



For lease

Speedway Commerce Center I
Speedway Boulevard & I-15
North Las Vegas, Nevada 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 new Tropical Parkway Interchange. Close proximity 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



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



Property Highlights

- Rates from \$0.83/s.f. NNN
- Cam's \$0.1482/s.f.
- 2,533 - 34,999 s.f. available
- 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!





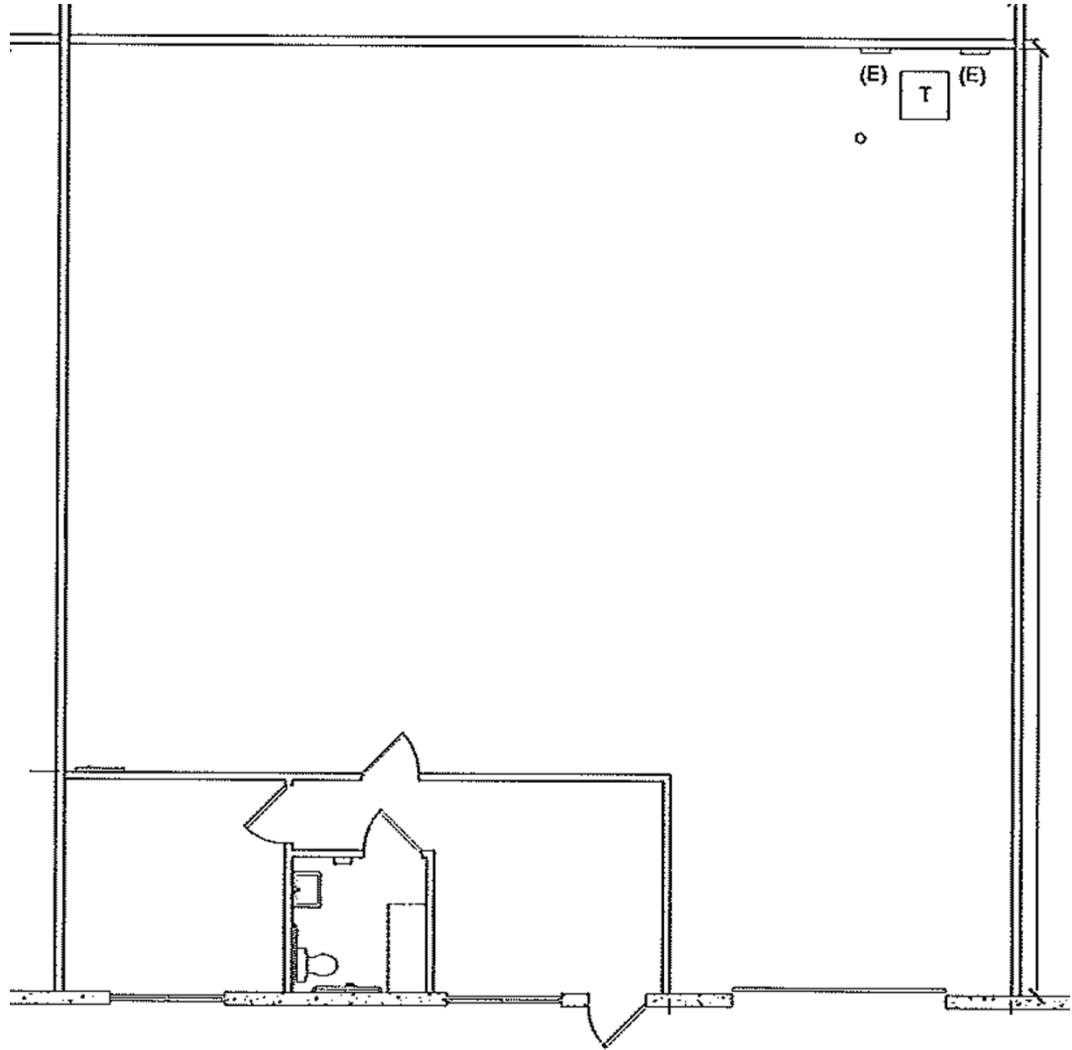
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Dock	Grade	Rate	Cam	Monthly
Y102	2,533	380	2,153	12'	N/A	(1) 10' x 10'	\$1.00	\$0.1482	\$2,908.39
Y116	2,533	380	2,153	12'	N/A	(1) 10' x 10'	\$1.00	\$0.1482	\$2,908.39
Y113	2,533	380	2,153	12'	N/A	(1) 10' x 10'	\$1.00	\$0.1482	\$2,908.39
S101	2,533	380	2,153	12'	N/A	(1) 10' x 10'	\$1.00	\$0.1482	\$2,908.39
V104	5,067	410	4,657	14'5"	N/A	(1) 12' X 14'	\$0.85*	\$0.1482	\$5,057.88 <i>*Special pricing</i>
Q102	5,067	380	4,687	15'	N/A	(1) 12' X 14'	\$0.95	\$0.1482	\$5,564.58
R105	5,067	1,155	3,912	14'4"	N/A	(1) 10' x 10'	\$0.95	\$0.1482	\$5,564.58
V102	5,067	395	4,672	14'6"	N/A	(1) 10' x 10'	\$0.95	\$0.1482	\$5,564.58
V103	5,067	395	4,672	14'6"	N/A	(1) 10' x 10'	\$0.95	\$0.1482	\$5,564.58
K106	7,592	410	7,182	14'-11"	N/A	(1) 10' x 10'	\$0.90	\$0.1482	\$7,957.93
B106	13,973	573	13,400	28'	N/A	(2) 10'x14'	\$0.85	\$0.1482	\$13,947.85
C104	13,673	510	13,163	TBD	N/A	(1) 14'x14' (1) 10'x14'	\$0.88	\$0.1482	\$14,058.58
B102	13,673	560	13,113	28'	N/A	(2) 10'x14'	\$0.85	\$0.1482	\$13,648.39
H104	34,999	1,118	33,881	26'-11"	(2) 10' x 10'	(1) 12' x 14' with ramp	\$0.83	\$0.1482	\$34,236.02



