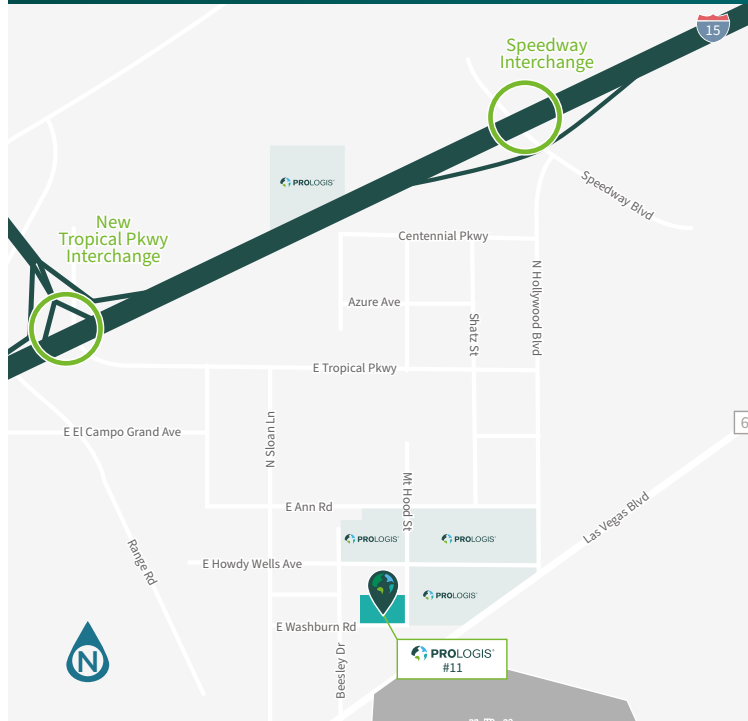


±309,159 SF

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, and more.

FACILITY

- Class A Industrial Building for Lease
- 100% HVAC
- Front & Rear Loading Options
- ±3,500 SF Office
- 36' Minimum Clear Height
- Dock High & Grade Level Loading
- ESFR Fire Sprinkler System
- 277/480v, 3-Phase Power
- Ample Parking
- Available Now

