

# For Lease

Ask about our *Harsch Hot Deals!*

## Speedway Commerce Center I

Speedway Boulevard & I-15  
North Las Vegas, Nevada 89115

**LESS THAN 20 MINUTES FROM THE LAS VEGAS STRIP!**



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# 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 McCarran 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 MCCARRAN  
INTERNATIONAL AIRPORT



17.8 MILES TO THE NEW  
ALLEGIANSTADIUM





# Speedway Commerce Center 1

Speedway Boulevard & I-15  
North Las Vegas, NV 89115



## Property Highlights

- RATES FROM \$0.48/S.F. NNN
- CAM'S \$0.111/S.F.
- UP TO 46,188 S.F. AVAILABLE
- ON-SITE PROPERTY MANAGEMENT
- DOCK AND/OR GRADE LEVEL DOORS
- HVAC OFFICE
- EVAPORATIVE COOLED WAREHOUSE
- 12' – 26' 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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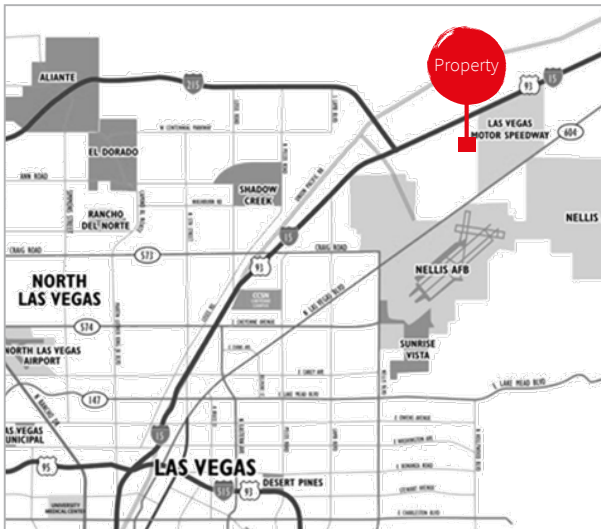
**Jones Lang LaSalle Brokerage, Inc.**  
1980 Festival Plaza Drive  
Suite 250  
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■ AVAILABLE SPACES





# Speedway Commerce Center 1

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*Harsh Hot Deal:* Special rates on select suites! Advertised rate applies for the first 6-12 months of lease term (subject to credit worthiness).

OFFER ENDS OCTOBER 31, 2020

Building	Unit	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock	Grade	Rate	Cam	Monthly
Y - 6885	Y104	2,533	380	2,153	12'	N/A	(1) 10' x 10'	\$0.62	\$0.111	\$1,851.62
F-7005	F111	2,533	390	2,143	12'3"	N/A	(1) 10' x 10'	\$0.62	\$0.111	\$1,851.62
Y-6885	Y101	2,533	809	1,724	12'	N/A	(1) 10' x 10'	\$0.62	\$0.111	\$1,851.62
<b>*F-7005</b>	<b>F105</b>	<b>2,533</b>	<b>380</b>	<b>2,153</b>	<b>12'3"</b>	<b>N/A</b>	<b>(1) 10' x 10'</b>	<b>\$0.55</b>	<b>\$0.111</b>	<b>\$1,674.31</b>
N-6795	N101	2,823	405	2,418	14'	N/A	(1) 10' x 10'	\$0.62	\$0.111	\$2,063.61
W-6959	W101	5,067	380	4,687	14'8"	N/A	(1) 10' x 10'	\$0.57	\$0.111	\$3,450.63
Q-6865	Q102	5,067	380	4,687	15'	N/A	(1) 10' x 10'	\$0.57	\$0.111	\$3,450.63
C-6925	C110	6,837	632	6,205	27'	N/A	(2) 10' x 14'	\$0.57	\$0.111	\$4,656.00
Z-6895	Z106	8,060	851	7,209	27'6"	(1) 10' x 10'	(1) 12' x 14'	\$0.57	\$0.111	\$5,488.86
Q-6865	Q104-105	10,134	1,034	9,100	13'9"- 14'3"	N/A	(2) 10' x 10'	\$0.52	\$0.111	\$6,394.55
D-6975	D102	10,255	510	9,745	29'7"	TBD	(2) 10' x 14'	\$0.52	\$0.111	\$6,470.91
AA-6967	AA103	12,588	949	11,639	27'3"	(1) 10' x 10'	(1) 10' x 10'	\$0.51	\$0.111	\$7,817.15
AA-6967	AA104	12,588	590	11,998	27'3"	(1) 10' x 10'	(1) 14' x 14'	\$0.51	\$0.111	\$7,817.15
<b>B-6825</b>	<b>B104</b>	<b>13,673</b>	<b>560</b>	<b>13,113</b>	<b>28'</b>	<b>N/A</b>	<b>(2) 10' x 14'</b>	<b>\$0.43</b>	<b>\$0.111</b>	<b>\$7,397.09</b>
AA-6967	AA101-102	21,012	1,529	19,483	27'3"	(2) 10' x 10'	(1) 12' x 14'	\$0.49	\$0.111	\$12,628.21
AA-6967	AA101-103	33,600	2,478	31,122	27'3"	(3) 10' x 10'	(2) 10' x 10'	\$0.48	\$0.111	\$19,857.60
AA-6967	AA101-104	46,188	3,068	43,120	27'3"	(4) 10' x 10'	(1) 10' x 10' (1) 12' x 14' (1) 14' x 14'	\$0.48	\$0.111	\$27,297.11