Floorplans

6885 Speedway Boulevard Suite Y102

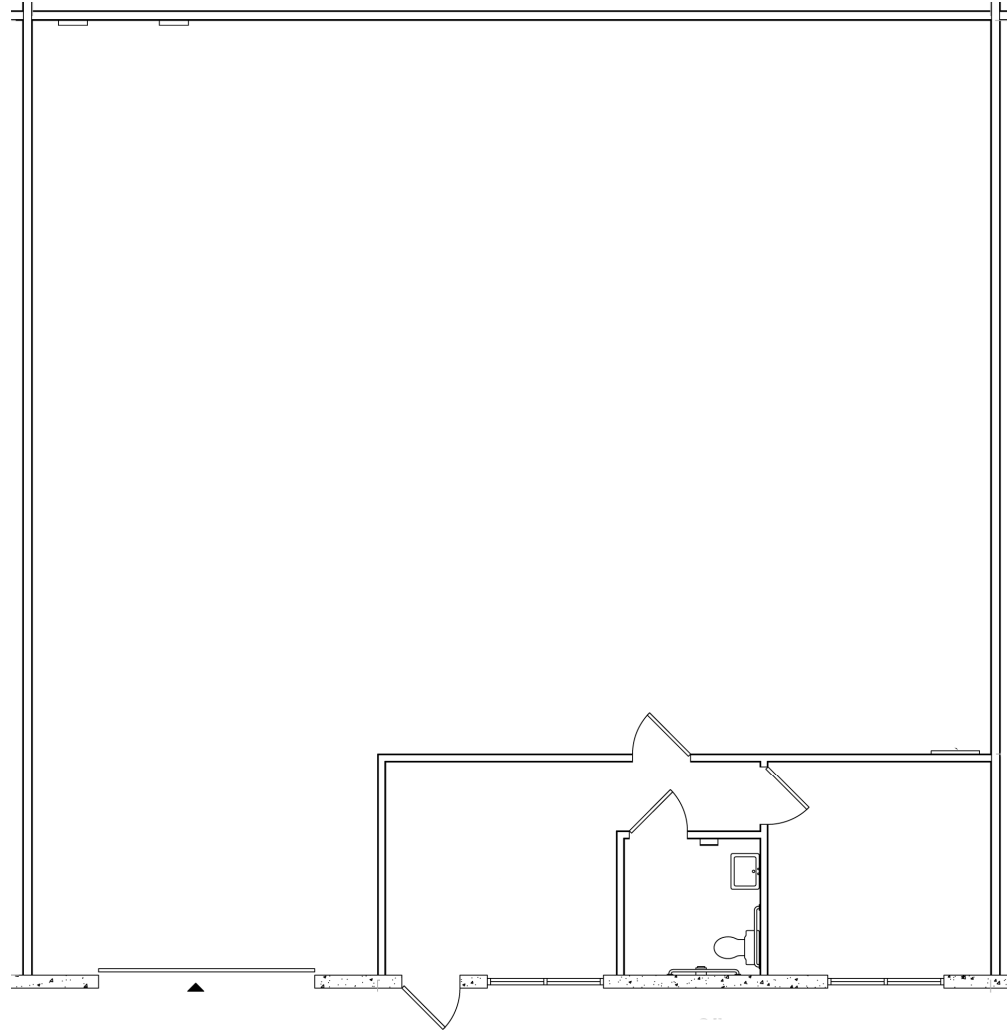
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1482 CAM
- \$2,908.39 monthly
- Available Now



Floorplans

6885 Speedway Boulevard Suite Y116

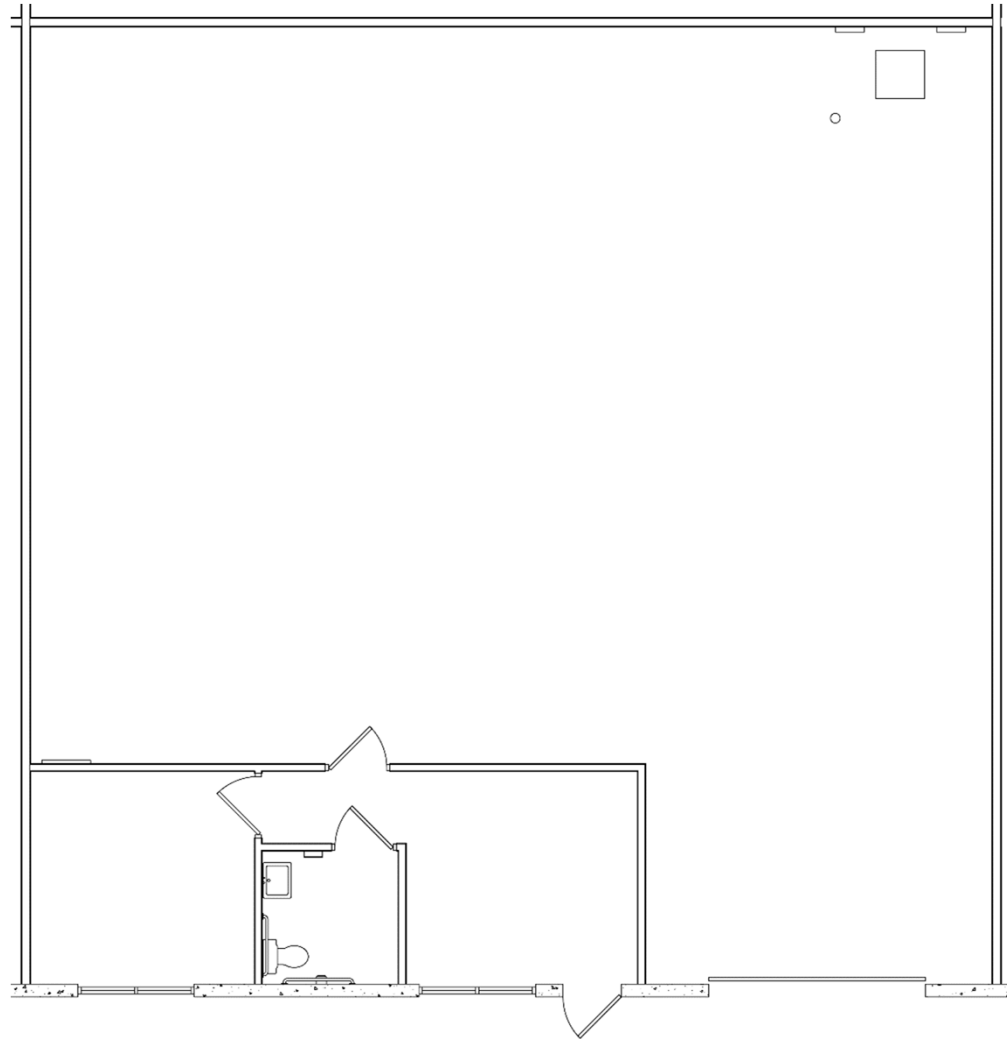
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1482 CAM
- \$2,908.39 monthly
- Available Now



