

BARASHY GROUP • INDUSTRIAL SPACES FOR SUBLEASE



6180 North Hollywood Blvd, Las Vegas, NV 89115 Suites, 102 - 104

SPACE AVAILABLE

±12,092 – ±18,138 SF

LEASE RATE

\$0.90* SF/MO



OFIR BARASHY

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Nevada Real Estate License #B.146149.LLC

*contact broker for pricing details

The *Opportunity*

Institutional-quality industrial space featuring 28.5' clear height, ESFR fire protection, dock and grade-level loading, and shared truck court access. Three contiguous mirrored suites of $\pm 6,046$ SF each are available for lease.

Sublandlord prefers a full-building user and is prepared to transact efficiently with qualified tenants. All FF&E including racking may be available.

SPECS PER SUITE

Office SF:	$\pm 1,300$ SF
Warehouse SF:	$\pm 4,746$ SF
Parcel No:	123-26-201-001
Clear Height:	28.5' ESFR Sprinkler System
Year Built:	2007
Zoning:	Industrial Light (IL)
Jurisdiction:	North Las Vegas
Construction:	Reinforced Concrete
Power:	125 - 250 Amps • 120/208V, 240/120V & 277/480V • 1Ø 3W & 3Ø 4W • Multiple Electrical Panels
Roll-up Doors:	2 Dock-High (10' x 8') + 1 Grade (14' x 12')
Levelers:	1 Dock Leveler

AVAILABLE SF

$\pm 12,092$ SF up to $\pm 18,138$ SF

SF Negotiable

LEASE RATE

\$0.90*

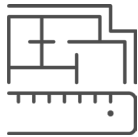
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**contact broker for details*