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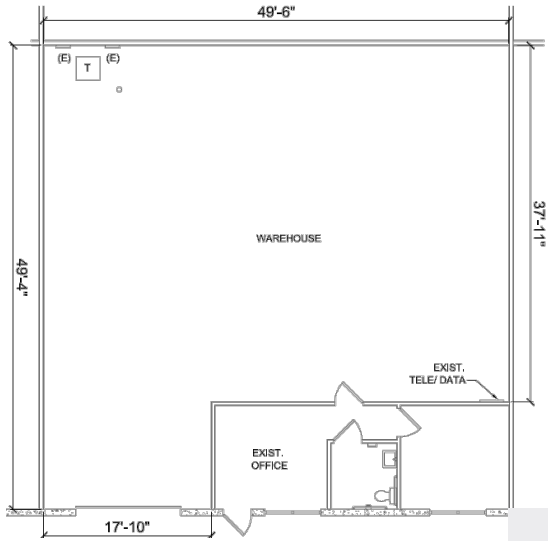
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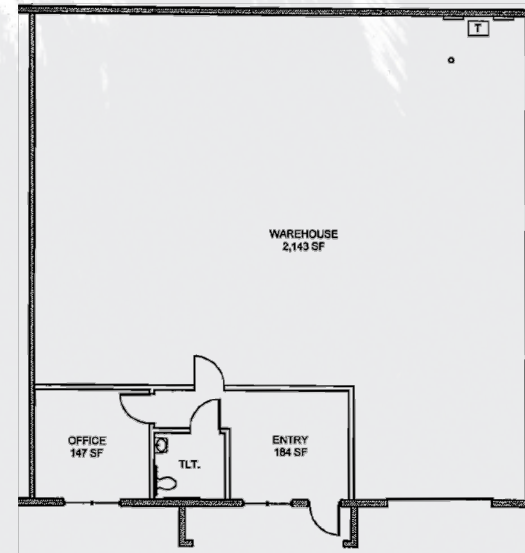
# Speedway Commerce Center 1

Speedway Boulevard & I-15  
North Las Vegas, NV 89115



## 6885 Speedway Blvd. Suite Y104

- 2,533 total s.f.
- 380 s.f. office / 2,153 s.f. warehouse
- 12' clear height
- One (1) 10'x 10' grade
- \$0.62/ s.f. NNN
- CAM's \$0.111
- \$1,851.62 monthly
- Available now



## 7005 Speedway Blvd. Suite F111

- 2,533 total s.f.
- 390 s.f. office / 2,143 s.f. warehouse
- 12'3" clear height
- One (1) 10'x 10' grade
- \$0.62/ s.f. NNN
- CAM's \$0.111
- \$1,851.62 monthly
- Available now

