

52,000 SQUARE FEET OFFICE | WAREHOUSE | DISTRIBUTION

BELTWAY
BUSINESS PARK

AVAILABLE FOR LEASE: 6900 S. DECATUR BOULEVARD, LAS VEGAS, NV

**LAS VEGAS
STRIP**



BUILDING 12 FEATURES

- Planned Delivery: Q4 2021
- Office: To Suit
- Power: 3,000 amp, 277/480 volt, 3 ph, 4 wire
- Clearance: 32' minimum @ 1st Column
- Sprinkler System: ESFR
- Loading: 10 Dock High Doors, 2 Ground Level
- Truck Court: 145' Truck Maneuvering
- Column Spacing: 50' x 50' (Typical)
- Vehicle Parking Spaces: Ample
- 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

THOMAS & MACK
DEVELOPMENT GROUP

MAJESTIC
REALTY

R.E. License #0036596 (NV)

FOR ADDITIONAL INFORMATION:

Bill Hayden

Tel: (702) 896-5564

whayden@majesticrealty.com

Rod Martin

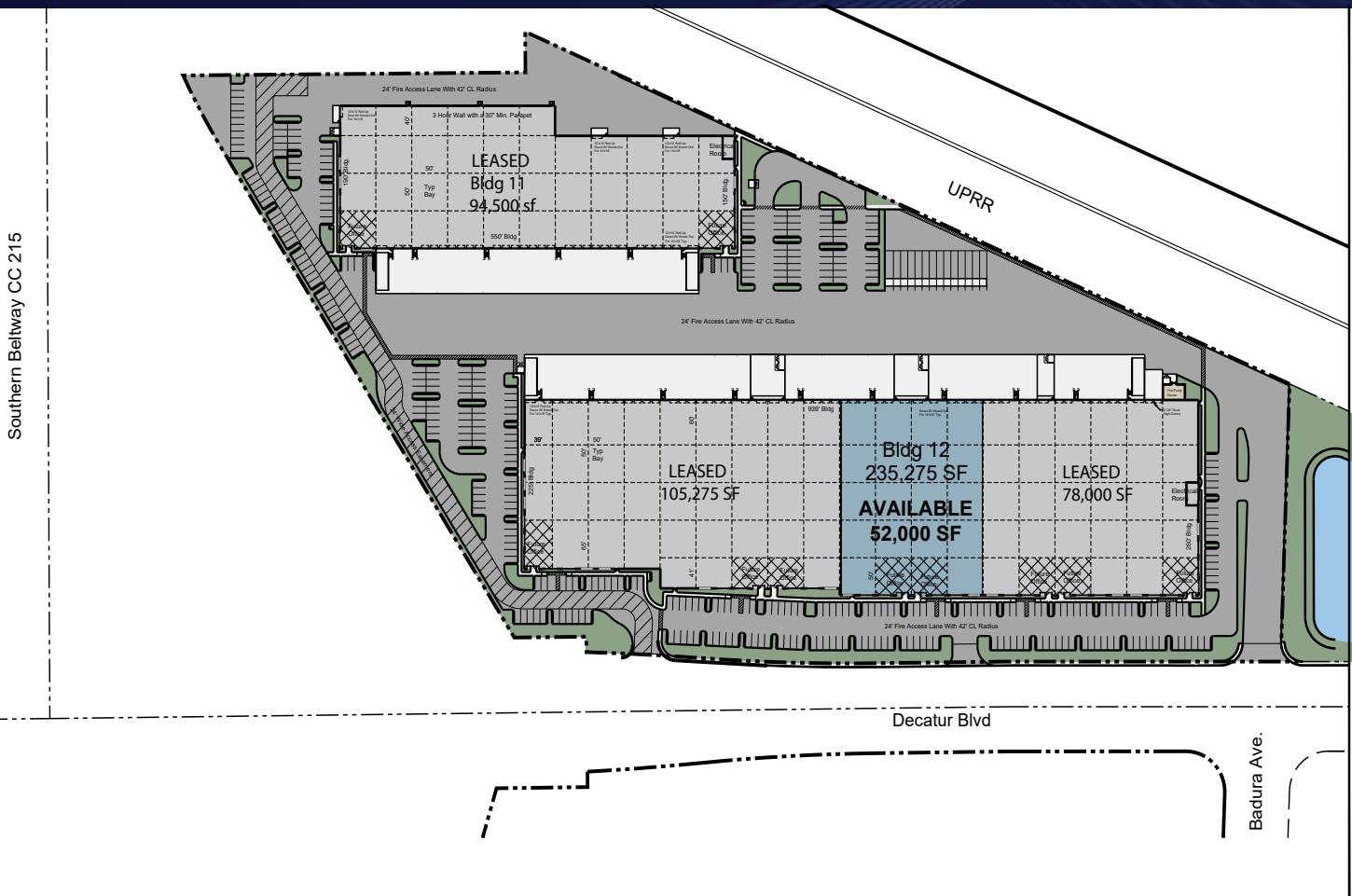
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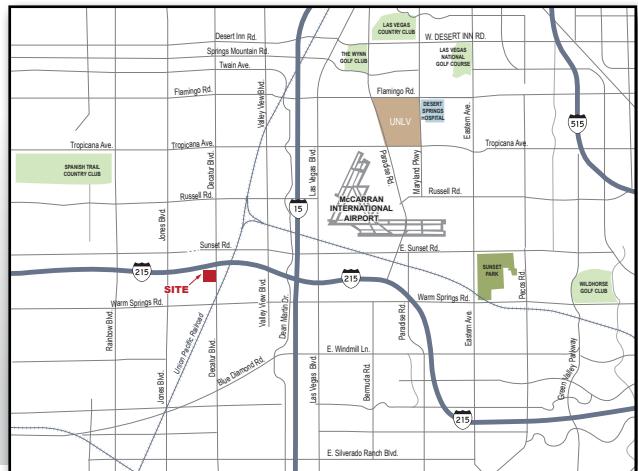
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