

MOJAVE AIRPORT CENTER



**UNDER NEW
OWNERSHIP!**

RENOVATIONS UNDERWAY

6255 & 6285 MOJAVE ROAD, LAS VEGAS, NEVADA 89120

FOR MORE INFORMATION:

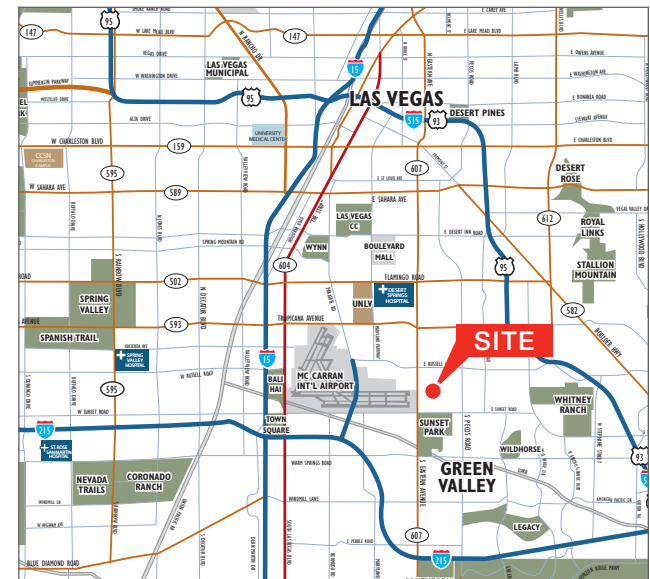
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PROPERTY FEATURES

- » 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



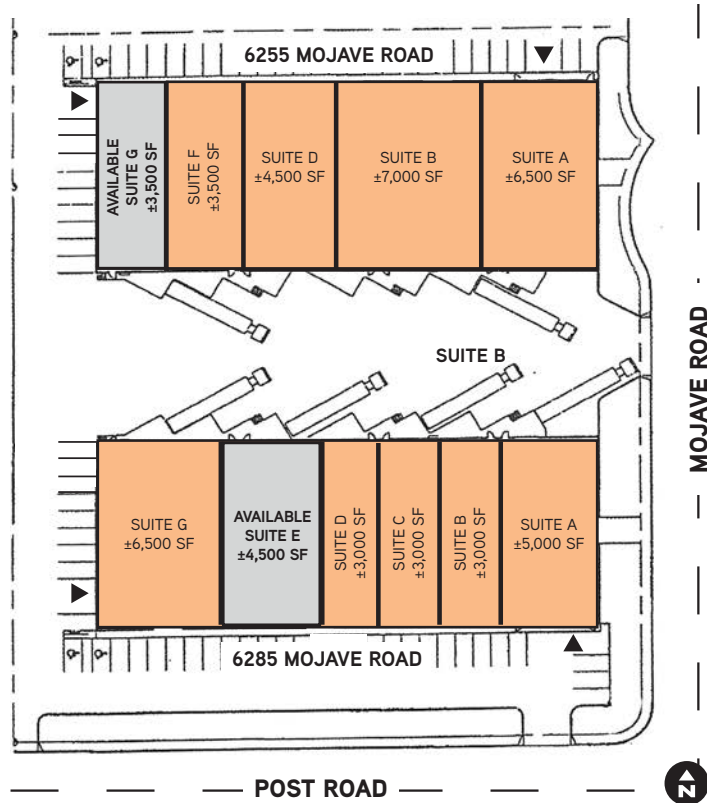
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

OCCUPIED
 AVAILABLE



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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6255	G	3,500	15%	Move-in ready!
6285	E	4,500	63%	Move-in ready!