HIGHWAY ACCESS

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

ZONING

- M-2 (General Industrial)
- North Las Vegas Jurisdiction

LEASE TYPE

- Prologis Clear Lease

±309,159 SF

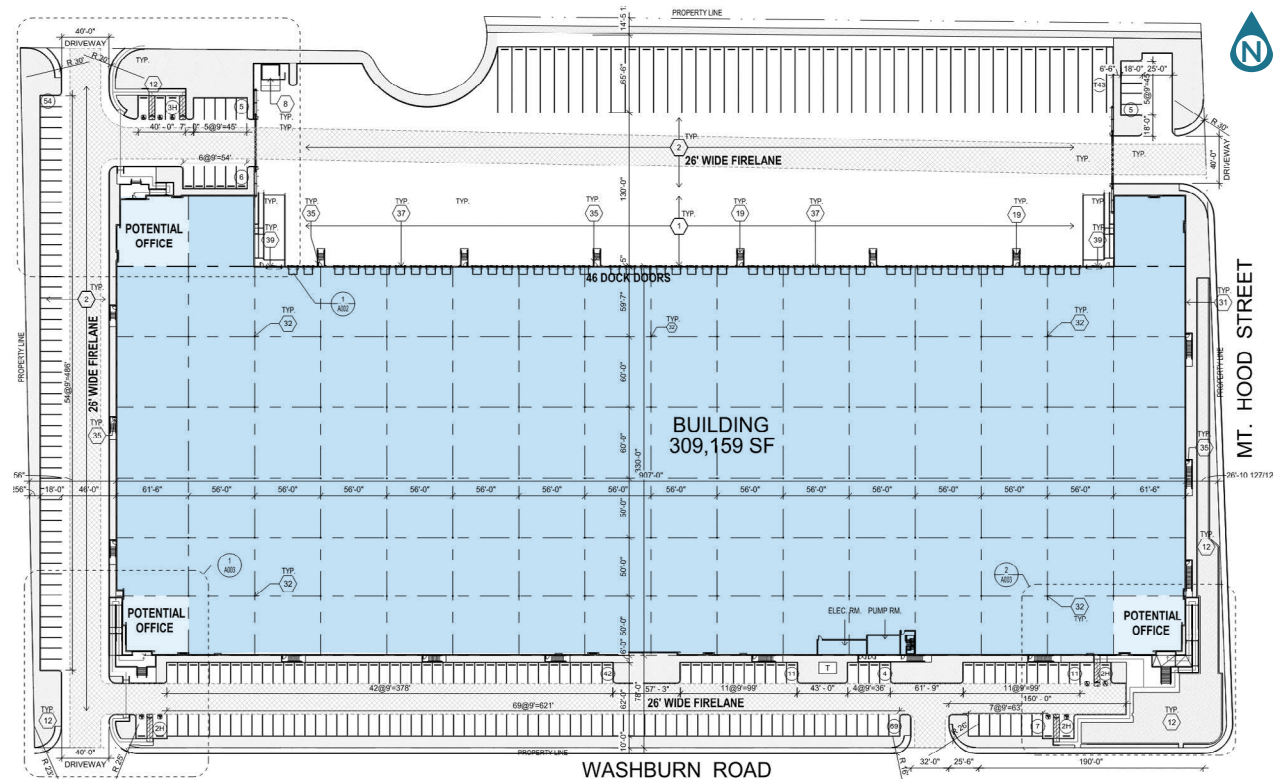
Industrial Space For Lease



Prologis I-15 Speedway Logistics Center #11

FACILITY

- ±309,159 SF Distribution Facility
- 100% HVAC Climate Controlled
- Front & Rear Loading Options
- ±3,500 SF Office
- 46 Dock Doors (9'x10')
- 2 Ramp to Grade Doors (12'x14')
- 36' Minimum Clear Height
- 60' Speed Bays
- 50'x60' Typical Column Spacing
- 170' – 195' Truck Court
- 232 Car Parking Stalls
- 43 Trailer Parking Stalls
- ESFR Sprinkler System
- 277/480v, 3-Phase Power
- Concrete Dock Apron
- Paved Truck Court
- Electrical Capacity Designed 4,000-Amp Main Service to Building (expandable)
- R-38 Roof Batt Insulation
- 7" Concrete Reinforced Floor Slab (0.5% Slope)
- Will Be Delivered With Solar-Ready Roof (30 year, 80 mil TPO)
- Underground Conduit For Future EV Charging



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.

±309,159 SF

Industrial Space For Lease



Prologis I-15 Speedway Logistics Center #11

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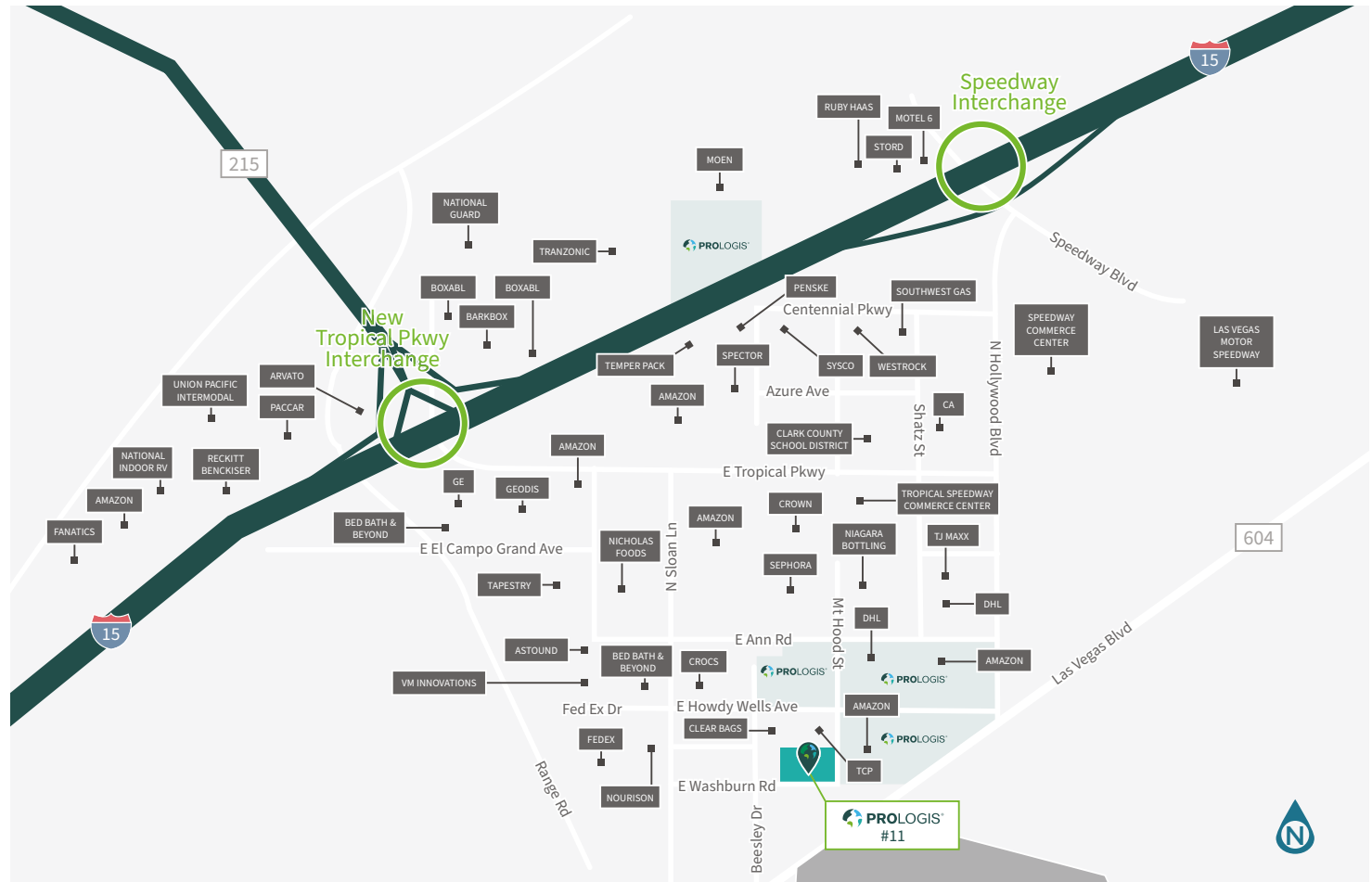
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately one billion square feet owned and under management in 20 countries on four continents.

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