

227,350 SQUARE FEET
±25,050 SQUARE FEET AVAILABLE
OFFICE | WAREHOUSE | DISTRIBUTION

BELTWAY
BUSINESS PARK

AVAILABLE FOR LEASE: 6845 S. DECATUR BOULEVARD, LASVEGAS, NV



**LAS VEGAS
STRIP**

LAS VEGAS BELTWAY

S Decatur Blvd.

W Warm Springs Rd.



BUILDING 10 FEATURES

- Available: 25,050 Sq. Ft.
- Under Construction: Delivery Planned by April 1, 2019
- Office: To Suit
- Power: 300 amp, 277/480 volt, 3 ph, 4 wire (expandable)
- Clearance: 28' minimum @ 1st Column
- Sprinkler System: ESFR
- Loading: 6 Dock Doors, 1 Grade Level Dock Door
- Truck Court: 130' 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
- MD 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



**MAJESTIC
REALTY CO.**

R.E. License #0036596 (NV)

FOR ADDITIONAL INFORMATION:

Bill Hayden

Tel: (702) 896-5564

whayden@majesticrealty.com

Rod Martin

Tel: (702) 896-5564

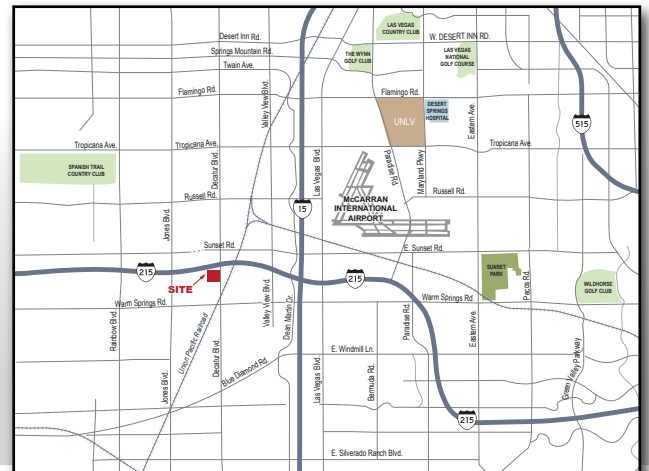
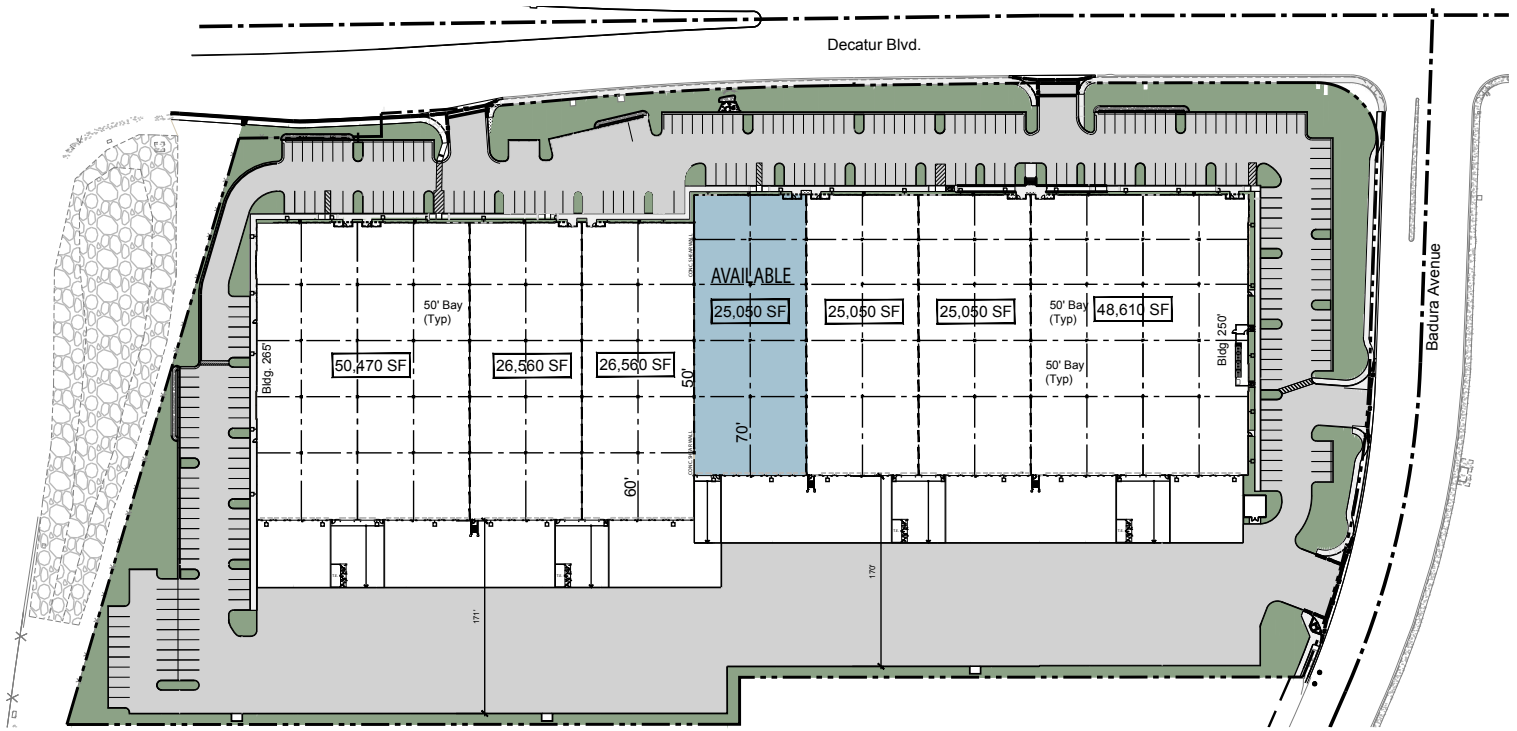
rmartin@majesticrealty.com

4050 W. Sunset Road, Suite H | Las Vegas, NV 89118 | PH: (702) 896-5564 | FAX: (702) 896-4838 | www.majesticrealty.com

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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.