MOJAVE AIRPORT CENTER

BLDG. 6285 // SUITE E // FLOOR PLAN

6285 MOJAVE ROAD SUITE E :: ±4,500 SF

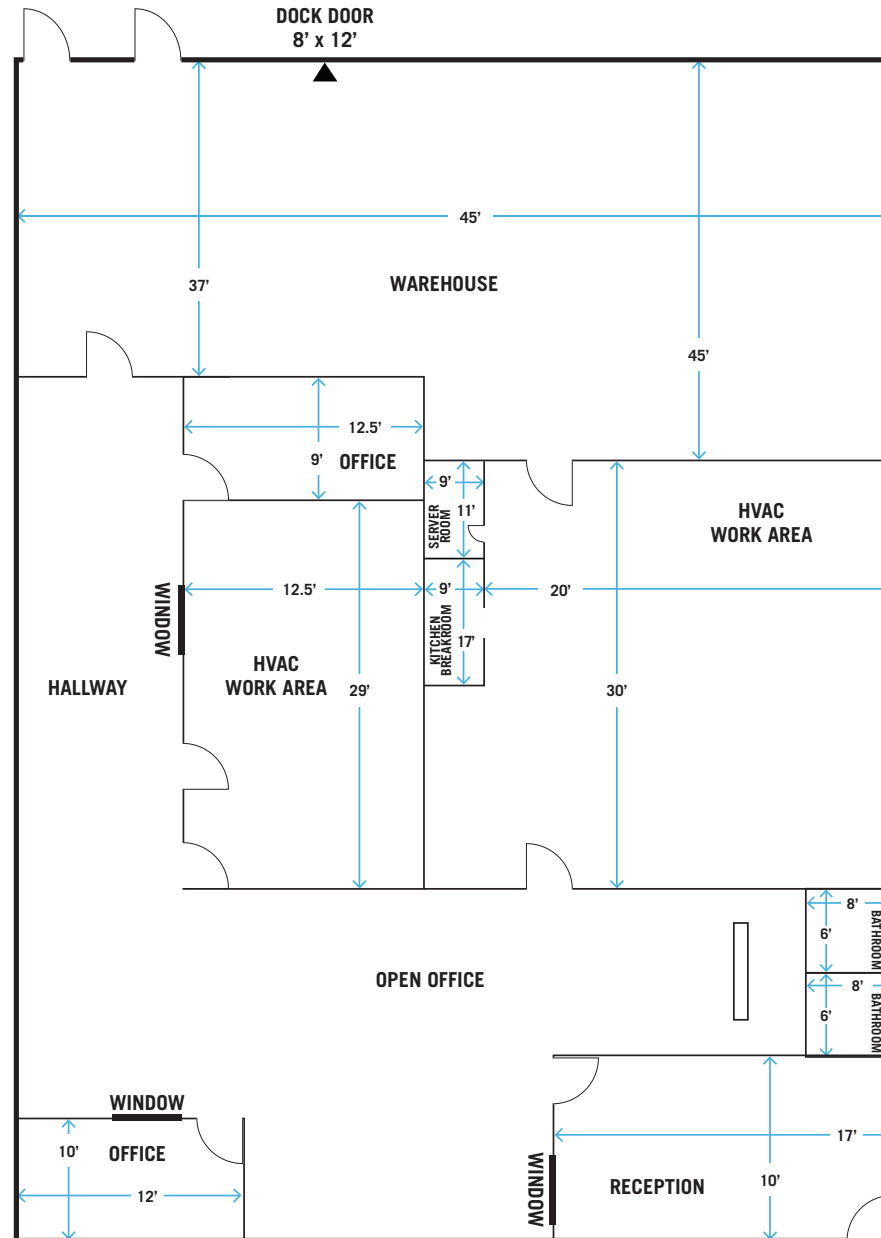
- ±2,835 SF Office
- ±1,665 SF Warehouse
- Two (2) Private Offices
- Two (2) Large Air-Conditioned Work Areas
- Kitchen/Break Area
- Two (2) Restrooms
- Large Open Office Area
- One (1) Dock-Hi Loading Door
- \$0.65/SF (NNN)
- \$0.19/SF CAM

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Not To Scale

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BLDG. 6285 // SUITE E // FLOOR PLAN

**6255 MOJAVE ROAD
SUITE G :: ±3,500 SF
(SUBLEASE THROUGH 9/30/2020)**

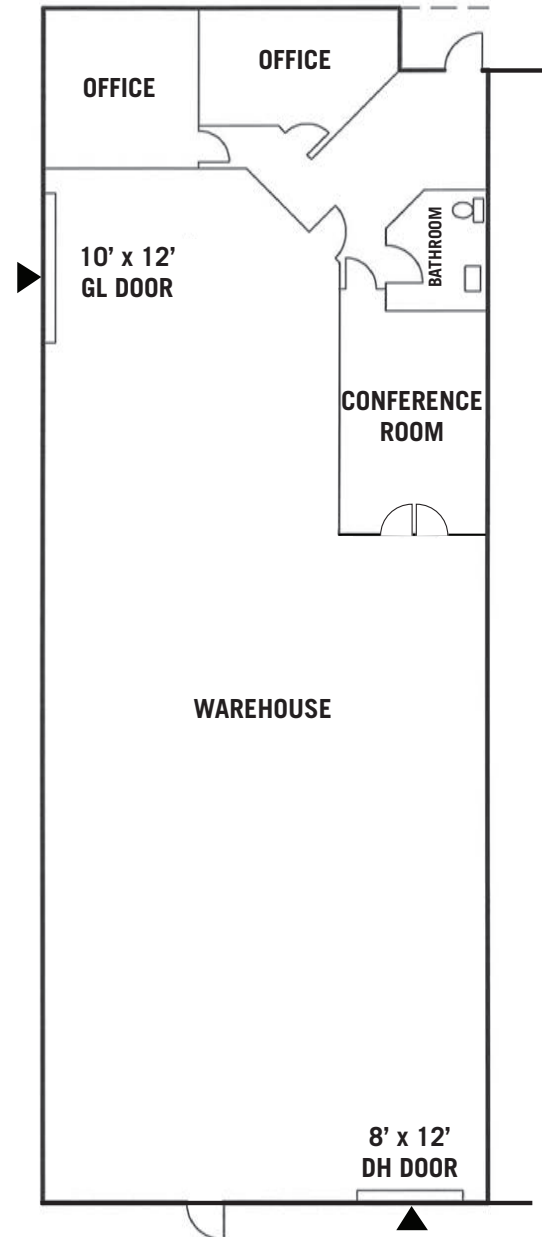
- Two (2) Air-conditioned Private Offices
- One (1) Air-conditioned Conference Room
- One (1) Restroom
- One (1) Dock door
- One (1) Grade level door
- \$0.75/SF
- \$0.19/SF CAM

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AMENITIES & IMPROVEMENTS



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