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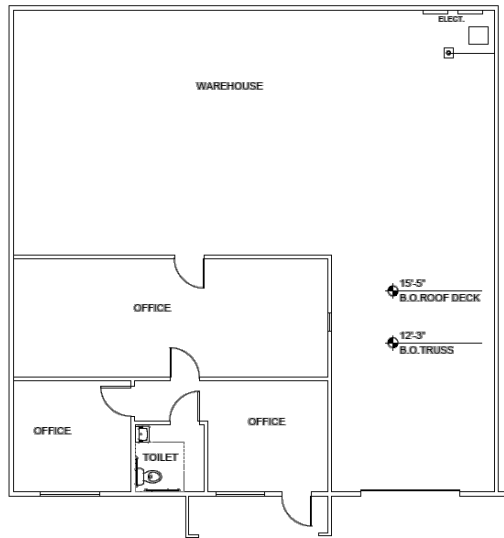
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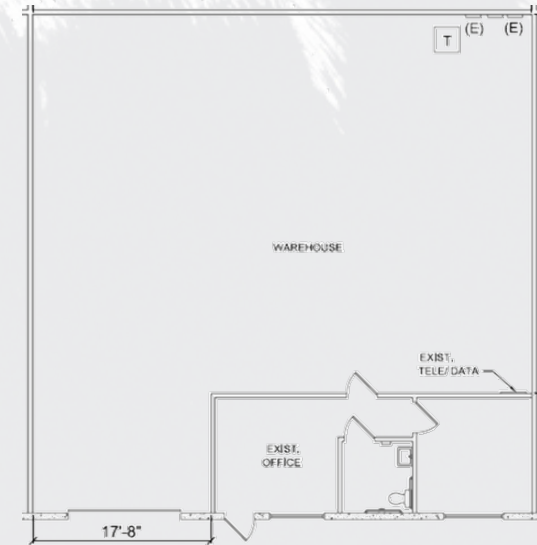
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## 6885 Speedway Blvd. Suite Y101

- 2,533 total s.f.
- 809 s.f. office / 1,724 s.f. warehouse
- 12' clear height
- One (1) 10'x 10' grade
- \$0.62/ s.f. NNN
- CAM's \$0.111
- \$1,851.62 monthly
- Available December 1, 2020



## 7005 Speedway Blvd. Suite F105

- 2,533 total s.f.
- 380 s.f. office / 2,153 s.f. warehouse
- 12'3" clear height
- One (1) 10'x 10' grade
- **\$0.55/ s.f. NNN**
- CAM's \$0.111
- \$1,674.31 monthly
- Available now
- **Special rate applies for first 6-12 months of term & expires 10.31.20 (market rate - \$0.62 NNN)**

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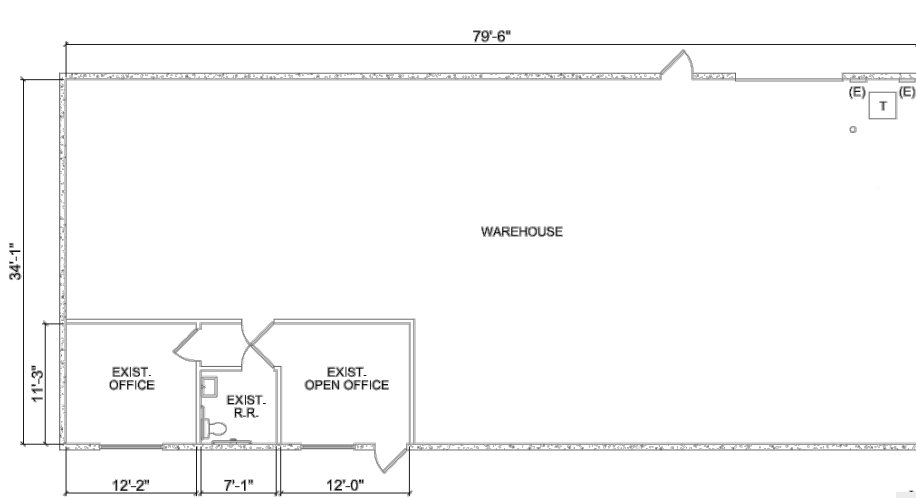
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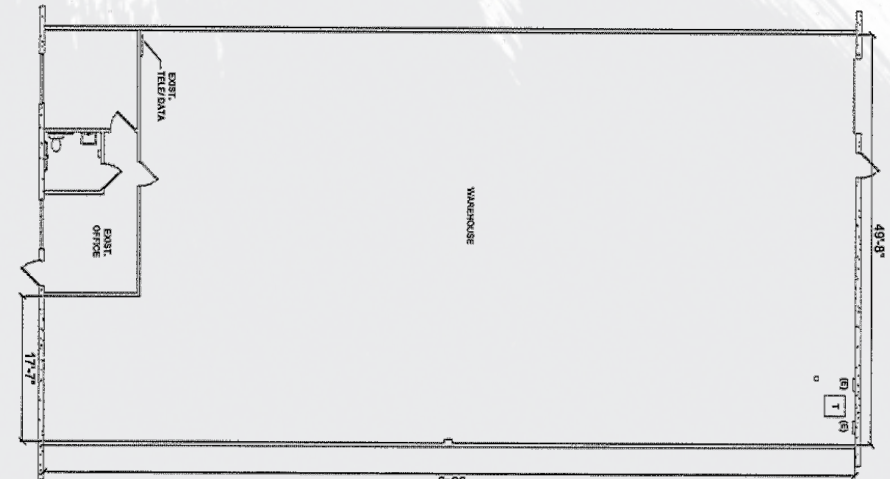
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## 6795 Speedway Blvd. Suite N101

