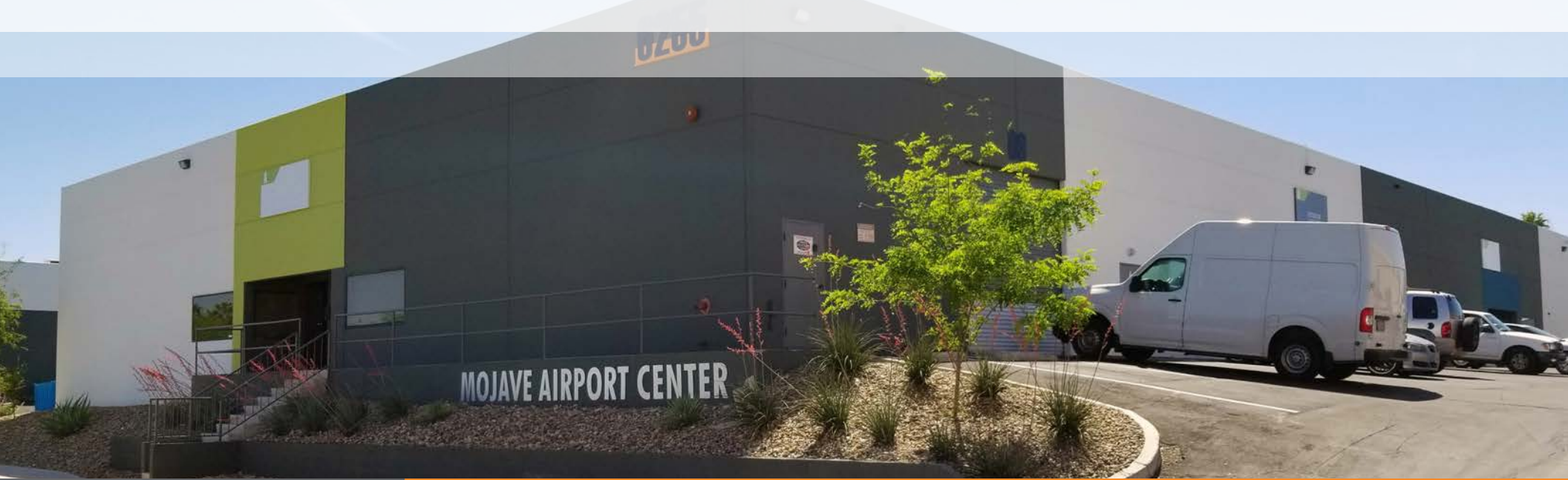


MOJAVE AIRPORT CENTER



6255 & 6285 MOJAVE ROAD, LAS VEGAS, NEVADA 89120

FOR MORE INFORMATION:

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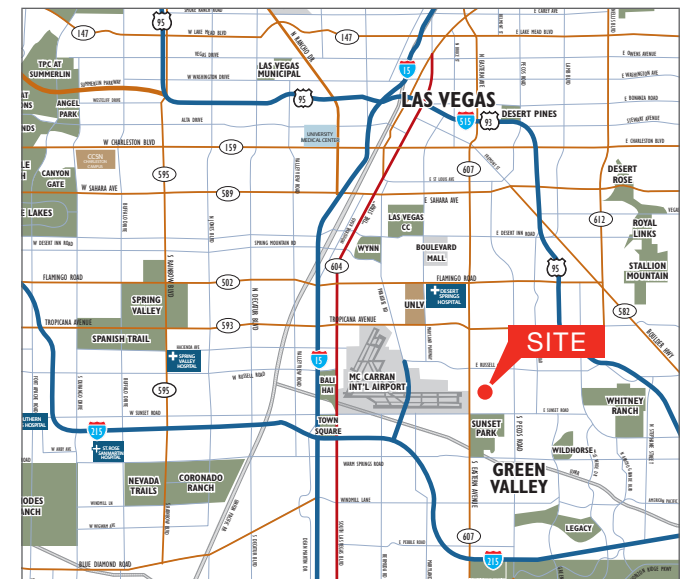
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PROPERTY FEATURES