Floorplans

6885 Speedway Boulevard Suite Y113

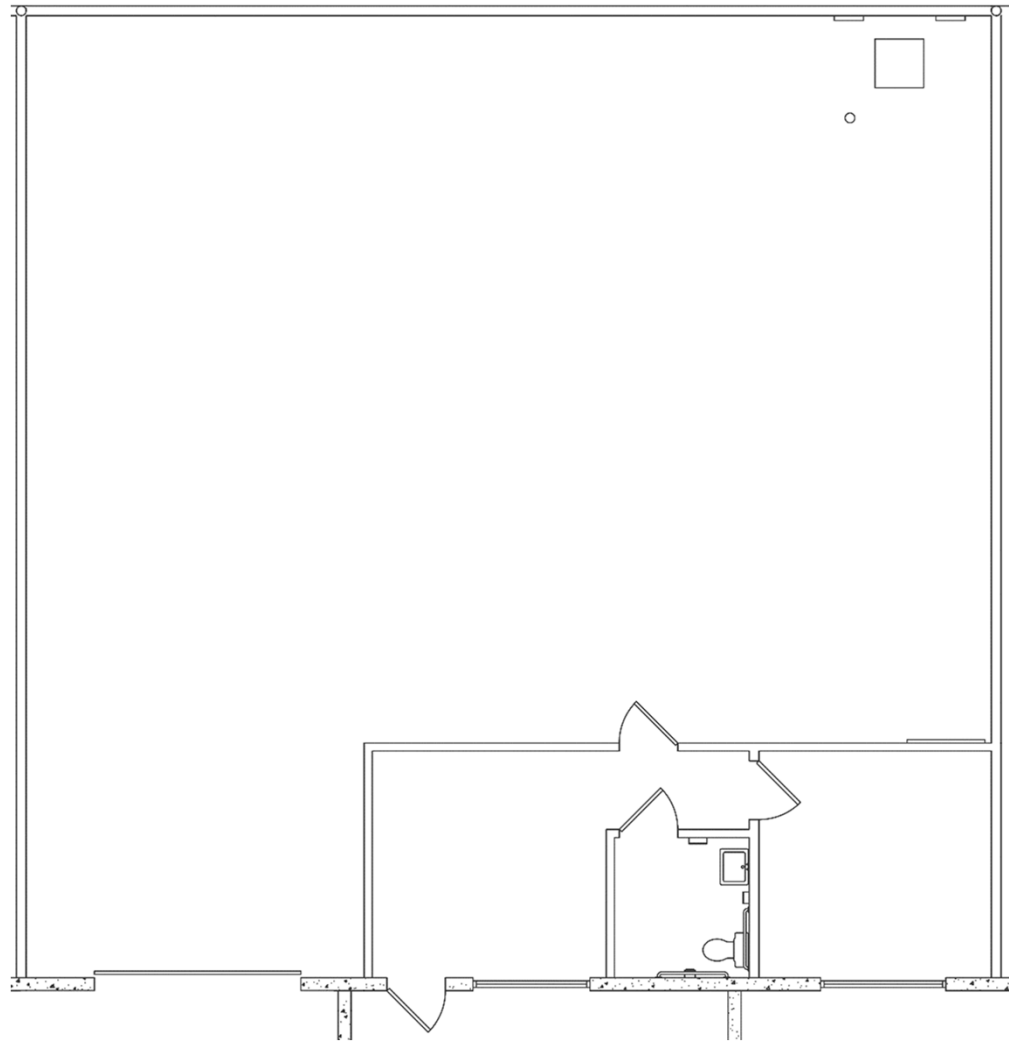
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1482 CAM
- \$2,908.39 monthly
- Available 10/1/24



Floorplans

6947 Speedway Boulevard Suite S101

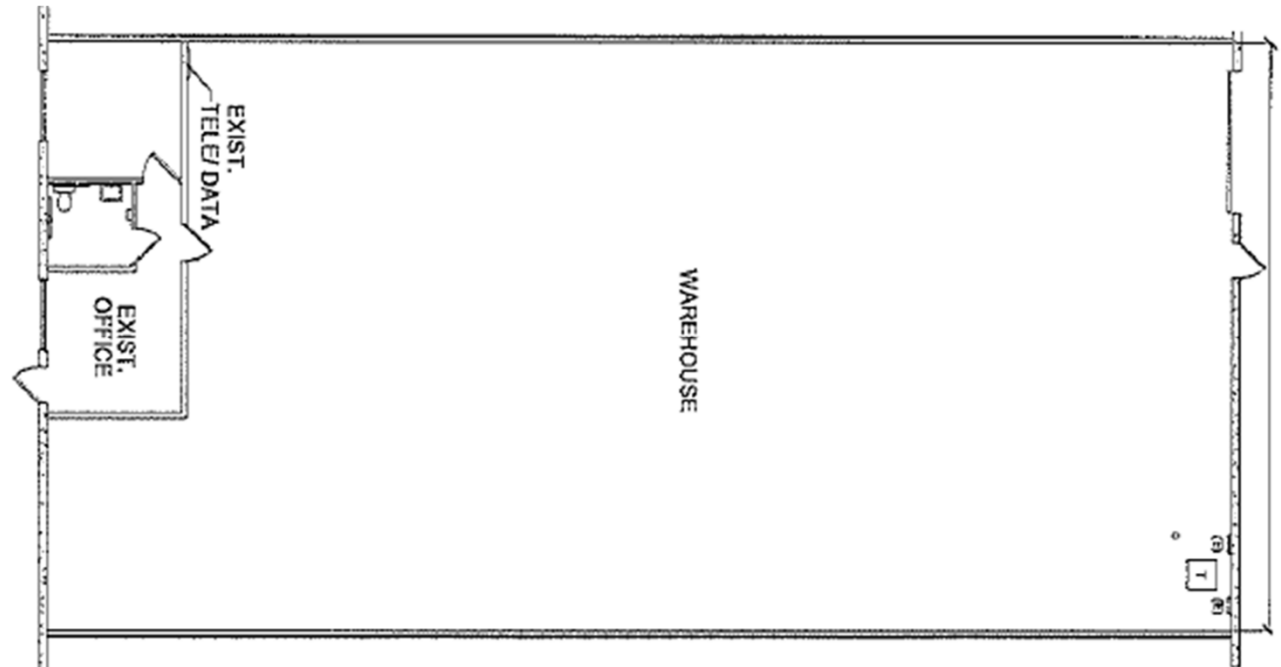
- 2,533 total s.f.
- 380 s.f. office
- 2,153 s.f. warehouse
- One (1) 10'x 10' grade
- \$1.00/s.f. NNN
- \$0.1482 CAM
- \$2,908.39 monthly
- Available 9/1/24