- 2,823 total s.f.
- 405 s.f. office / 2,418 s.f. warehouse
- 14' clear height
- One (1) 10'x 10' grade
- \$0.62/ s.f. NNN
- CAM's \$0.111
- \$2,063.61 monthly
- Available October 1, 2020



## 6859 Speedway Blvd. Suite W101

- 5,067 total s.f.
- 380 s.f. office / 4,687 s.f. warehouse
- 14'8 clear height
- One (1) 10'x 10' grade
- \$0.57/ s.f. NNN
- CAM's \$0.111
- \$3,450.63 monthly
- Available December 1, 2020

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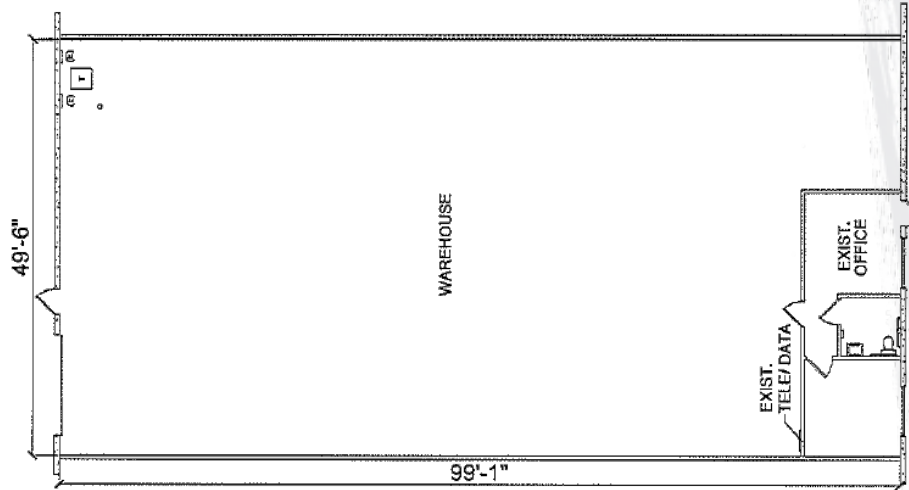
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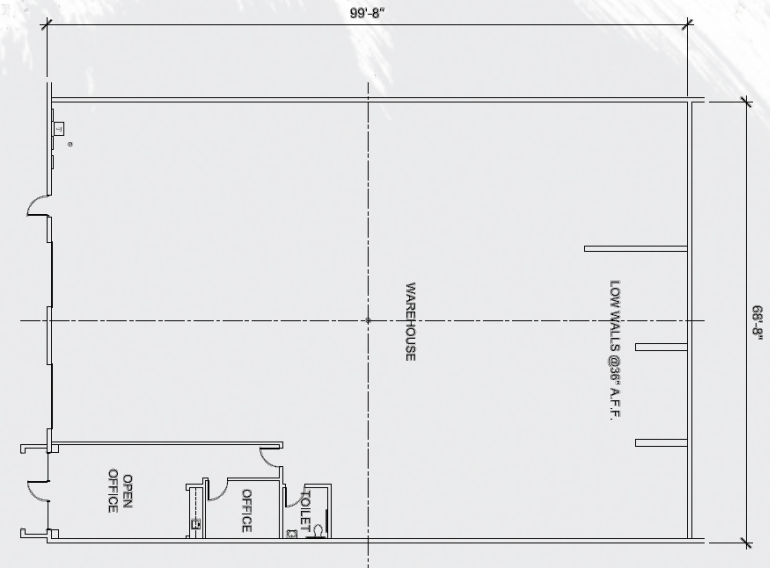
# Speedway Commerce Center 1

Speedway Boulevard & I-15  
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## 6865 Speedway Blvd. Suite Q102

