

6260

GATSKI
COMMERCIAL
REAL ESTATE SERVICES

E. TROPICAL PARKWAY

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VENTURE POINT SPEEDWAY
+/- 11,460 SF SF INDUSTRIAL SPACE
FOR LEASE!

6260 E. TROPICAL PARKWAY



- ❑ Office with mezzanine storage
- ❑ 24' clearance height
- ❑ Proximity to I-15
- ❑ Located next to Las Vegas Motor Speedway
- ❑ Off new E. Tropical Pkwy exit from I-15
- ❑ 15 minutes from Las Vegas Strip and Harry Reid International Airport
- ❑ Zoned M-2

VENTUREPOINT SPEEDWAY SF INDUSTRIAL PROPERTY FOR LEASE!

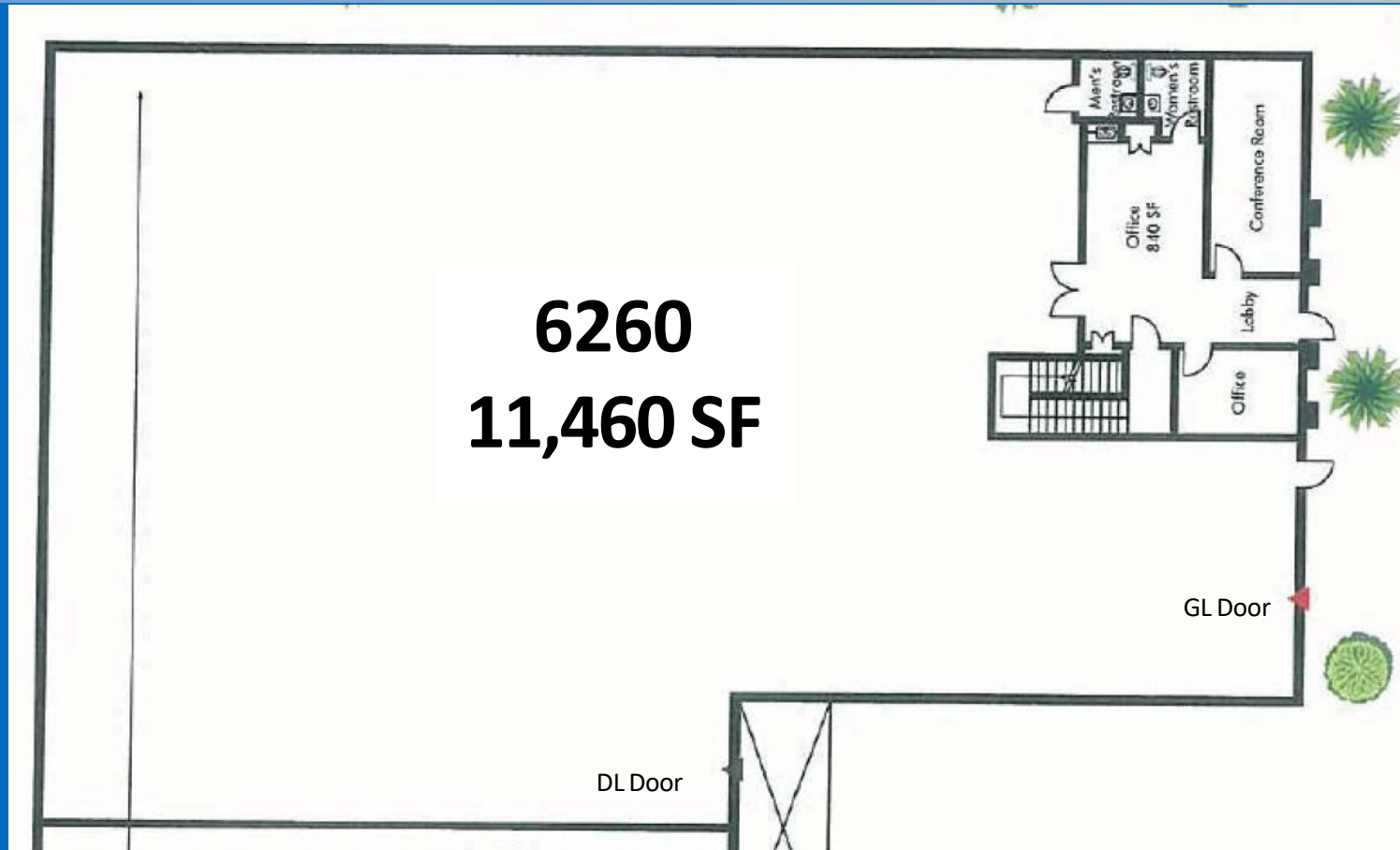
SITE PLAN



TROPICAL PKWY

MT HOOD

6260 E. TROPICAL PARKWAY | NORTH LAS VEGAS, 89115



Building #	Total SF	Office SF	Warehouse SF	MezzanineSF	Clearance Height	Grade	Dock	Rate
6260	+/- 11,460	+840	+9,820	+800	24FT	1	1	\$1.30MG

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TRAFFIC COUNTS

Collection & Cross Streets	Volume (2022)
Las Vegas Freeway/ Beesley Drive SW	39,762
Interstate 15/SClark County 215 SW	38,691
Las Vegas Freeway/ Speedway Blvd NE	5,270

SITE

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