Floorplans

6865 Speedway Blvd. Suite Q102

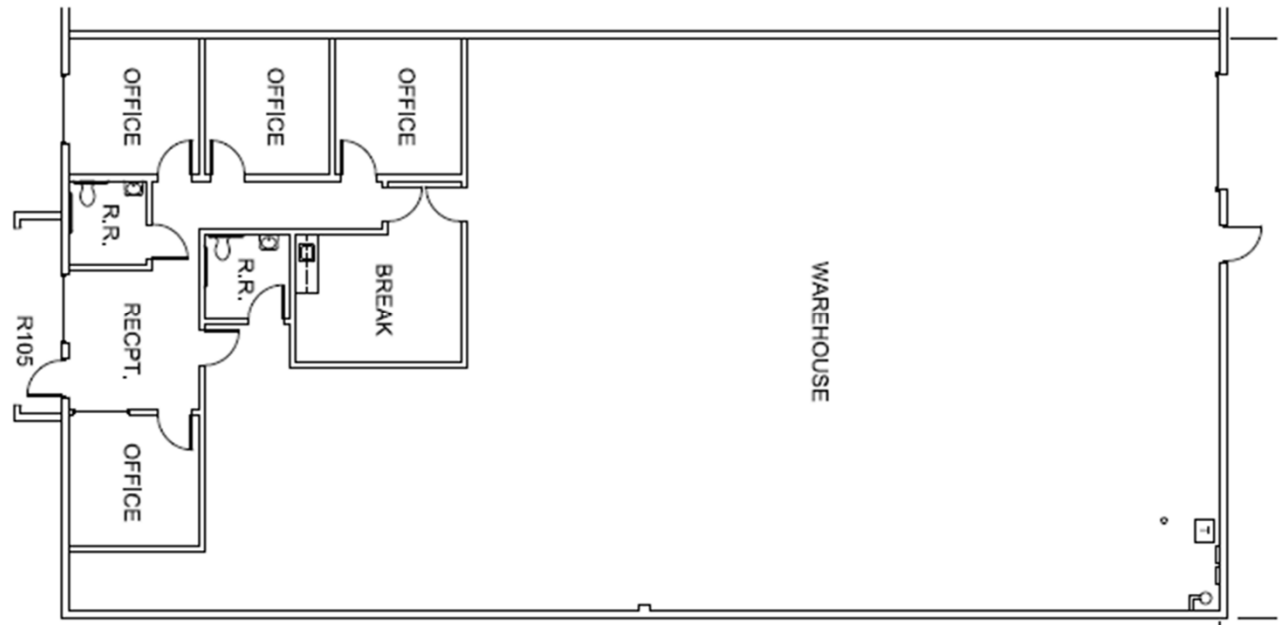
- 5,067 total s.f.
- 380 s.f. office
- 4,687 s.f. warehouse
- 15' clear height
- One (1) 12'x14' grade
- \$0.95/s.f. NNN
- \$0.1482 CAM
- \$5,564.58 monthly
- Available Now



Floorplans

6867 Speedway Blvd. Suite R105

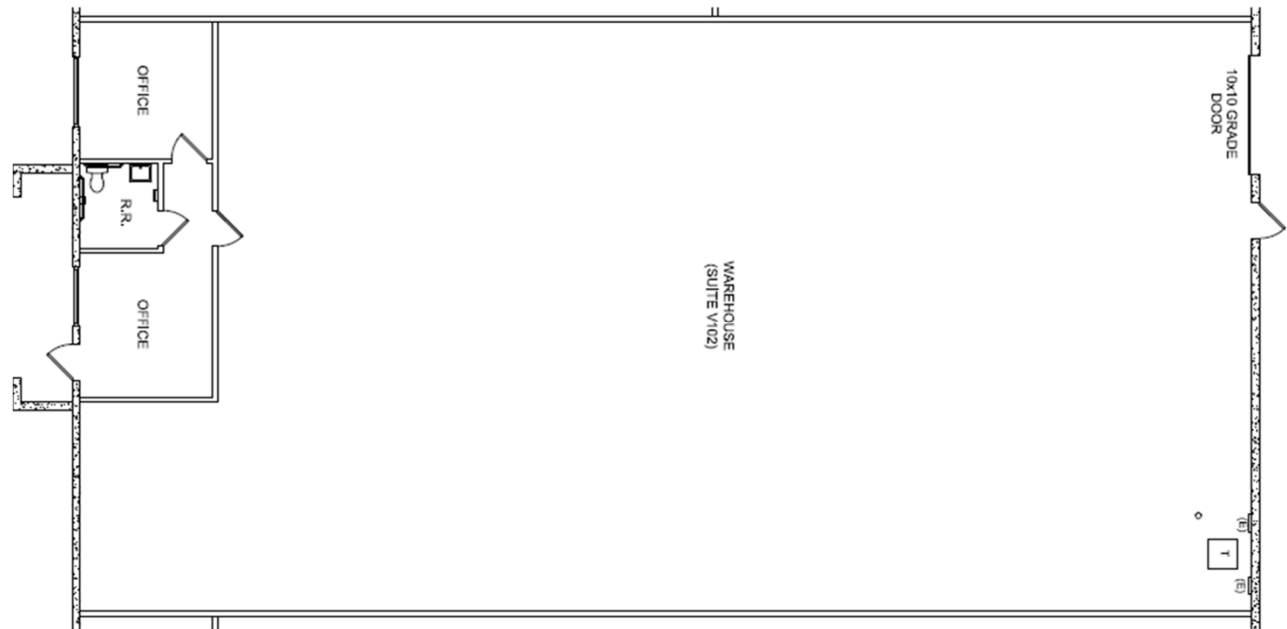
- 5,067 total s.f.
- 1,155 s.f. office
- 3,912 s.f. warehouse
- 14'4" clear height
- One (1) 10'x10' grade
- \$0.95/s.f. NNN
- \$0.1482 CAM
- \$5,564.58 monthly
- Available Now