- 5,067 total s.f.
- 380 s.f. office / 4,687 s.f. warehouse
- 15' clear height
- One (1) 10'x 10' grade
- \$0.57/ s.f. NNN
- CAM's \$0.111
- \$3,450 monthly
- Available now



## 6925 Speedway Blvd. Suite C110

- 6,837 total s.f.
- 632 s.f. office / 6,205 s.f. warehouse
- 27' clear height
- Two (2) 10'x 14' grade
- \$0.57/ s.f. NNN
- CAM's \$0.111
- \$4,656 monthly
- Available date TBD

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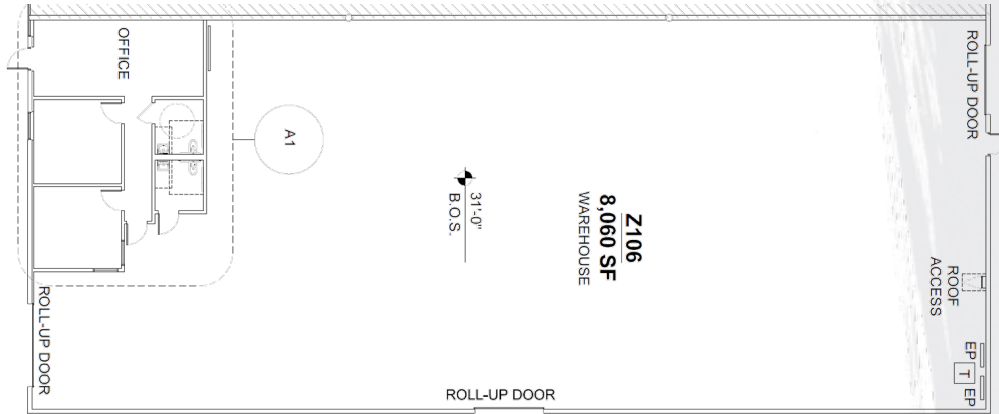
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## 6895 Speedway Blvd. Suite Z106

- 8,060 total s.f.
- 851 s.f. office / 7,209 s.f. warehouse
- 27'2" clear height
- One (1) 10' x 10' grade door
- One (1) 12' x 14' front grade
- \$0.57/ s.f. NNN
- CAM's \$0.111
- \$5,488.86 monthly
- Available date TBD



## 6865 Speedway Blvd. Suite Q104-105

- 10,134 total s.f.
- 1,034 s.f. office / 9,100 s.f. warehouse
- 13'9" - 14'3" clear height
- Two (2) 10' x 10' grade
- \$0.52/ s.f. NNN
- CAM's \$0.111
- \$6,394.55 monthly
- Available October 1, 2020

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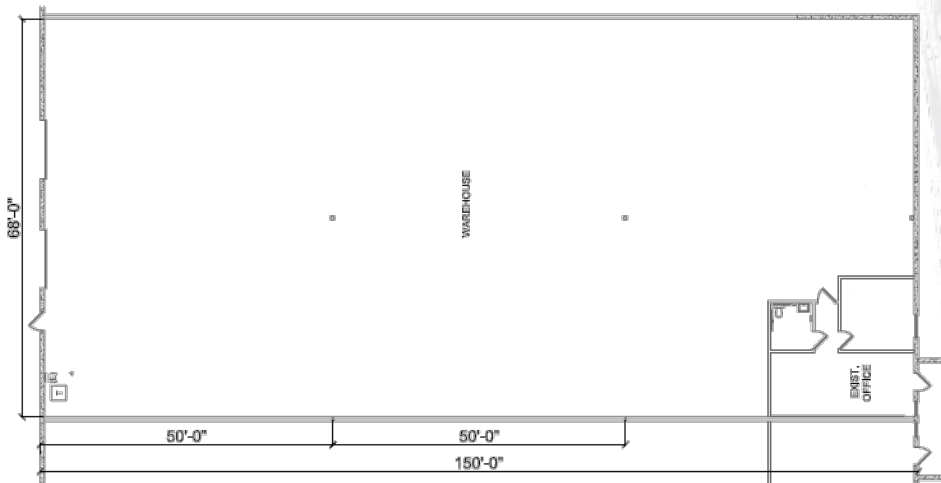
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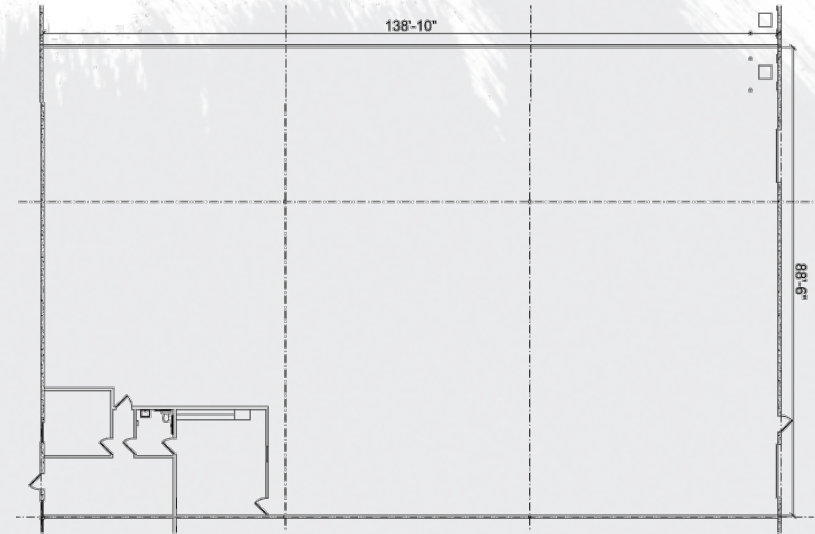
# Speedway Commerce Center 1

