

FOR SUBLEASE

6180 North Hollywood Blvd, Las Vegas, NV 89115, Suites 102 – 104
± 6,046 SF UP TO ± 18,132 SF INDUSTRIAL SPACES AVAILABLE

\$40K TENANT INCENTIVE AVAILABLE
SUBLANDLORD OFFERING CASH INCENTIVE FOR LEASE
ASSIGNMENT EXECUTED ON OR BEFORE APRIL 1, 2026.



**5% BROKER
INCENTIVE
AVAILABLE**

ON FULLY EXECUTED
AGREEMENTS BEFORE
APRIL 24, 2026



OFIR BARASHY
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License # B.146149.LLC

Property Specs - 6180 North Hollywood Blvd



± 6,046 SF – ± 18,132 SF

Available SF



Contact Broker

Lease Rate

Institutional-quality industrial space featuring 28.5' clear height, ESFR fire protection, dock and grade-level loading, and shared truck court access. Three contiguous suites of ±6,046 SF each are available for lease individually or may be combined for a larger requirement.

Sublandlord prefers a full-building user and is prepared to transact efficiently with qualified tenants. **Sublandlord offering \$40,000 cash incentive for lease assignment executed on or before April 1, 2026. Enhanced broker commission also available for a limited time.**

Specs Per Suite

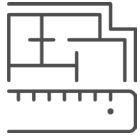
- **Office SF:** ± 1,300 SF
- **Warehouse SF:** ± 4,746 SF
- **Parcel No:** 123-26-201-001
- **Clear Height:** 28.5' | ESFR Sprinkler System
- **Year Built:** 2007
- **Zoning:** Industrial Light (IL)
- **Jurisdiction:** North Las Vegas
- **Construction:** Reinforced Concrete
- **Power:** 125 - 250 Amps • 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



VIDEO TOUR

Floor Plan - Suite 102

SUITE DETAILS



± 6,046 SF

Total SF



\$0.90 SF

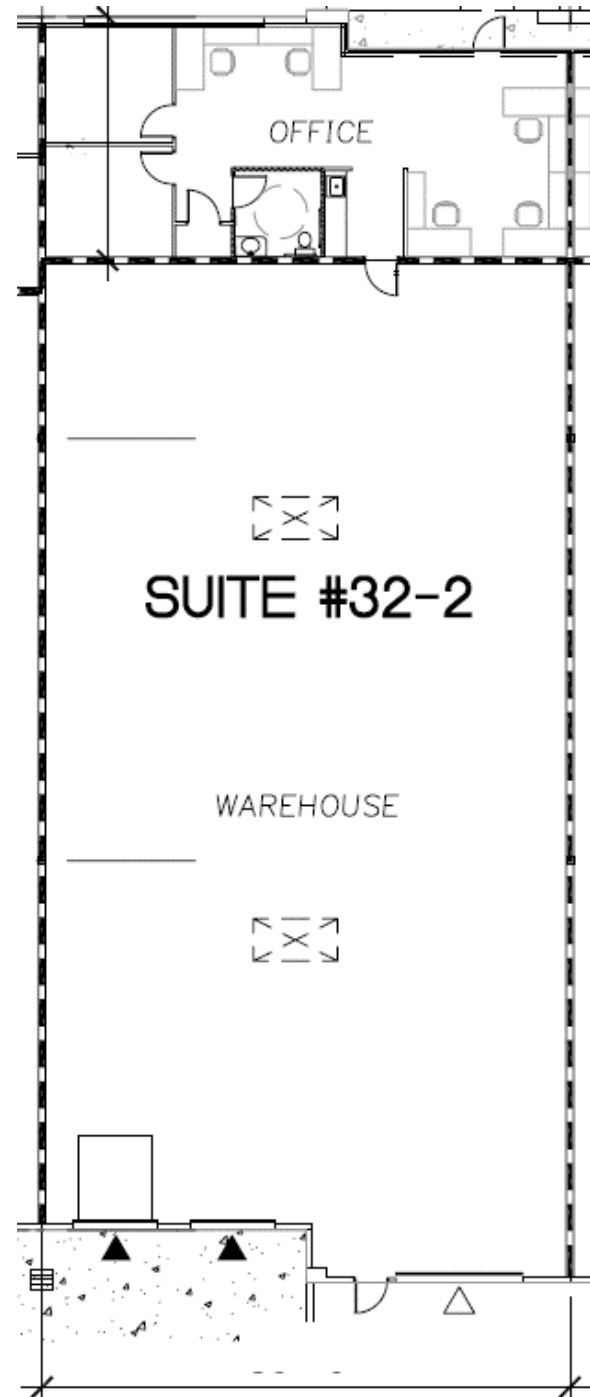
Lease Rate PSF

Total SF	± 6,046
- Office SF	± 1,300
- Warehouse SF	± 4,746
Power	125A 240/120V 1Ø 3W 225A 480/277V 3Ø 4W
Warehouse Clear Height	28.5'
Dock-High Doors	2 (10'x8')
Grade Level Doors	1 (14'x12')
Levelers	1 Dock Leveler

±6,046 SF industrial sublease featuring approximately ±1,300 SF office and ±4,746 SF clear-span warehouse with 28.5' clear height and ESRF fire protection. Warehouse is equipped with gas heat, evaporative cooling, and 3-phase power with separate metering. Modern office buildout includes reception, private offices, open work area, restroom, and kitchenette. Optional pallet racking available. Suite may be leased individually or combined with Suites 103-104 for a total of ±18,138 SF.