Floorplans

6879 Speedway Blvd. Suite V102

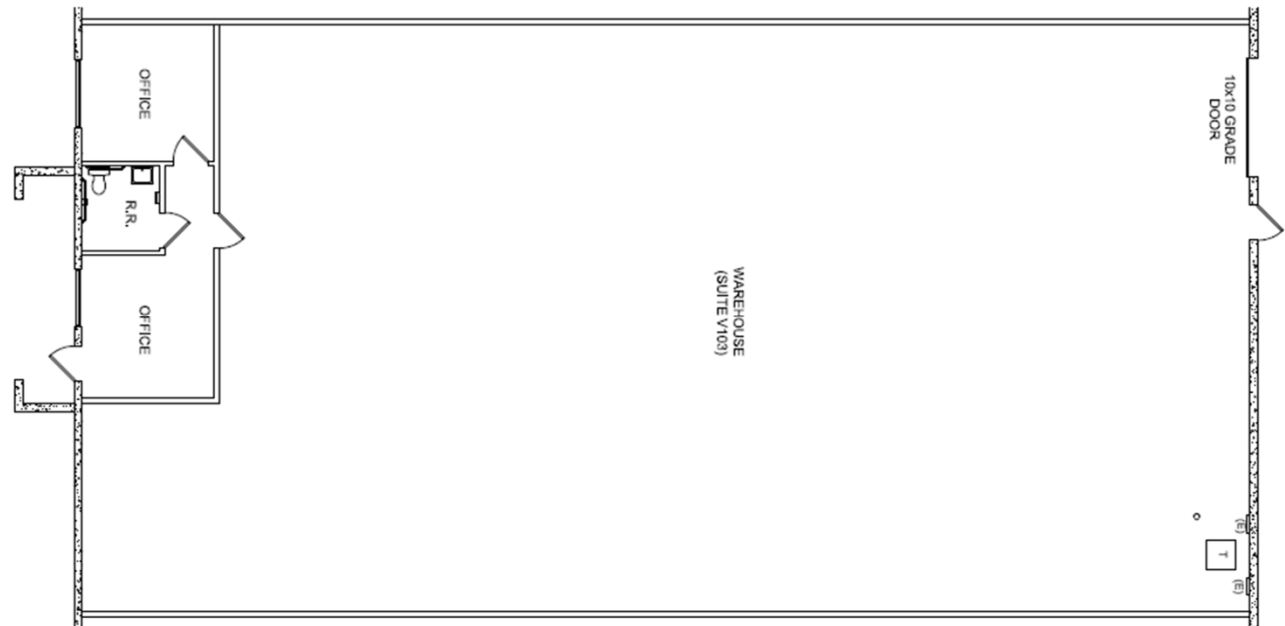
- 5,067 total s.f.
- 395 s.f. office
- 4,672 s.f. warehouse
- 14'6" clear height
- One (1) 10'x10' grade
- \$0.95/s.f. NNN
- \$0.1482 CAM
- \$5,564.58 monthly
- Available Now



Floorplans

6879 Speedway Blvd. Suite V103

- 5,067 total s.f.
- 395 s.f. office
- 4,672 s.f. warehouse
- 14'6" clear height
- One (1) 10'x10' grade
- \$0.95 s.f. NNN
- \$0.1482 CAM
- \$5,564.58 monthly
- Available Now