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## 6975 Speedway Blvd. Suite D102

- 10,255 total s.f.
- 510 s.f. office / 9,745 s.f. warehouse
- 29'7" clear height
- Two (2) 10' x 14' grade
- \$0.52/ s.f. NNN
- CAM's \$0.111
- \$6,470.91
- Available now



## 6967 Speedway Blvd. Suite AA103

- 12,588 total s.f.
- 949 s.f. office / 11,639 s.f. warehouse
- 27'3" clear height
- One (1) 10' x 10' dock
- One (1) 10' x 10' grade
- \$0.51/ s.f. NNN
- CAM's \$0.111
- \$7,817.15 monthly
- Available now

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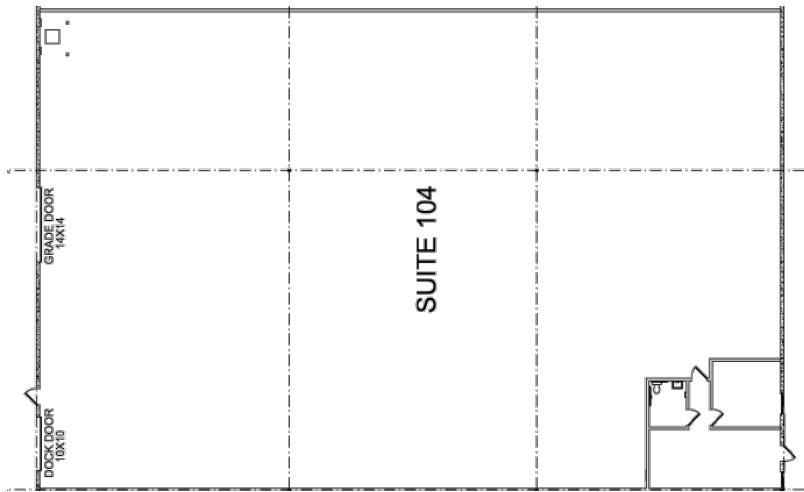
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# Speedway Commerce Center 1

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## 6967 Speedway Blvd. Suite AA104

- 12,588 total s.f.
- 590 s.f. office / 11,998 s.f. warehouse
- 27'3" clear height
- One (1) 10'x 10' dock
- One (1) 14'x 14' grade
- \$0.51/ s.f. NNN
- CAM's \$0.111
- \$7,817.15 monthly
- Available November 1, 2020



## 6825 Speedway Blvd. Suite B104

- 13,673 total s.f.
- 560 s.f. office / 13,113 s.f. warehouse
- 28' clear height
- Two (2) 10'x14' grade
- **\$0.43/ s.f. NNN**
- CAM's \$0.111
- \$7,397.09
- Available now
- **Special rate applies for first 6-12 months of term & expires 10.31.20 (market rate - \$0.51 NNN)**