- » Move-in ready
- » Dock-Hi Truck Loading (10' x 10')
- » 120/208v, 3-Phase power
- » 18' minimum clear height
- » ±30'x35' Column Spacing
- » Metal halide and fluorescent warehouse lights
- » Grade Level Loading to some units
- » MD Light Industrial Zoning
- » 78 parking spaces
- » Evaporative cooled warehouse
- » Fire sprinklers at .20 per ±1,500 SF
- » Concrete tilt-up construction



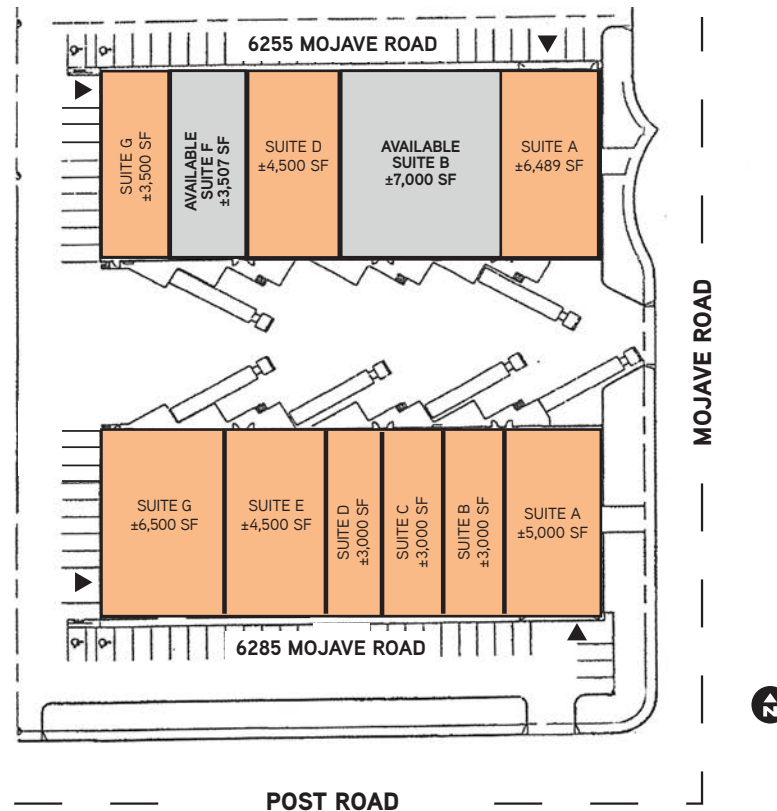
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

MOJAVE AIRPORT CENTER

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SITE PLAN

- OCCUPIED
- AVAILABLE



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AVAILABILITIES

| BUILDING | SUITE | TOTAL SF | OFFICE % | COMMENTS |
|----------|-------|----------|----------|---------------|
| 6255 | B | ±7,000 | 13% | Available Now |
| 6255 | F | ±3,507 | 19% | Available Now |



**6255 MOJAVE ROAD
SUITE B :: ±7,000 SF**

- ±936 SF Office
- ±6,064 SF Warehouse
- Two (2) Private Offices
- One (1) Restroom
- Two (2) Dock High Doors
- \$0.80/SF (NNN)
- \$0.20/SF CAM