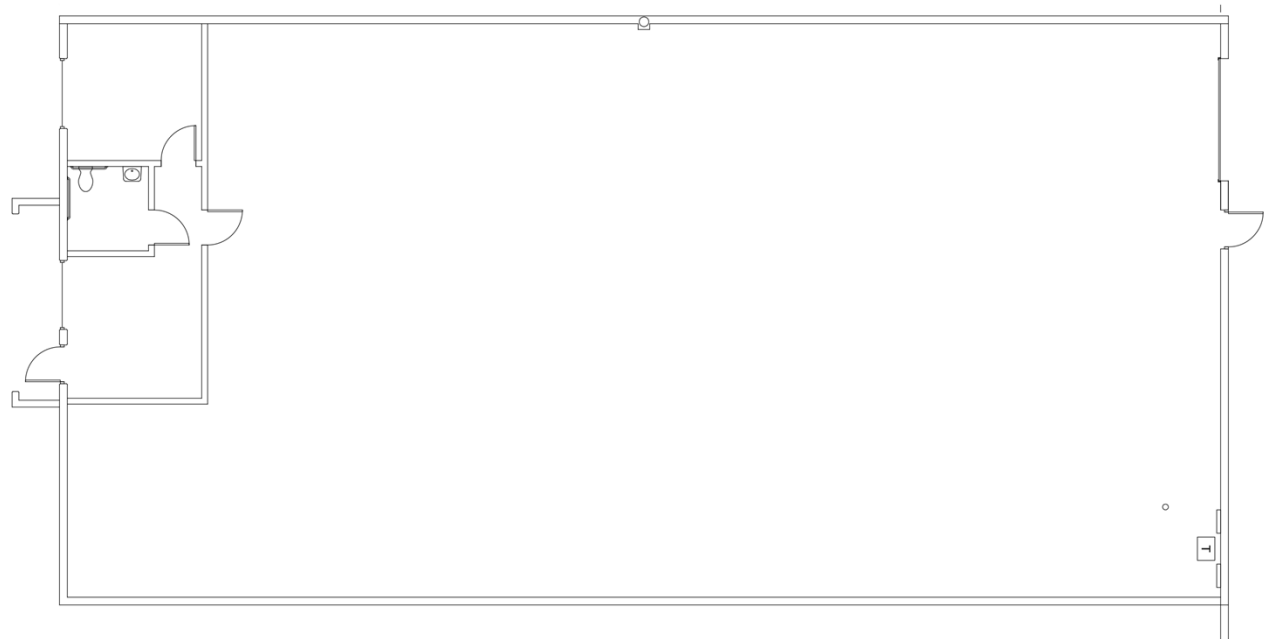


Floorplans



6879 Speedway Blvd. Suite V104

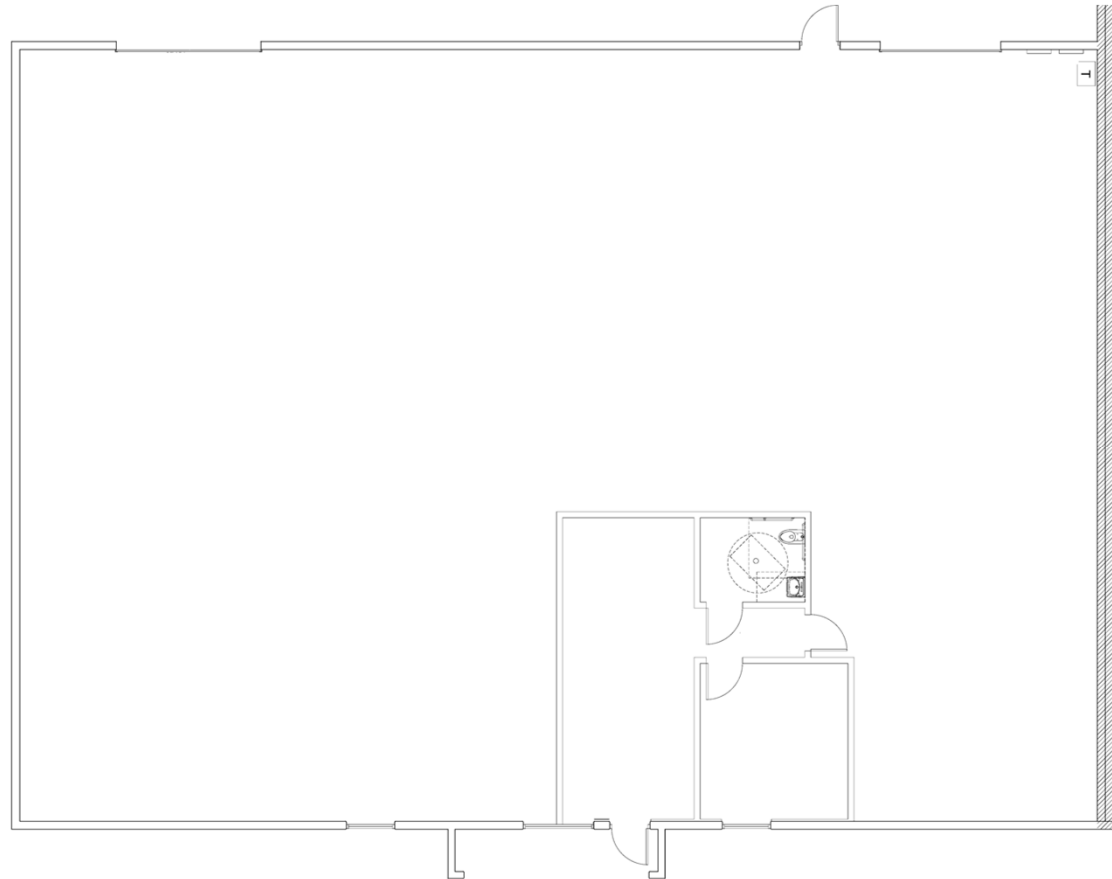
- 5,067 total s.f.
- 410 s.f. office
- 4,657 s.f. warehouse
- 14'5" clear height
- One (1) 12'x14' grade
- \$0.85/s.f. NNN
- \$0.1482 CAM
- \$5,057.88 monthly
- Available Now



Floorplans

6775 Speedway Blvd. Suite M101

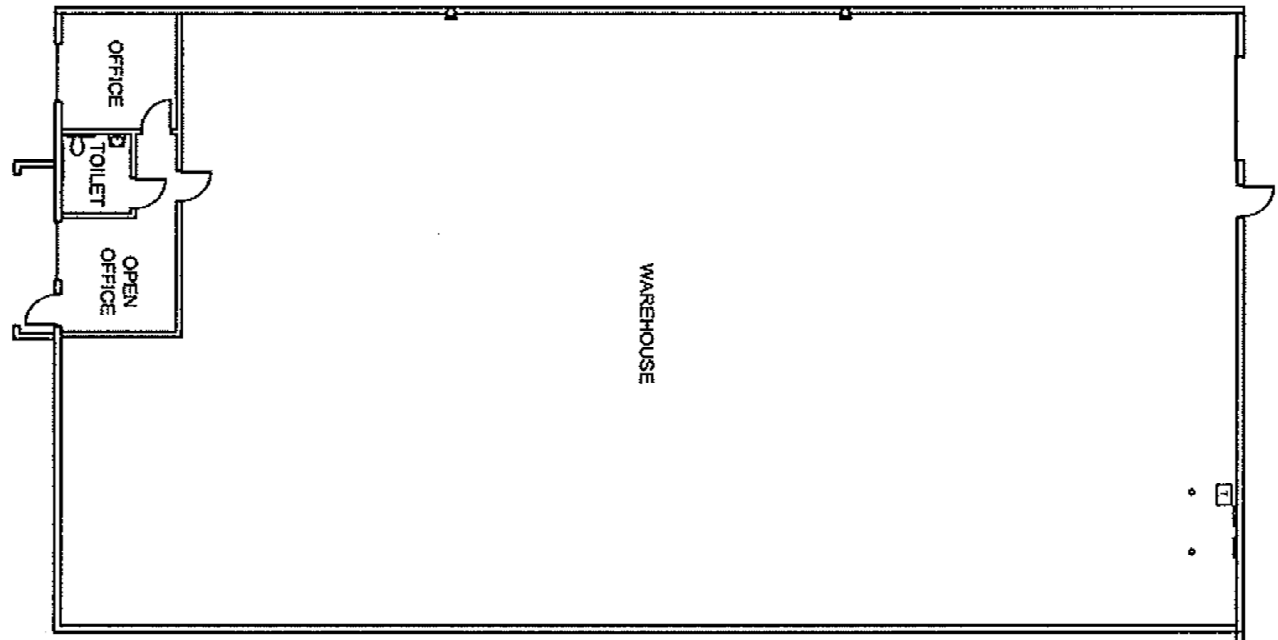
- 5,893 total s.f.
- 579 s.f. office
- 5,317 s.f. warehouse
- 27' clear height
- One (1) 10'x10' grade
- One (1) 12'x14' grade
- \$0.95/s.f. NNN
- \$0.1482 CAM
- \$6,471.69 monthly
- Available Now



Floorplans

6775 Speedway Blvd. Suite K106

- 7,592 total s.f.
- 410 s.f. office
- 7,182 s.f. warehouse
- 14'11" clear height
- One (1) 10'x10' grade
- \$0.90/s.f. NNN
- \$0.1482 CAM
- \$7,957.93 monthly
- Available Now



Floorplans

6825 Speedway Blvd. Suite B106

- 13,973 total s.f.
- 573 s.f. office
- 13,400 s.f. warehouse
- 28' clear height
- Two (2) 10'x14' grade
- \$0.85/s.f. NNN
- \$0.1482 CAM
- \$13,947.85 monthly
- Available 8/1/24



