

SUITE 160
FOR SUBLEASE
±64,400 SF



6565 NASCAR STREET, SUITE 160

±64,400 SF Industrial Sublease Opportunity in Suite 160 at LogistiCenter at Speedway 1. Full premises preferred; sublessor is open to variations. High exposure to I-15 & I-215 Freeway Impressions.



Property Description

Suite 160 at LogistiCenter at Speedway 1 offers approximately 64,400 SF of modern industrial space for sublease in North Las Vegas. The space features 32' clear height, 12 dock-high doors, 2 drive-in doors, five pit levelers per landlord work scope, 50' x 50' typical column spacing with 60' x 50' speed/loading bays, ESFR sprinklers and 277/480V 3-phase power. The property is zoned M-2 General Industrial and provides excellent access to I-15 and I-215 within the established Speedway industrial submarket.

±64,400
SF AVAILABLE

\$0.95
SF/MO/NNN ASKING RATE

*Class A Industrial Sublease Opportunity in
an Excellent Northwest Las Vegas Location*

SUITE 160

PROPERTY OVERVIEW

ASKING RENT	\$0.95/SF/month NNN
2026 CAM BUDGET	\$.93/SF Yearly
SUITE 160	±64,400 SF Expansion Premises
CURRENT LEASE EXPIRATION	May 31, 2031
TOTAL BUILDING	±251,800 SF Multi-Tenant Dist. Facility
CLEAR HEIGHT	32'
DOCK-HIGH DOORS	12
DRIVE-IN DOORS	2
PIT LEVELERS/SEALS	5
SPEED/LOADING BAYS	60' x 50'
COLUMN SPACING	50'x 50'
SPRINKLERS	ESFR
POWER	277/480V, 3-phase
PARKING	60 spaces
ZONING	M-2 General Industrial - N. Las Vegas
APN	123-22-801-024
LAND AREA	13.92 AC / approx. 606,355 SF
MULTI-TENANT	Industrial Building
CONSTRUCTION	Reinforced concrete
YEAR BUILT	2020
LISTING NAME	LogistiCenter at Speedway 1
INTERSTATE ACCESS	Near I-15 & I-215

INTERIOR RACKING CONFIGURATION KEY FEATURES

±3,000 Pallet Positions (4-High Racking Configuration)