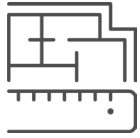


The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Floor Plan - Suite 103 & 104

SUITE DETAILS



± 12,092 SF

Total SF

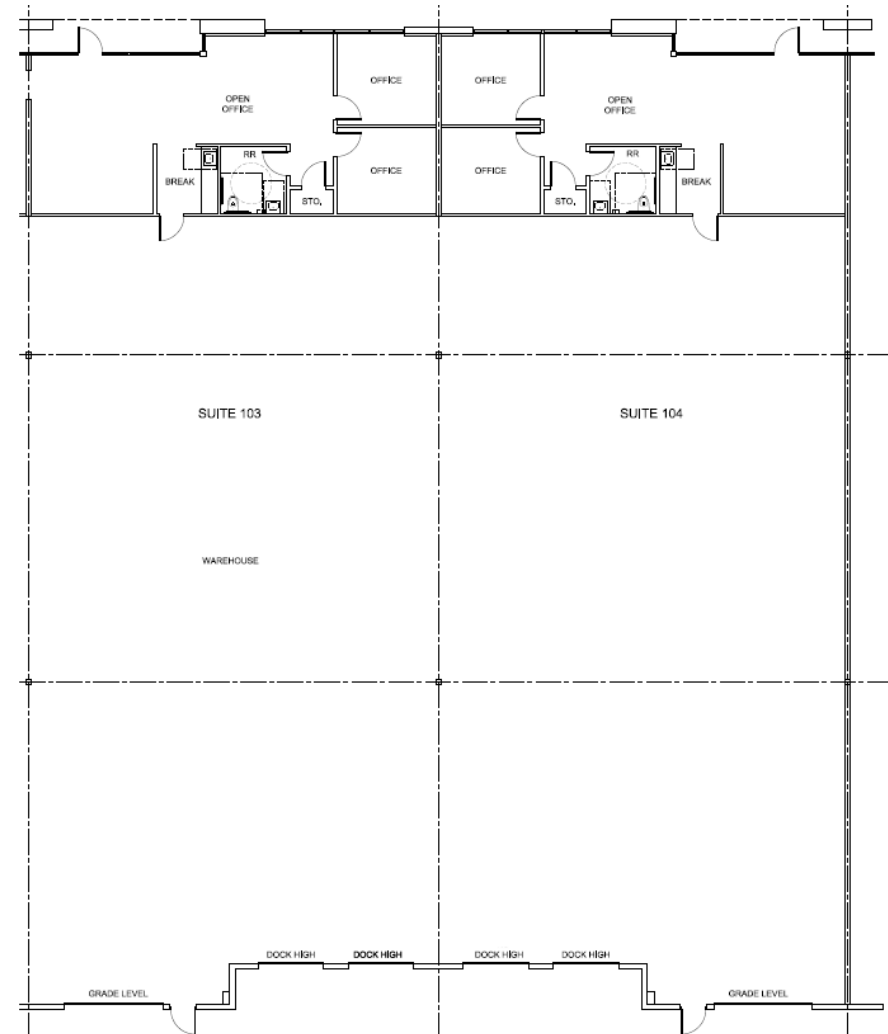


Contact Broker

Lease Rate PSF

Total SF	± 12,092
- Office SF	± 1,300 (per unit)
- Warehouse SF	± 4,746
Power (Suite 104 includes additional 250A service)	125A 240/120V 1Ø 3W 225A 480/277V 3Ø 4W 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)

