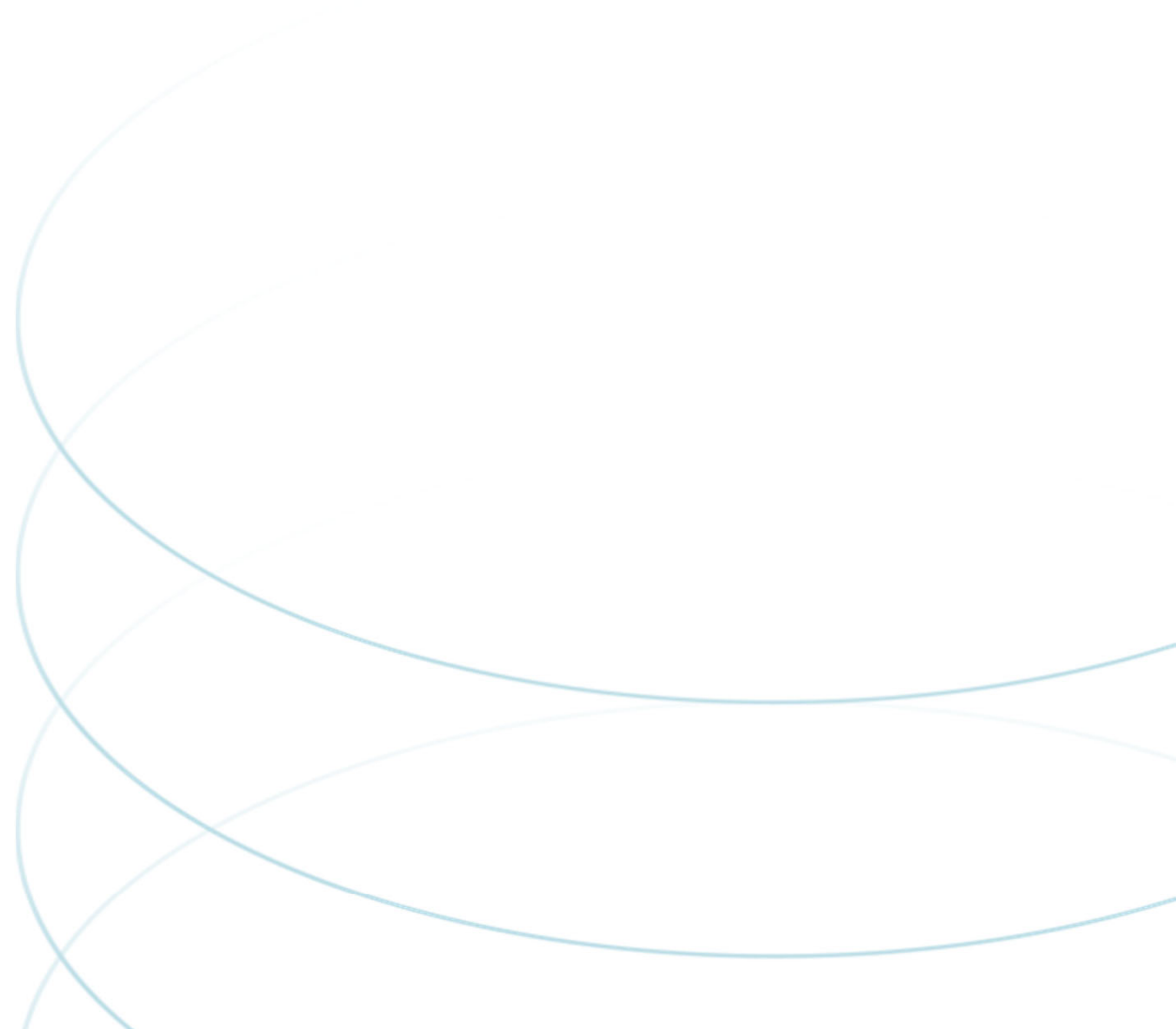
Transit analysis

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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