Floorplans

6925 Speedway Blvd. Suite C104

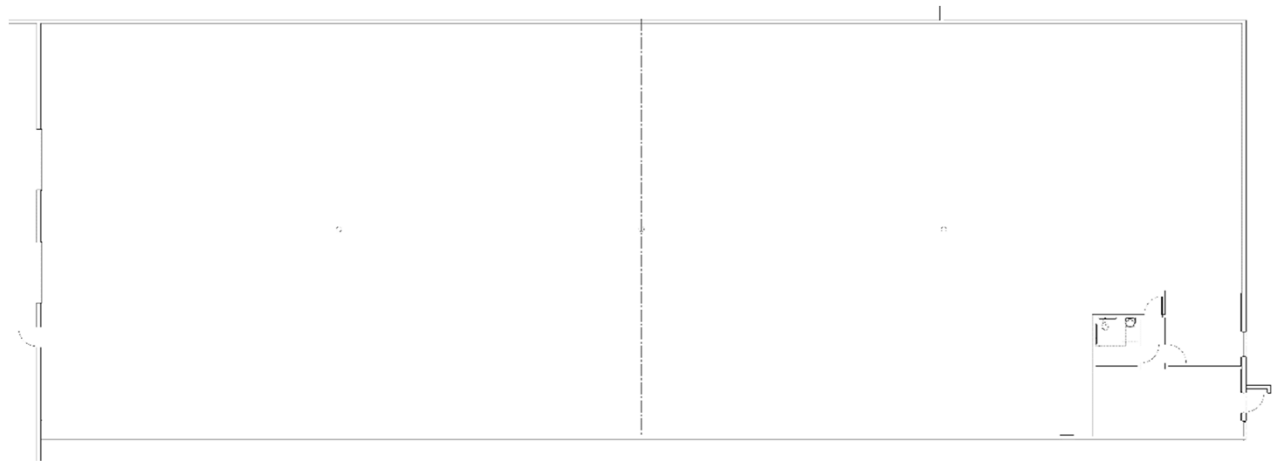
- 13,673 total s.f.
- 510 s.f. office
- 13,163 s.f. warehouse
- TBD clear height
- One (1) 14'x14' grade
- One (1) 10'x14' grade
- \$0.88/s.f. NNN
- \$0.1482 CAM
- \$14,058.58 monthly
- Available 9/1/24



Floorplans

6825 Speedway Blvd. Suite B102

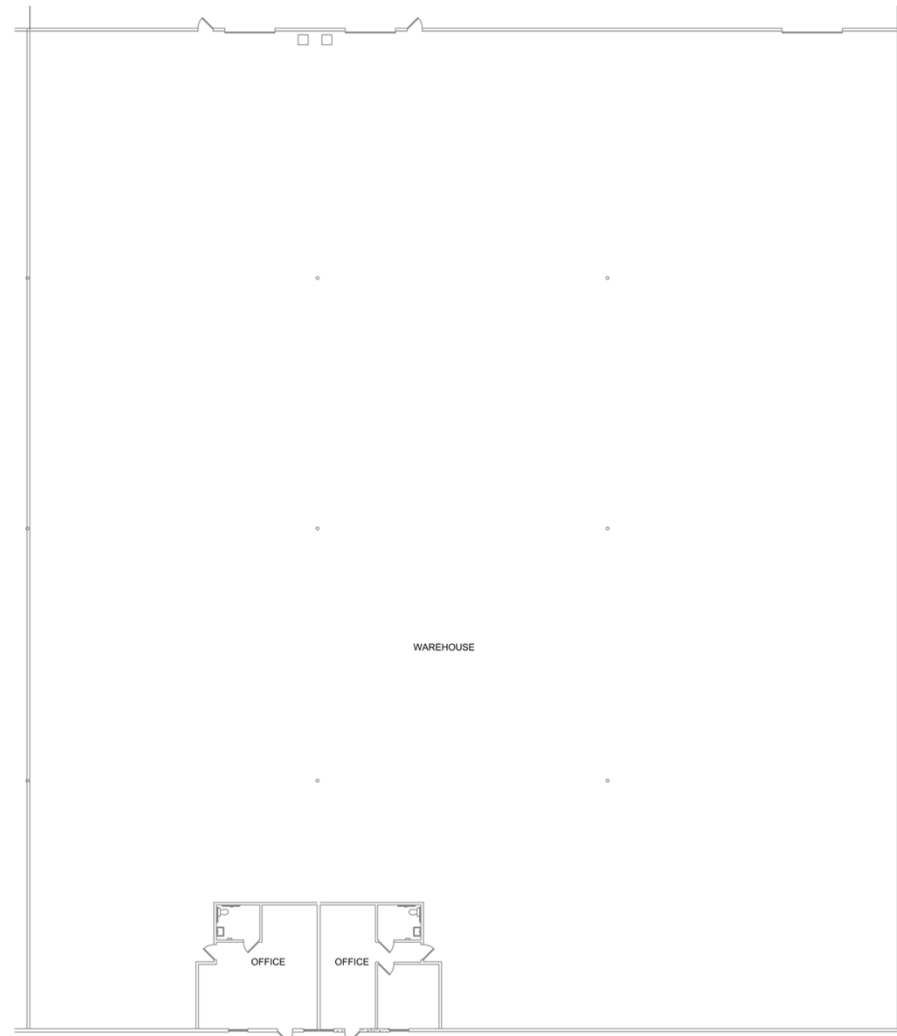
- 13,673 total s.f.
- 560 s.f. office
- 13,113 s.f. warehouse
- 28' clear height
- Two (2) 10'x14' grades
- \$0.85/s.f. NNN
- \$0.1482 CAM
- \$14,058.58 monthly
- Available 10/1/24



Floorplans

6945 Speedway Blvd. Suite H104

- 34,999 total s.f.
- 1,118 s.f. office
- 33,881 s.f. warehouse
- 26'11" clear height
- Two (2) 10'x10' dock high doors
- One (1) 12'x14' grade with ramp
- \$0.83/s.f. NNN
- \$0.1482 CAM
- \$34,236.02 monthly
- Available 9/1/24



