

Available Now

LAS VEGAS STRIP

DOWNTOWN LAS VEGAS



For Sale or Lease

**Tropical
& Shatz**

6535 E. Tropical Parkway
Las Vegas, NV 89115

\$100 FOR QUALIFIED TOURS
AS BROKER BONUSES

Deal Requirements and Conditions Apply. Subject to Change.

\$25K FOR LEASE SIGNED
BY END OF Q1!

±84,825 Total SF
Warehouse/Office Space

JOINT VENTURE OF:

Hopewell
DEVELOPMENT



LISTED BY:





For illustration purposes only. Not to scale.

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±2.5 MILES TO THE I-15
VIA E. CHEYENNE AVENUE



±15.5 MILES TO THE
I-215 & I-11/US-95



±13 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±12 MILES TO THE
LAS VEGAS STRIP

Tropical & Shatz



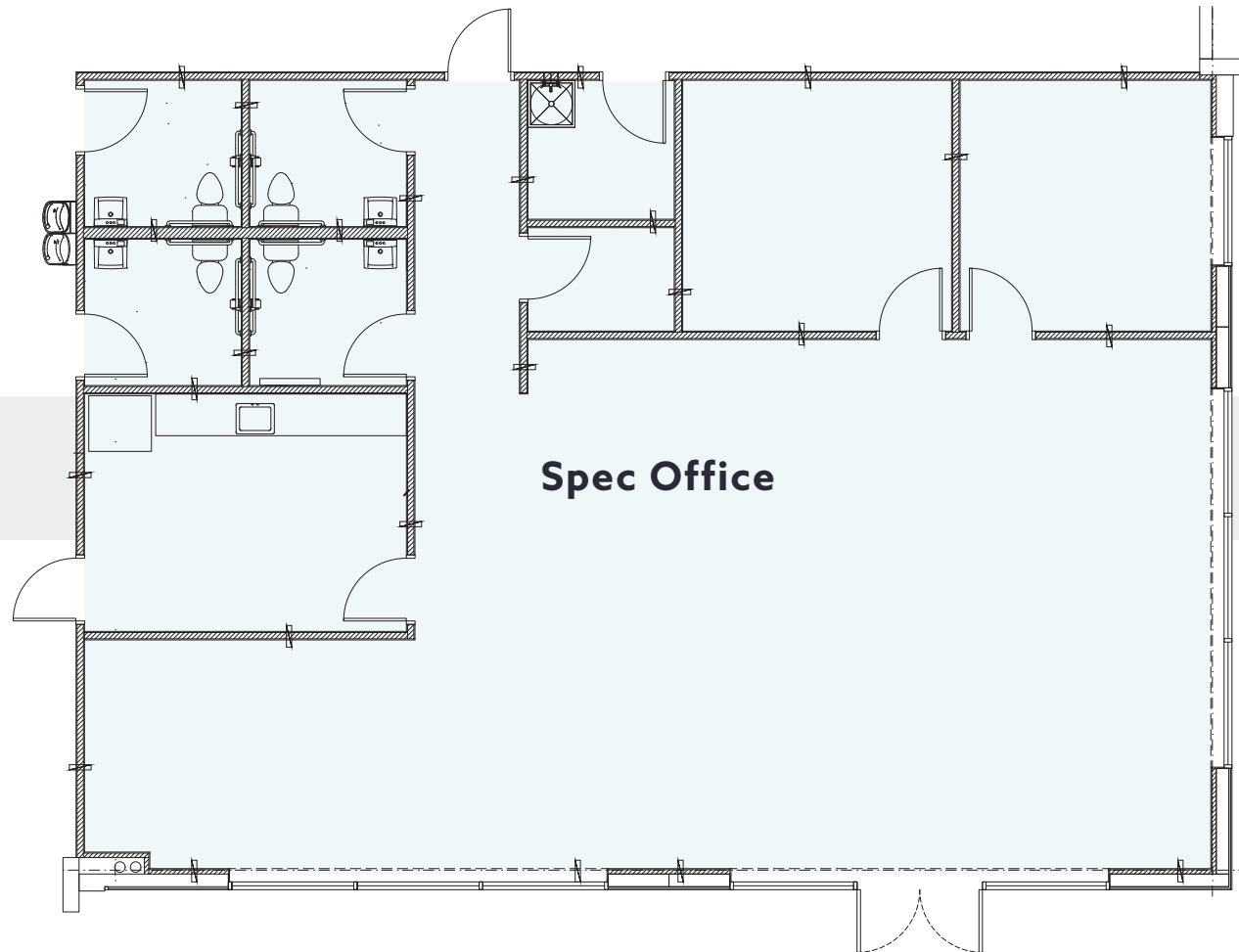
● = Grade Level Loading Doors ▲ = Dock High Loading Doors (N) For illustration purposes only. Not to scale.

Building Specifications

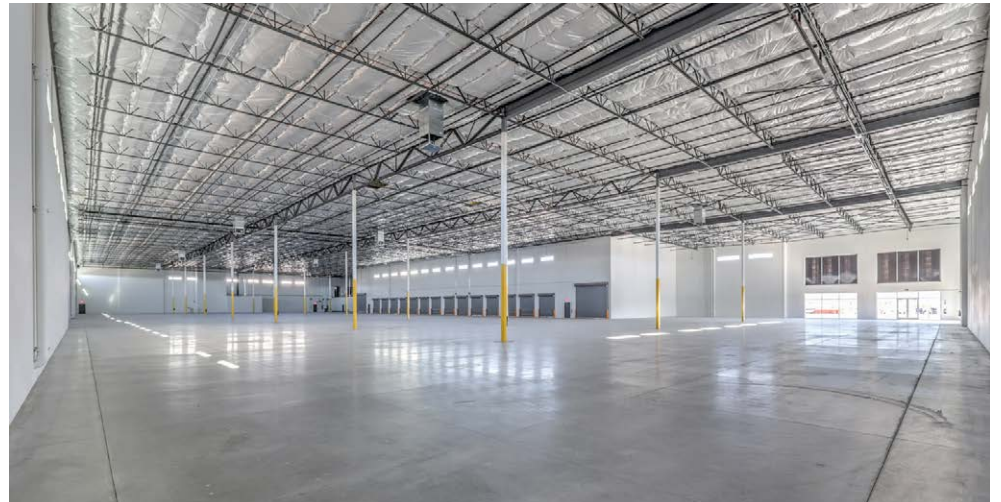
Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to I-15 via East Tropical Parkway.

- ±84,825 Total SF
- Divisible to ±35,188 SF for up to 2 Tenants
- LED Warehouse Lights
- (14) ±9' x ±10' Dock Loading Doors
- (2) ±16' x ±14' Grade Loading Doors
- ±32' Clear Height
- Typical (±50'-0" x ±52'-6") Speed Bay (±60'-0" x ±59'-8 3/8" Centerline of Panel)
- ±1,908 SF Spec Office
- 6" Reinforced Concrete Slab
- ESFR Sprinklers
- ±2,500 Amps 277/480V
- 90 Parking Spaces
- ±130' Truck Court (Secured truck court capable for single tenant user)
- Situated on ±4.59 Acres
- Zoning: Industrial Heavy (IH)

= OFFICE



Office Specifications – ±1,908 SF





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Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Listing By:



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