Floor Plan

Suites 102 – 104



± 18,138 SF

Total SF

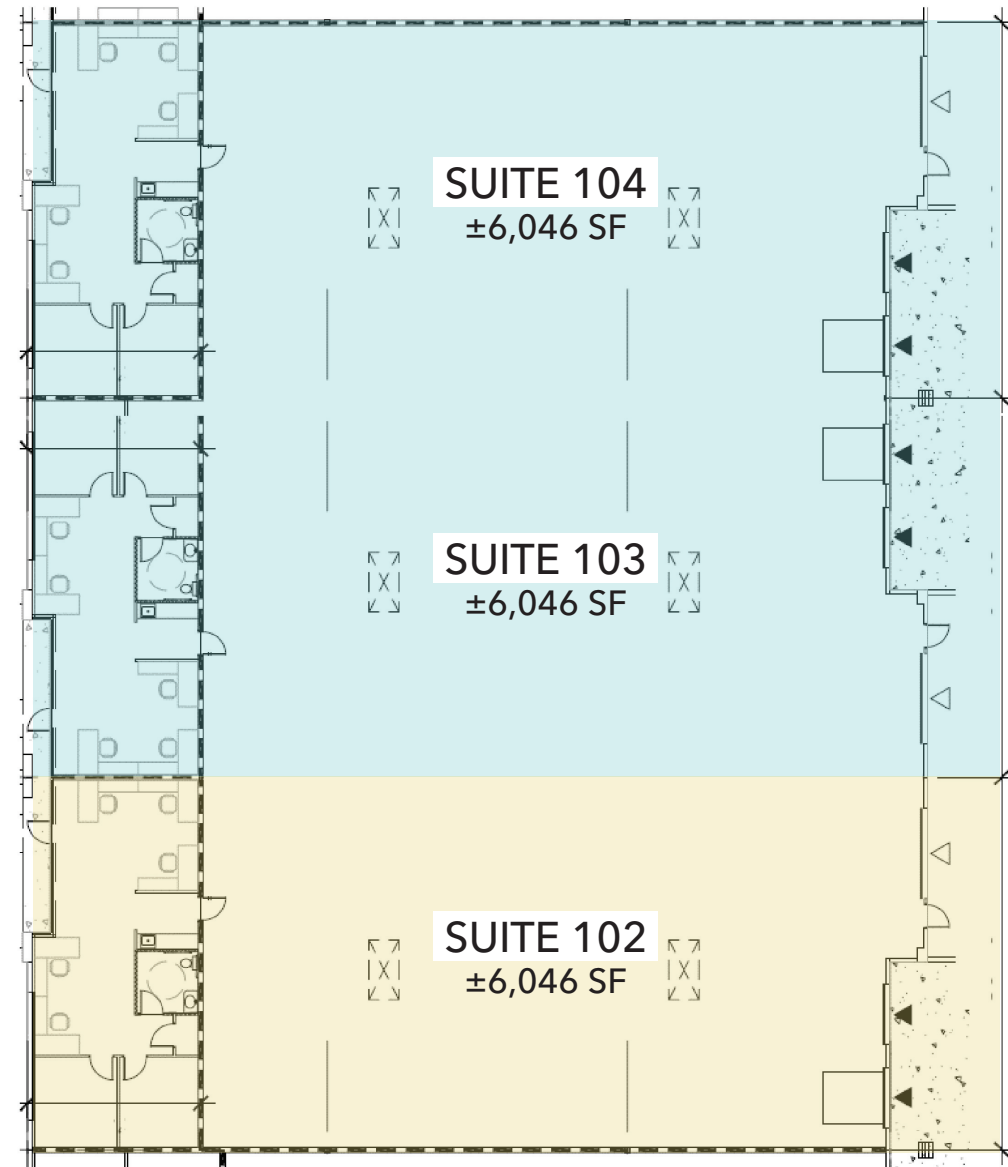


\$0.90*

Lease Rate PSF

SF Per Unit	± 6,046
- Office SF	± 1,300 (per unit)
- Warehouse SF	± 4,746 (per unit)
Power	125A 240/120V 1Ø 3W
	225A 480/277V 3Ø 4W
- Suite 104 Only	+ 250A 208/120V 3Ø 4W
Warehouse Clear Height	28.5'
Dock-High Doors	2 (10'x8')
Grade Level Doors	1 (14'x12')
Levelers	1 Dock Leveler (per unit)

±18,138 SF industrial sublease consisting of three contiguous mirrored ±6,046 SF bays. Each suite features approximately ±1,300 SF office and ±4,746 SF warehouse. Warehouse includes gas heat, evaporative cooling, and 3-phase power with separate metering per unit. Sublandlord prefers a combined transaction inclusive of all three suites (totaling ±18,138 SF) and is prepared to structure competitively for qualified tenants. Assignment or sublease structures considered.