Las Vegas

Business facts



2.3 Million residents



25th 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

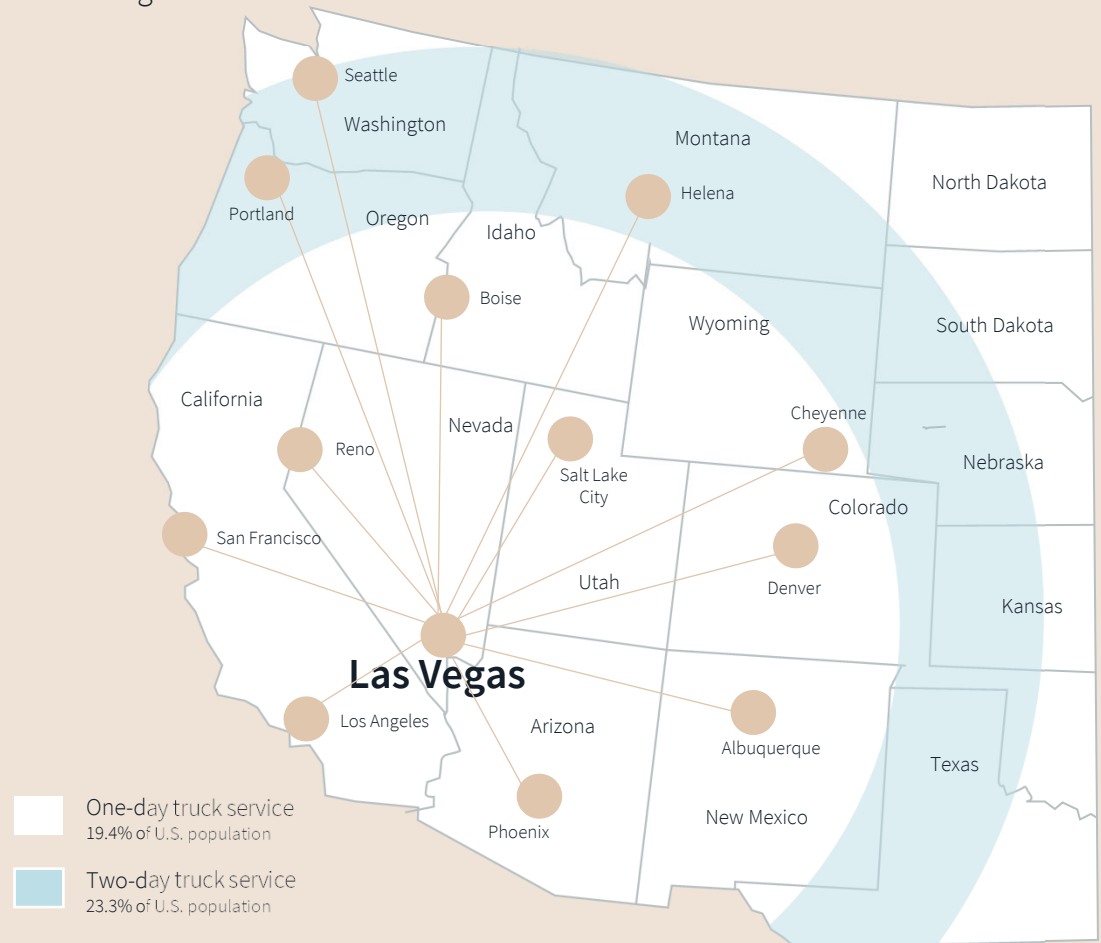
Assistance programs

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



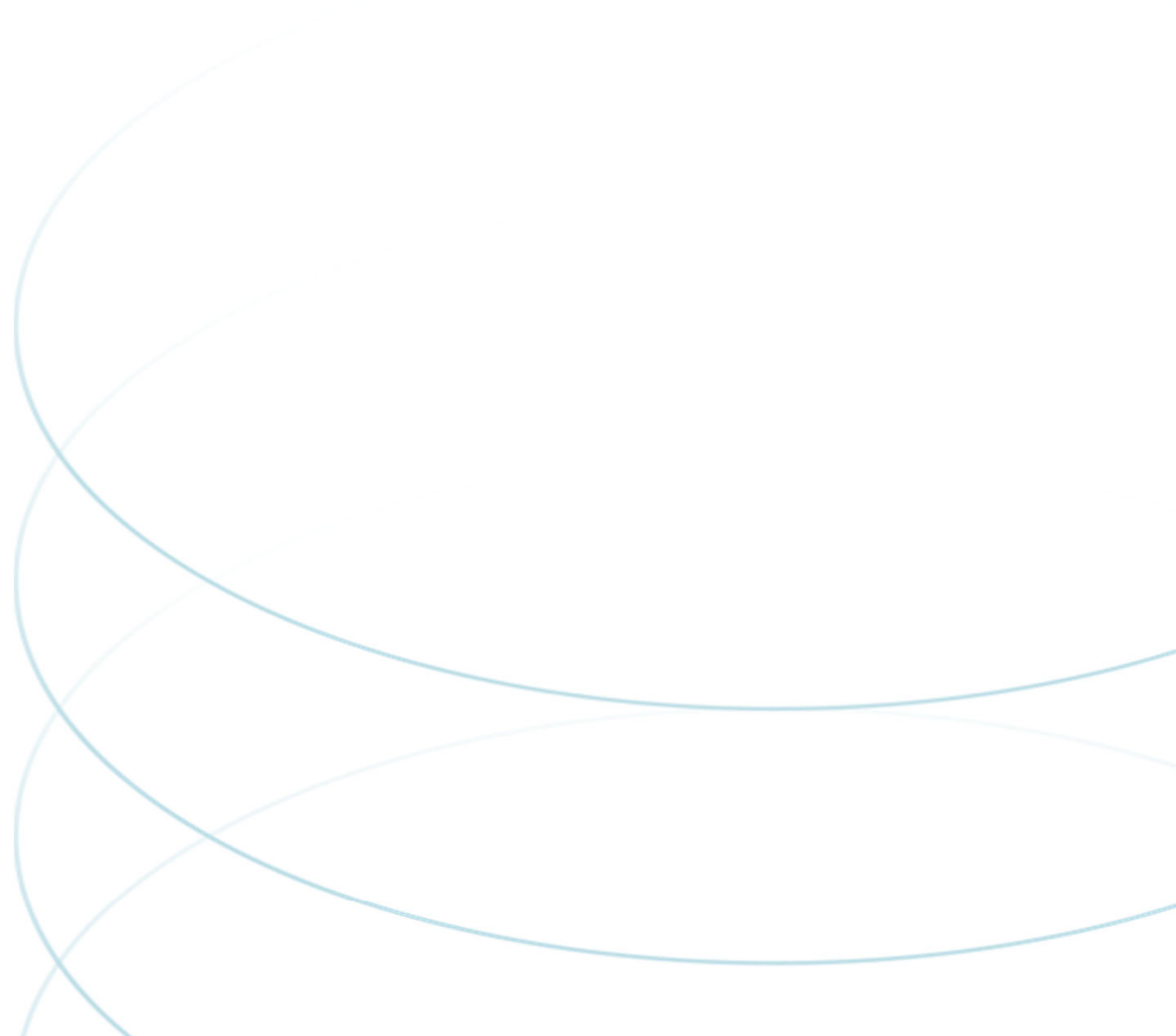
Transit analysis

from Las Vegas



	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

Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

jll.com

Jason Simon, SIOR

Senior Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Senior Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018