


FOR LEASE - ±4,500 SF DOCK-HI WAREHOUSE UNIT

MOJAVE AIRPORT CENTER

6255 & 6285 MOJAVE ROAD, LAS VEGAS, NEVADA 89120



DEAN WILLMORE  SIOR
+1 702 836 3763
dean.willmore@colliers.com

ALEX STANISIC
+1 702 836 3742
alex.stanisic@colliers.com

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

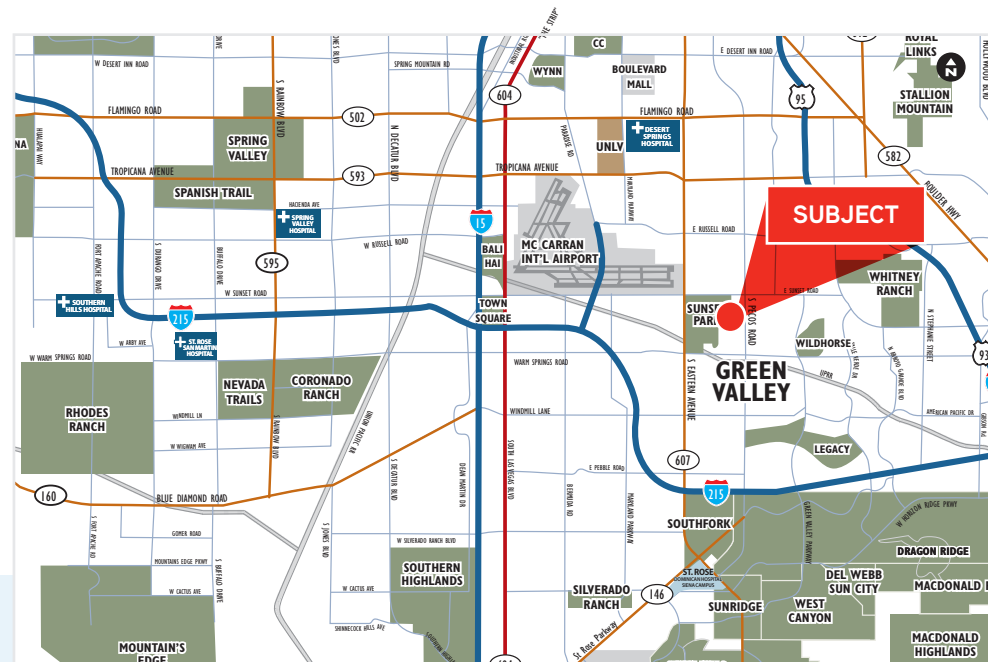
FOR LEASE - ±4,500 SF DOCK-HI WAREHOUSE UNIT

MOJAVE AIRPORT CENTER

6255 & 6285 MOJAVE ROAD, LAS VEGAS, NEVADA 89120



MOJAVE AIRPORT CENTER IS LOCATED JUST EAST OF MCCARRAN INTERNATIONAL AIRPORT WITH THE ABILITY TO SERVICE ALL AREAS OF TOWN FROM ONE CENTRAL LOCATION. THIS PROJECT FEATURES INCLUDE DOCK-HI AND GRADE LEVEL LOADING, FLEXIBLE FLOOR PLANS WITH UNITS FROM ±3,000 SF TO ±7,000 SF, AND GOOD PARKING. THE RECENT NEW OWNERSHIP IS PLEASANT TO WORK WITH AND EAGER TO LEASE SPACE. MOJAVE AIRPORT CENTER PROVIDES EXCELLENT ACCESS TO THE I-15 AND I-215 FREEWAYS AND THE LAS VEGAS STRIP.



PROPERTY HIGHLIGHTS

- Move-in ready
- Dock-Hi Truck Loading
- 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

