

±309,184 SF

Industrial Space For Lease



Prologis I-15 Speedway Logistics Center #11

6250 E. Washburn Road
Las Vegas, NV 89115

LOCATION

Located within the North Las Vegas/Speedway submarket, just south of the I-15 via Tropical Pkwy. Easily accessed from Washburn Rd. and Mt. Hood St. Corporate neighbors include Amazon, Sephora, FedEx, Lowe's, Bed Bath & Beyond, and more.

PROPERTY DESCRIPTION

- Class A Industrial Building for Lease
- Front & Rear Loading Options
- BTS Office Space
- 36' Minimum Clear Height
- Dock High & Grade Level Loading
- ESFR Fire Sprinkler System
- 277/480v, 3-Phase Power
- Ample Parking
- Estimated Delivery: Q2 2024

HIGHWAY ACCESS

Close proximity to I-15 and I-215 via Tropical Parkway and Speedway Boulevard interchanges.

ZONING

- M-1 (Light Manufacturing)
- Clark County Jurisdiction

LEASE TYPE

- Prologis Clear Lease

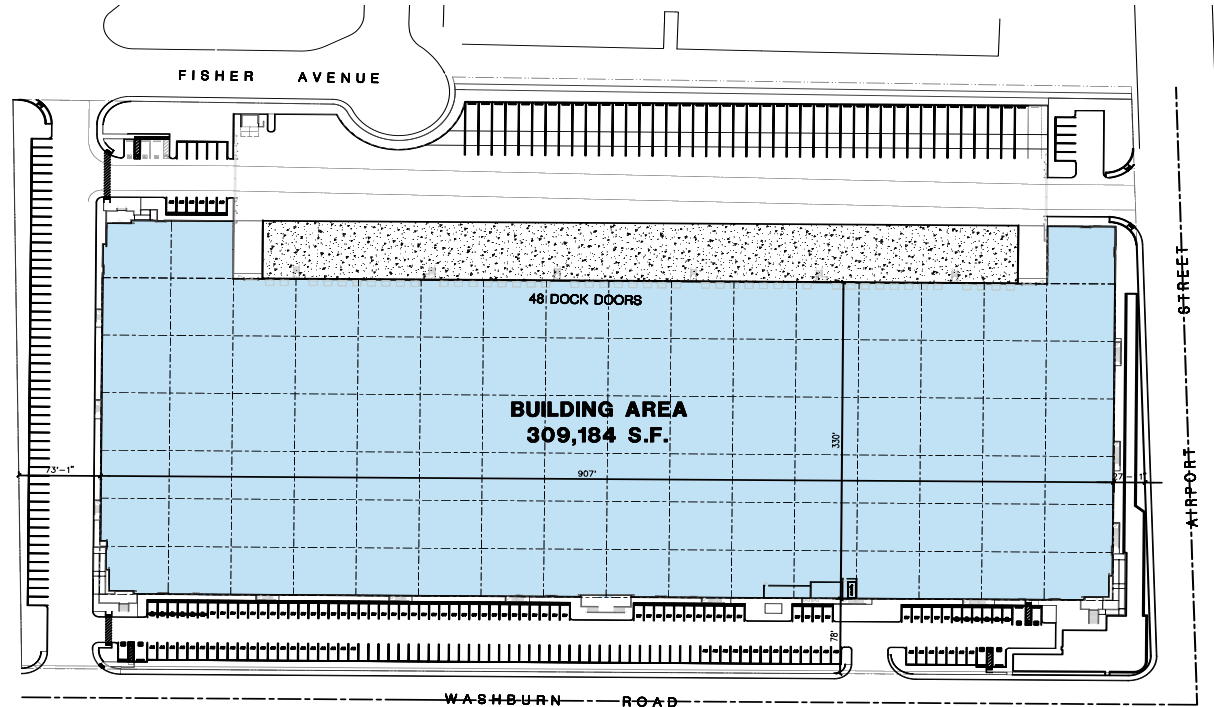
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FACILITY