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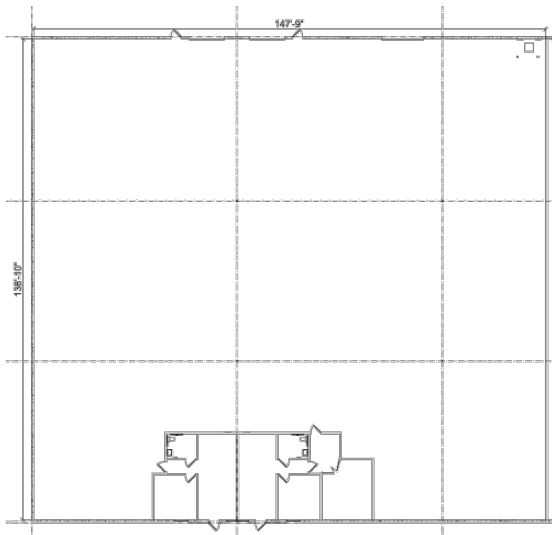
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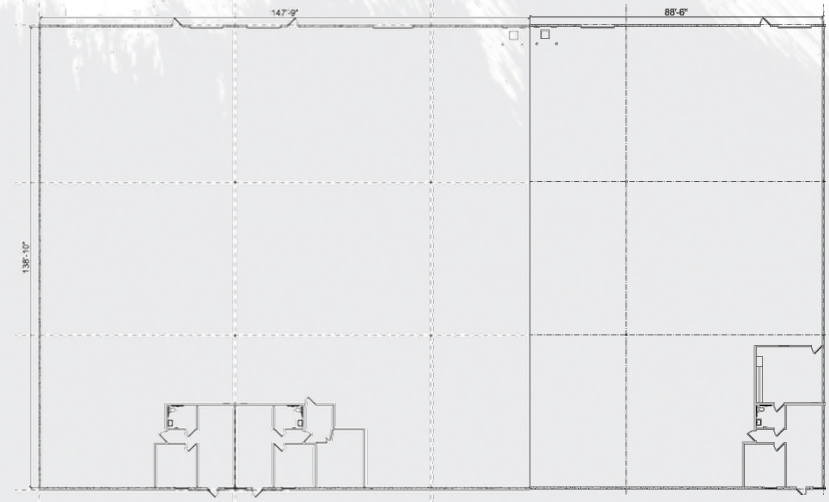
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## 6967 Speedway Blvd. Suite AA101-102

- 21,012 total s.f.
- 1,529 s.f. office / 19,483 s.f. warehouse
- 27'3" clear height
- One (1) 10'x10' ramp to grade
- Two (2) 10'x10' dock
- \$0.49/ s.f. NNN
- CAM's \$0.111
- \$12,628.21
- Available now



## 6967 Speedway Blvd. Suite AA101-103

- 33,600 total s.f.
- 2,478 s.f. office / 31,122 s.f. warehouse
- 27'3" clear height
- Two (2) 10'x10' ramp to grade
- Three (3) 10'x 10' dock
- \$0.48/ s.f. NNN
- CAM's \$0.111
- \$19,857.60
- Available now

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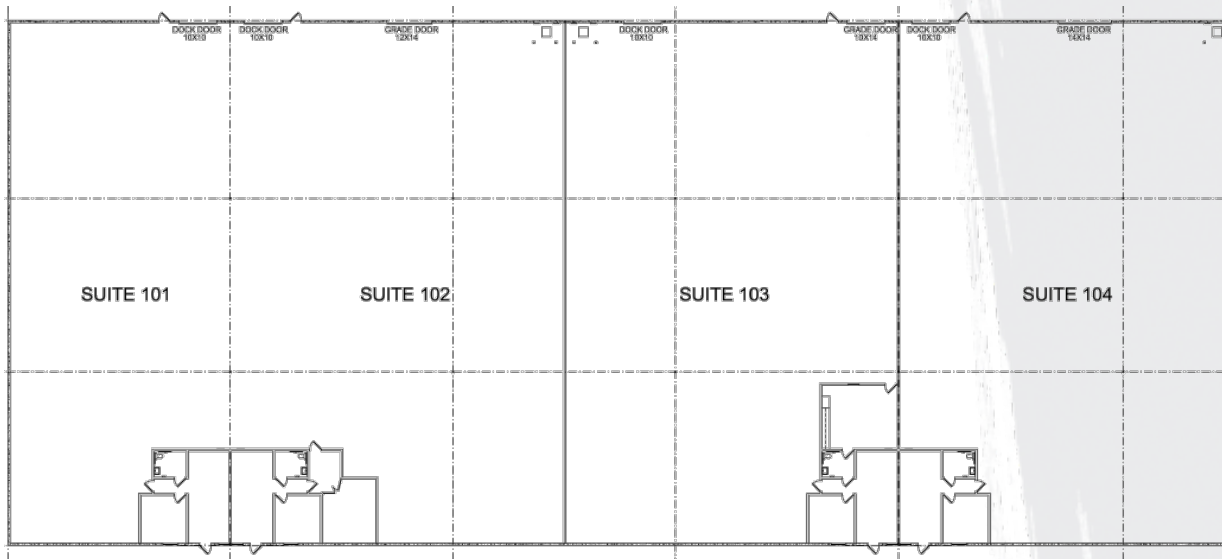
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## 6967 Speedway Blvd. Suite AA101-104