DEAN WILLMORE **SIOR**
+1 702 836 3763
dean.willmore@colliers.com

ALEX STANISIC
+1 702 836 3742
alex.stanisic@colliers.com

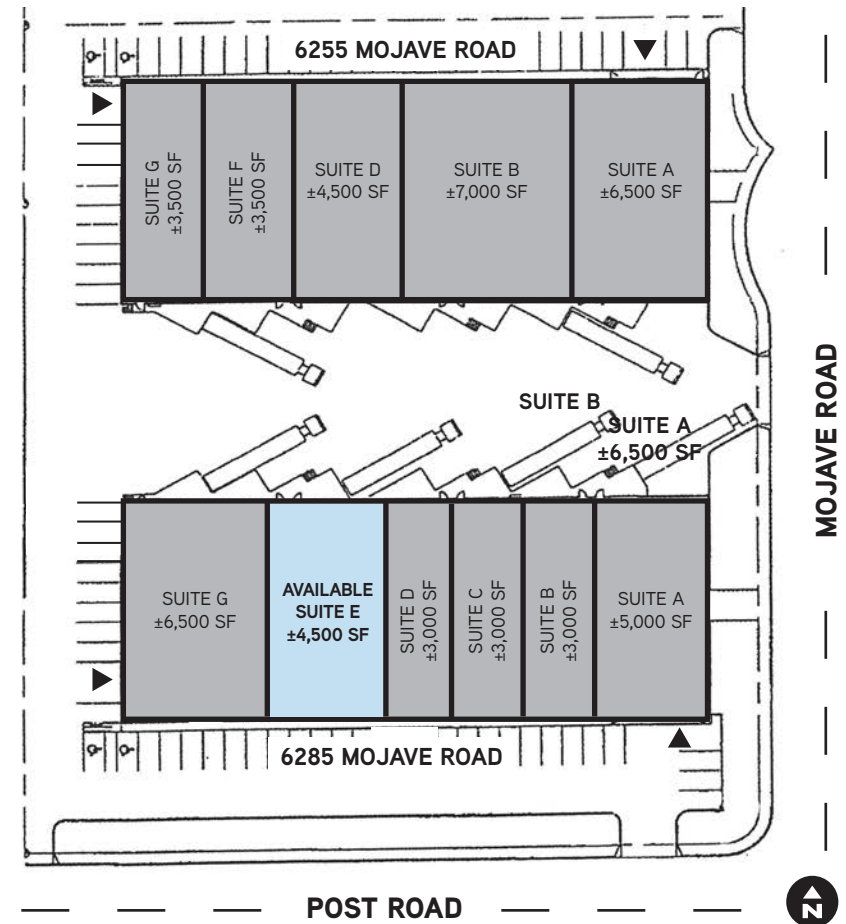
COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE - ±4,500 SF DOCK-HI WAREHOUSE UNIT

MOJAVE AIRPORT CENTER

6255 & 6285 MOJAVE ROAD, LAS VEGAS, NEVADA 89120



DEAN WILLMORE SIOR
+1 702 836 3763
dean.willmore@colliers.com

ALEX STANISIC
+1 702 836 3742
alex.stanisic@colliers.com

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE - ±4,500 SF DOCK-HI WAREHOUSE UNIT

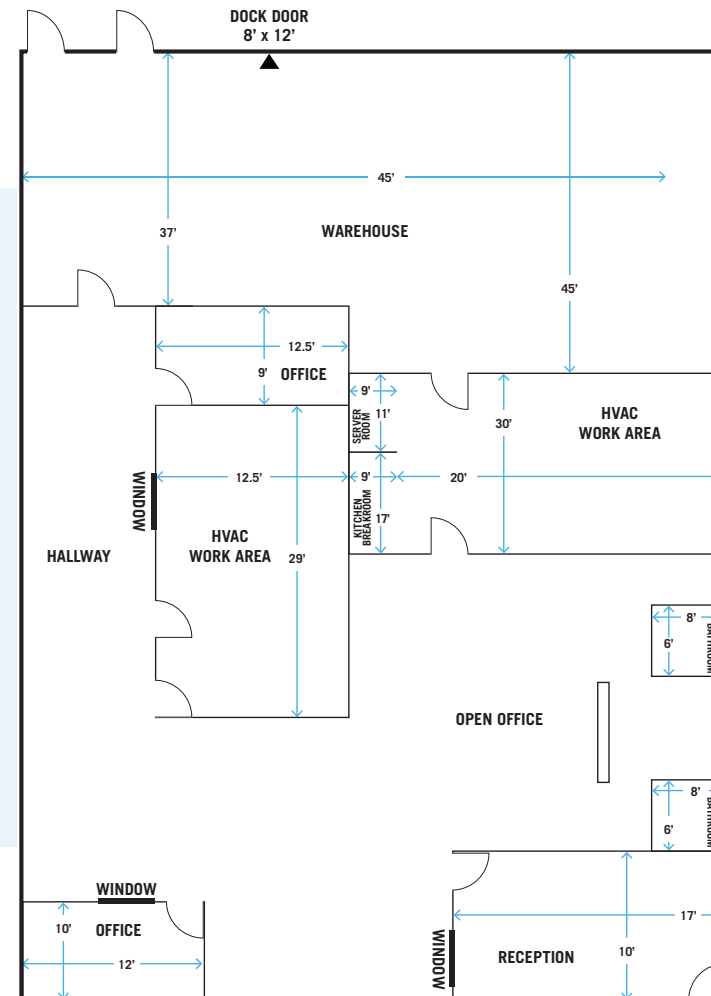
MOJAVE AIRPORT CENTER

6255 & 6285 MOJAVE ROAD, LAS VEGAS, NEVADA 89120



6285 MOJAVE ROAD SUITE E :: ±4,500 SF

- ±2,835 SF Office
- ±1,665 SF Warehouse
- Two (2) Private Offices
- Two (2) Large Air-Conditioned Work Areas
- Kitchen/Break Area
- Two (2) Restrooms
- Large Open Office Area
- One (1) Dock-Hi Loading Door
- **\$0.65/SF (NNN)**
- **\$0.19/SF CAM**



DEAN WILLMORE SIOR
+1 702 836 3763
dean.willmore@colliers.com

ALEX STANISIC
+1 702 836 3742
alex.stanisic@colliers.com

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.