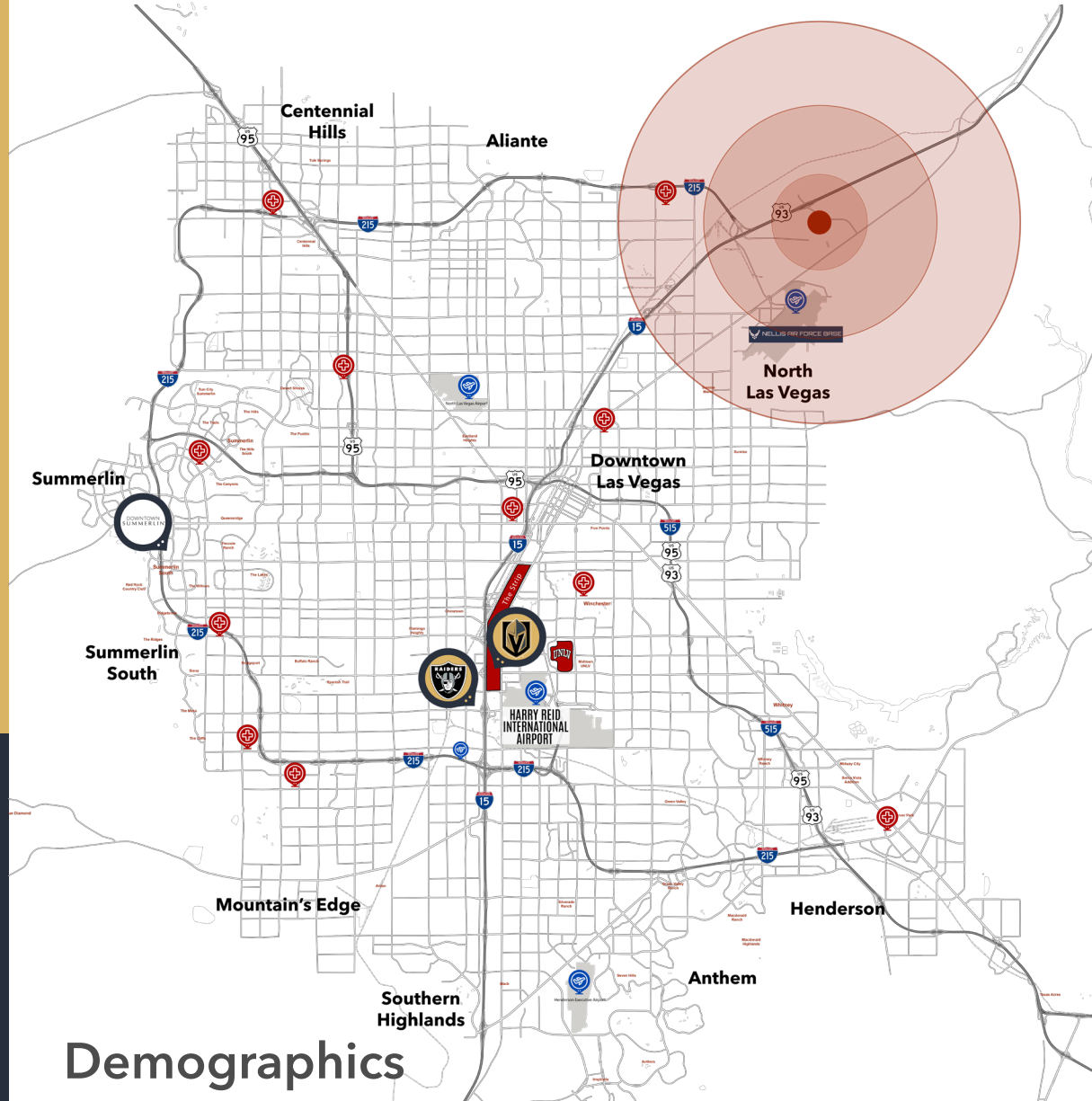
±12,092 SF industrial sublease consisting of two contiguous ±6,046 SF bays. Each suite features approximately ±1,300 SF office and ±4,746 SF warehouse. Warehouse includes gas heat, evaporative cooling, and 3-phase power with separate metering per unit. Suites may be leased individually or together. Sub-landlord prefers a combined transaction inclusive of Suite 102 (totaling ±18,138 SF) and is prepared to structure competitively for qualified tenants. Assignment or sublease structures considered.



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Vicinity Map

6180 North Hollywood Blvd, Suites 102-104 is located near E Ann Road and Las Vegas Boulevard North in the Speedway area of the North Las Vegas submarket. With immediate access to I-15 and proximity to Las Vegas Motor Speedway and Nellis Air Force Base, the property is positioned within the region's premier e-commerce and logistics corridor. The Industrial Light (IL) zoning supports a wide range of warehouse and distribution uses in one of Southern Nevada's most active industrial hubs.



Location Highlights



Las Vegas Motor Speedway



Nellis Air Force Base



Shadow Creek Golf Course



CSN North Las Vegas Campus



VA Hospital

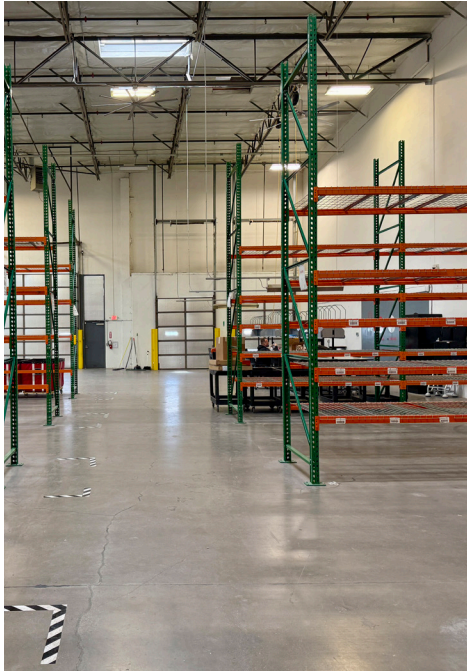
Demographics

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

Property Photos - Suite 103 & 104



Property Photos - Warehouse





**BARASHY
GROUP**

CONTACT US TODAY:
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**WOUND PROS
NEVADA**

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