- ±309,184 SF Distribution Facility
- Rear Loading
- Divisible to ±72,560 SF
- BTS Office Space
- 48 Dock Doors (9'x10')
- 2 Ramp to Grade Doors (12'x14')
- 36' Minimum Clear Height
- 60' Speed Bays
- 56'x60' Typical Column Spacing
- 170' - 195' Truck Court
- 241 Car Parking Stalls
- 46 Trailer Parking Stalls
- ESFR Sprinkler System
- 277/480v, 3-Phase Power
- Electrical capacity designed 4,000-amp Main Service to Building (expandable)
- R-38 Roof Batt Insulation
- 6" Concrete Floor Slab
- Estimated Delivery: Q2 2024



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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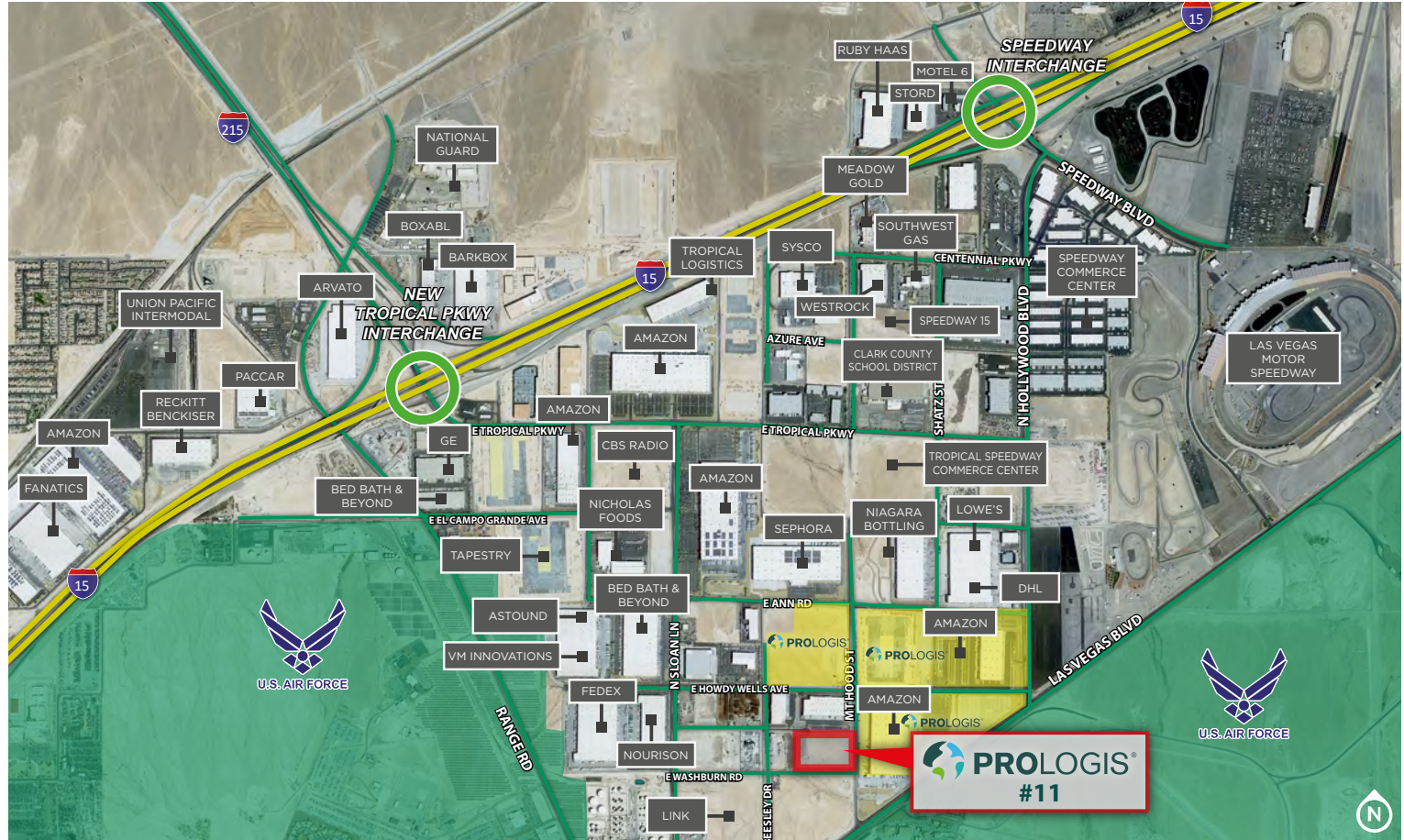
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