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VICINITY & DEMOGRAPHICS

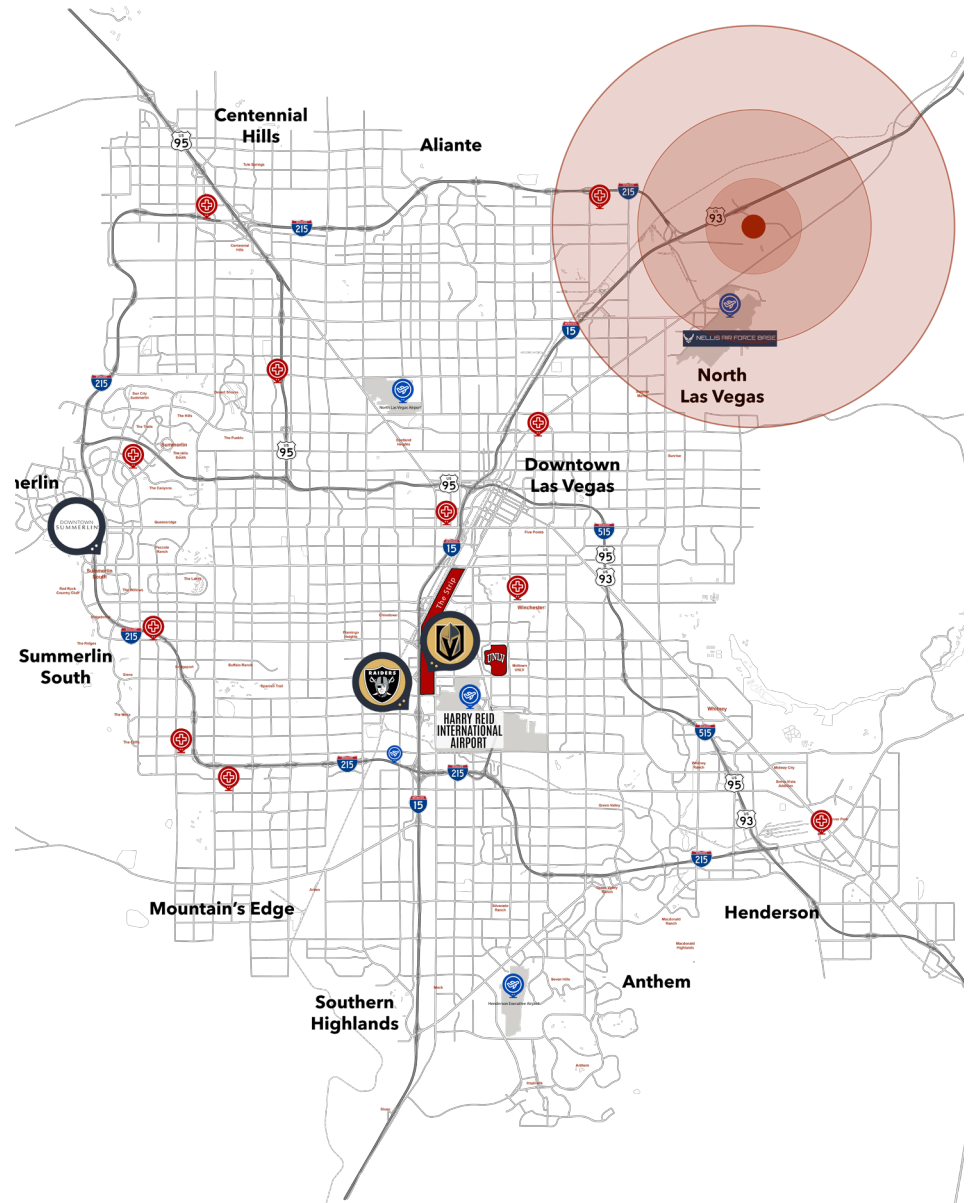
Institutional quality, *in an active industrial hub.*

Demographics

Population	1-mile	3-mile	5-mile
2023 Population	43	8,683	71,699
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$107,230	\$67,677	\$82,422
Households	1-mile	3-mile	5-mile
2023 Total Households	11	2,442	21,774

Location *Highlights*

- Las Vegas Motor Speedway
- Nellis Air Force Base
- Shadow Creek Golf Course
- CSN North Las Vegas Campus
- VA Hospital



Property Photos - Suite 102

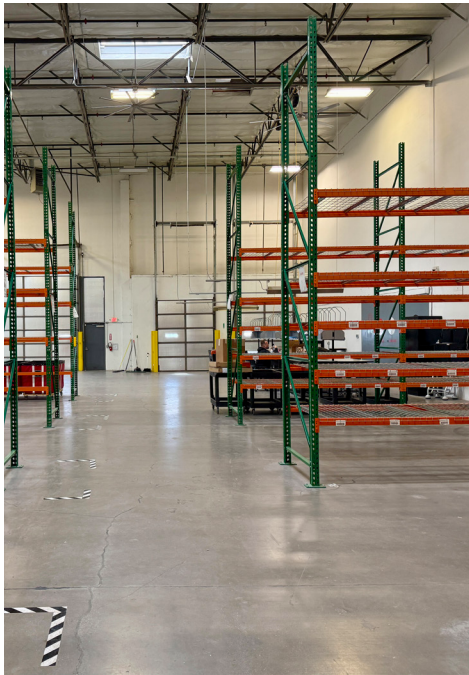
The collage consists of seven photographs arranged in three rows. The top row has three photos: the leftmost shows the glass entrance to Suite 102 with the number '102' and a red cross logo; the middle shows a large open office area with a carpeted floor and fluorescent lighting; the rightmost shows a kitchenette with white cabinets, a microwave, and a sink. The bottom row has four photos: the leftmost shows a conference room with a long table and chairs; the middle shows a desk area with a computer monitor and a small shelf; the rightmost shows the exterior of the building with a blue dumpster in the foreground.



Property Photos - Suite 103 & 104



Property Photos - Warehouse





CONTACT US TODAY:
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 **WOUND PROS**
NEVADA

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