

94,500 SQUARE FEET

OFFICE | WAREHOUSE | DISTRIBUTION

BELTWAY
BUSINESS PARK

AVAILABLE FOR LEASE: 6810 S. DECATUR BOULEVARD, LAS VEGAS, NV



BUILDING 11 FEATURES

- Planned Delivery: Q3 2021
- Office: To Suit
- Power: 3,000 amp, 277/480 volt, 3 ph, 4 wire
- Clearance: 32' minimum @ 1st Column
- Sprinkler System: ESFR
- Loading: 30 Dock Doors, 5 Ground Level, 25 Dock High
- Truck Court: 145' Truck Maneuvering
- Column Spacing: 50' x 50' (Typical)
- Vehicle Parking Spaces: 148
- Excess Land for Vehicle Parking or Trailer Storage
- Radiant Barrier Insulation and Insulated Loading Doors
- 60' Concrete Loading Aprons
- 6" Concrete floor Slabs. 4,500 psi rated
- M-1 Zoning
- Recessed Storefront Entries and Accents

PROJECT FEATURES

- Part of 360 acre master-planned business park
- Close proximity to Las Vegas Boulevard ("The Strip"), Convention Facilities, and McCarran International Airport
- Access at Decatur Blvd.



Joint Development By:



MAJESTIC REALTY CO.

THOMAS & MACK

DEVELOPMENT GROUP



FOR ADDITIONAL INFORMATION:

Bill Hayden

Tel: (702) 896-5564

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Rod Martin

Tel: (702) 896-5564

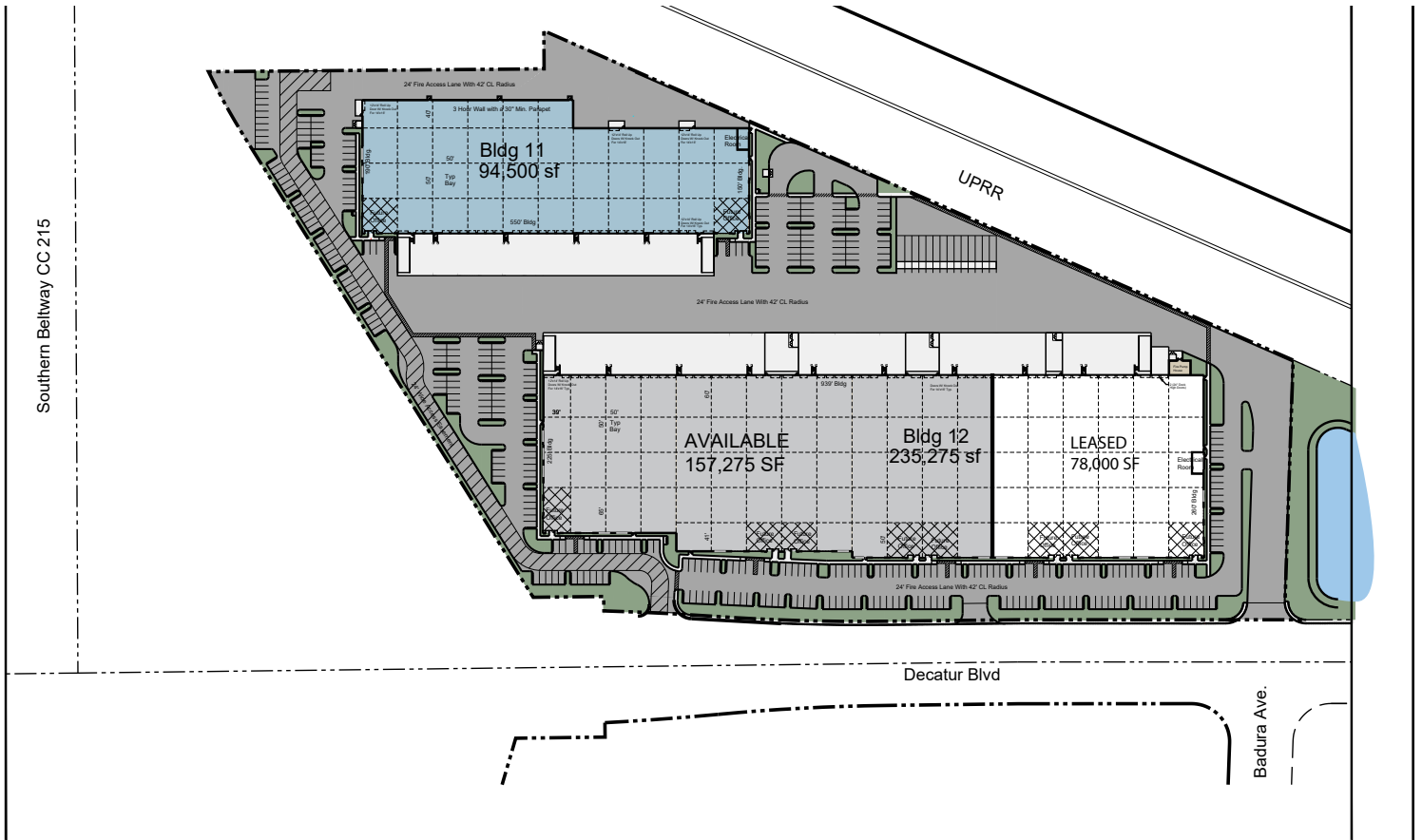
rmartin@majesticrealty.com

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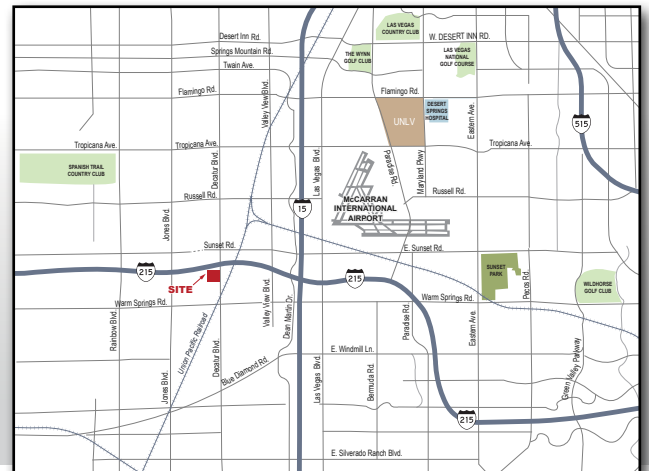
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