- 46,188 total s.f.
- 3,068 s.f. office / 43,120 s.f. warehouse
- 27'3" clear height
- One (1) 10'x10' ramp to grade
- One (1) 12' x 14' grade
- One (1) 14' x 14' grade
- Four (4) 10' x 10' dock
- \$0.48/ s.f. NNN
- CAM's \$0.111
- 27,297.00
- Available November 1, 2020

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# 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

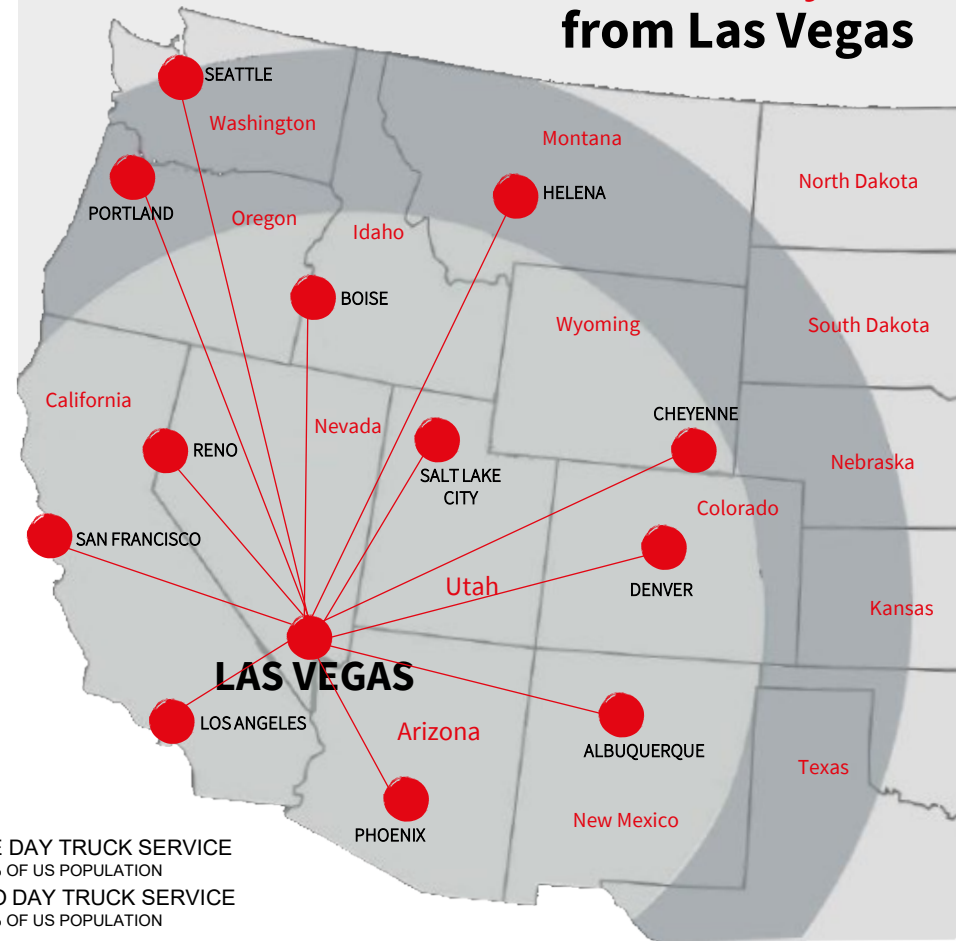
## Labor

- 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	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS	BOISE	630 MI 9 HRS, 32
PHOENIX	298 MI	4 HRS, 38 MIN	DENVER	748 MI 10 HRS, 50 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN	CHEYENNE	833 MI 12 HRS, 8 MIN
RENO	448 MI	7 HRS, 1 MIN	HELENA	901 MI 12 HRS, 35 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN	PORTLAND	974 MI 15 HRS, 29 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN	SEATTLE	1,125 MI 15 HRS, 29 MIN