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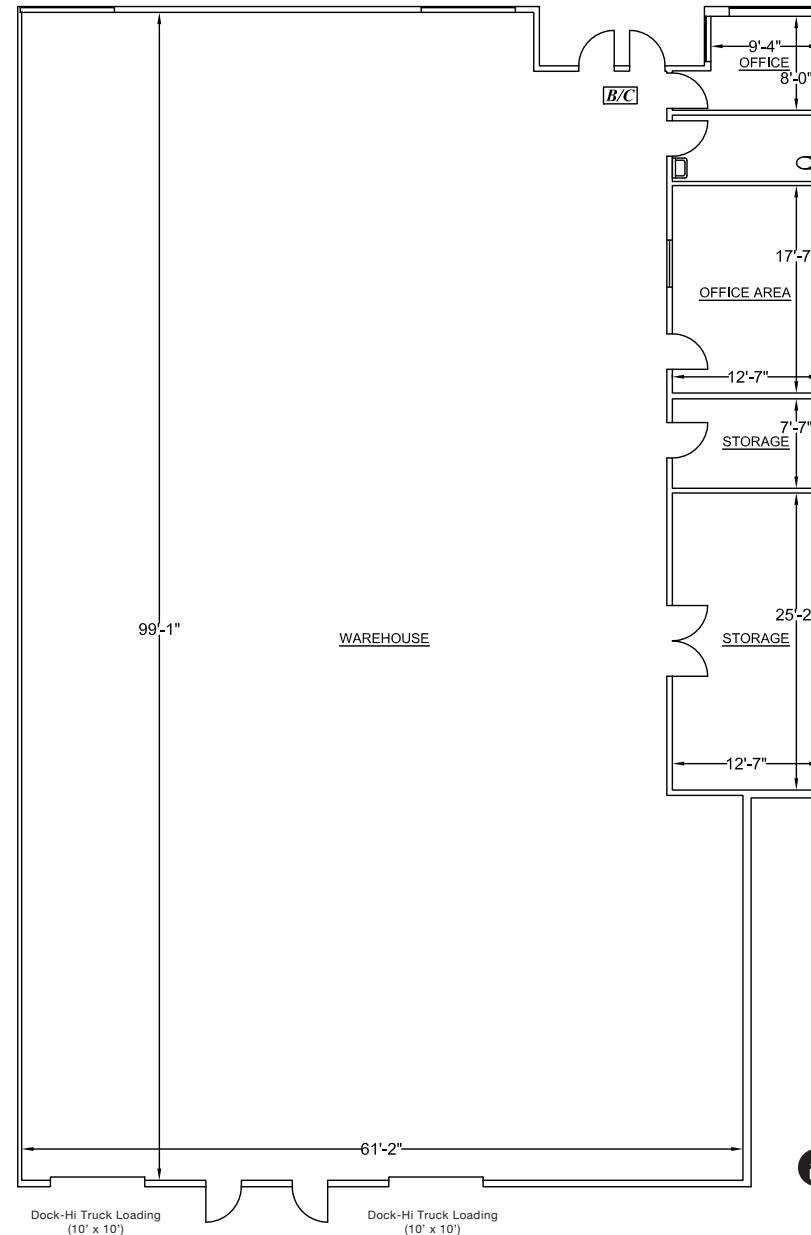
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MOJAVE AIRPORT CENTER

BLDG. 6255 // SUITE B // FLOOR PLAN



For illustration purposes only. Not to scale.



**6255 MOJAVE ROAD
SUITE F :: ±3,507 SF**

- ±685 SF Office
- ±2,822 SF Warehouse
- One (1) Office
- One (1) Restroom
- One (1) Dock High Door
- \$0.80/SF (NNN)
- \$0.20/SF CAM

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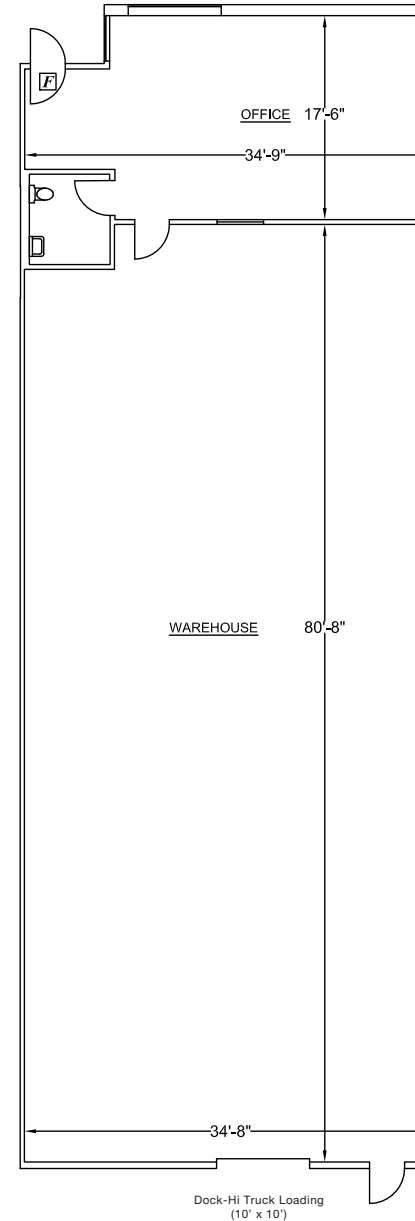
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MOJAVE AIRPORT CENTER

BLDG. 6255 // SUITE F // FLOOR PLAN



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MOJAVE AIRPORT CENTER

AMENITIES & IMPROVEMENTS



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