Two (2) 600A, 277/480V, 3-Phase, 4-Wire Electrical Services

Dedicated Battery Charging Area

Shipping Office

Large Employee Break Area

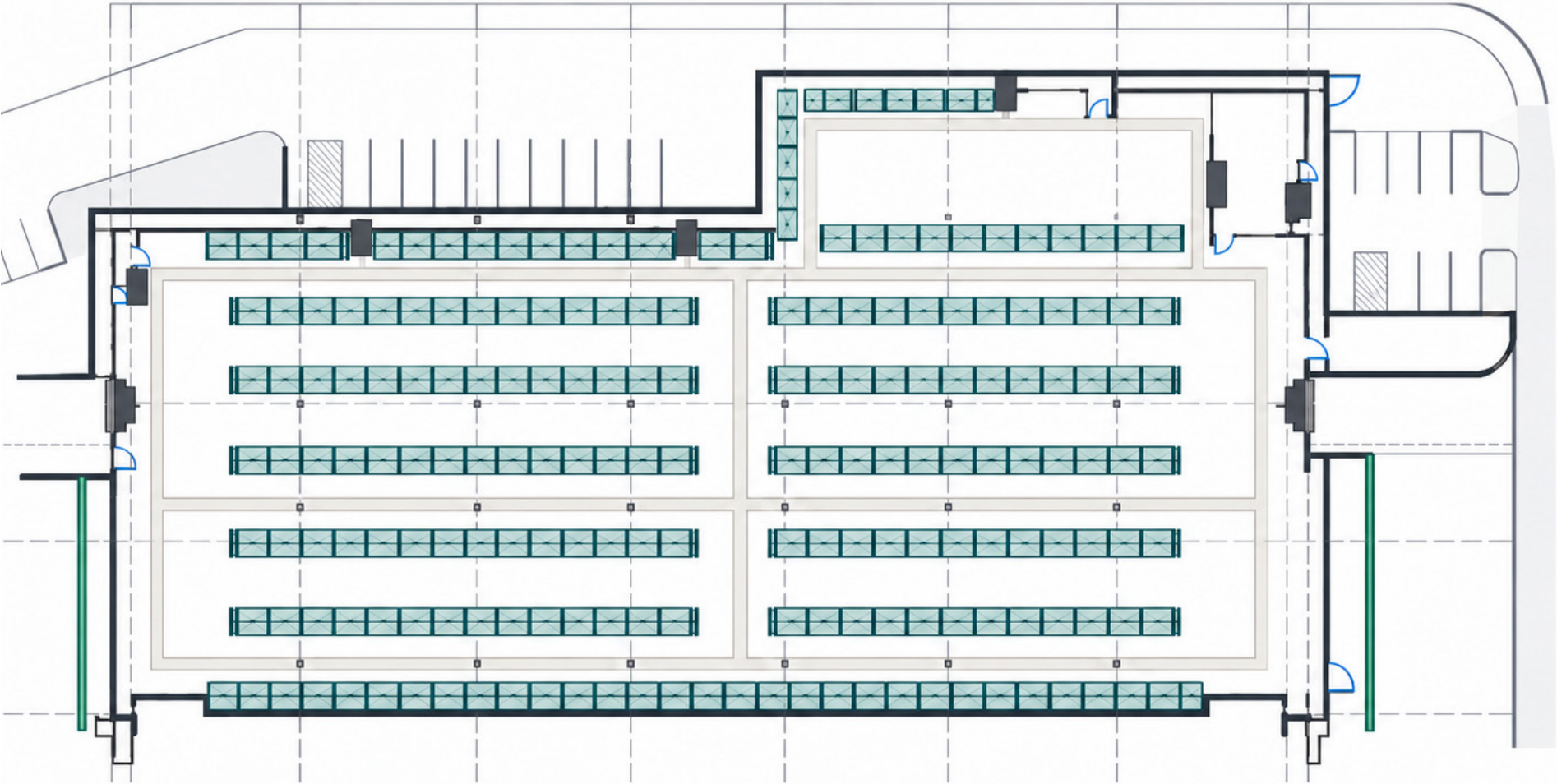
Two (2) Restrooms



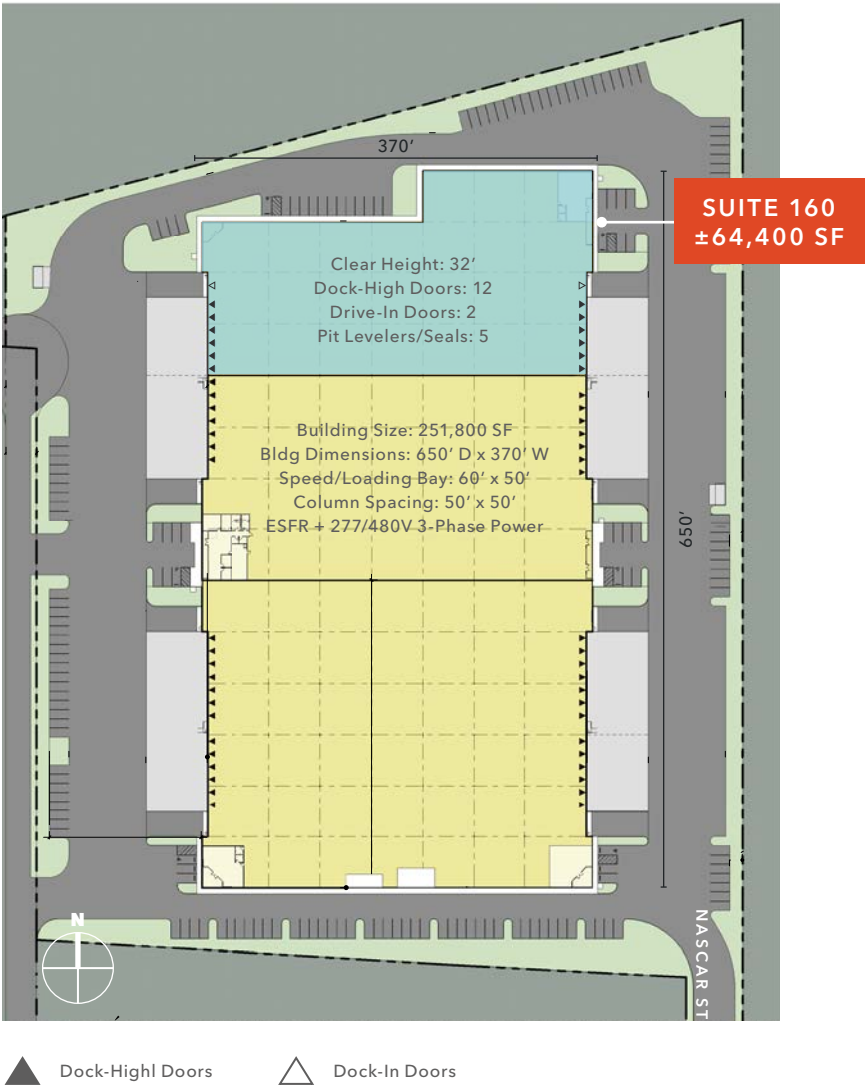
RACKING LAYOUT

±3,000

PALLET POSITIONS (4-HIGH
RACKING CONFIGURATION)



SITE PLAN



6565 NASCAR ST, SUITE 160

POLE POSITION FOR PERFORMANCE

Situated on point at N. Las Vegas Speedway submarket, stay in the lead with immediate I-15 access, high-profile visibility, and neighbors including Amazon, FedEx, Sephora, Lowe's, and Kirkland's. Accelerate operations alongside major logistics and data infrastructure providers, including Flexential and NOVVA, in one of the market's most dynamic industrial corridors.



LAS VEGAS IS ONE OF THE TOP-RANKED REGIONS IN GROWTH & INVESTMENT

*More than 2.4 million people call Las Vegas Nevada home,
and the region consistently leads the nation in growth.*

State Tax Climate

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state.

THE NEVADA ADVANTAGE

No corporate income tax

No admission tax

No unitary tax

No franchise tax on income

No inventory tax

No tax on corporate share issuance

No tax on sale or transfer of shares

Low property tax

No inheritance pension or SS tax

60 Million Customers in 1-day Truck Service

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.

Competitive Commercial Utility Rates, >50% Lower Than California

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.

→ WHY LAS VEGAS?

→ WHY NEVADA?

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Exclusively listed by

JEREMY A. GREEN, SIOB
Executive Vice President
702.292.4186
jeremy.green@kidder.com
LIC N° S.046439

COLE GREEN
Investment Analyst
702.592.9109
cole.green@kidder.com
LIC N° S.0202724

KIDDER.COM

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