



For lease

Tropical Speedway Distribution Center

6355 East Tropical Parkway

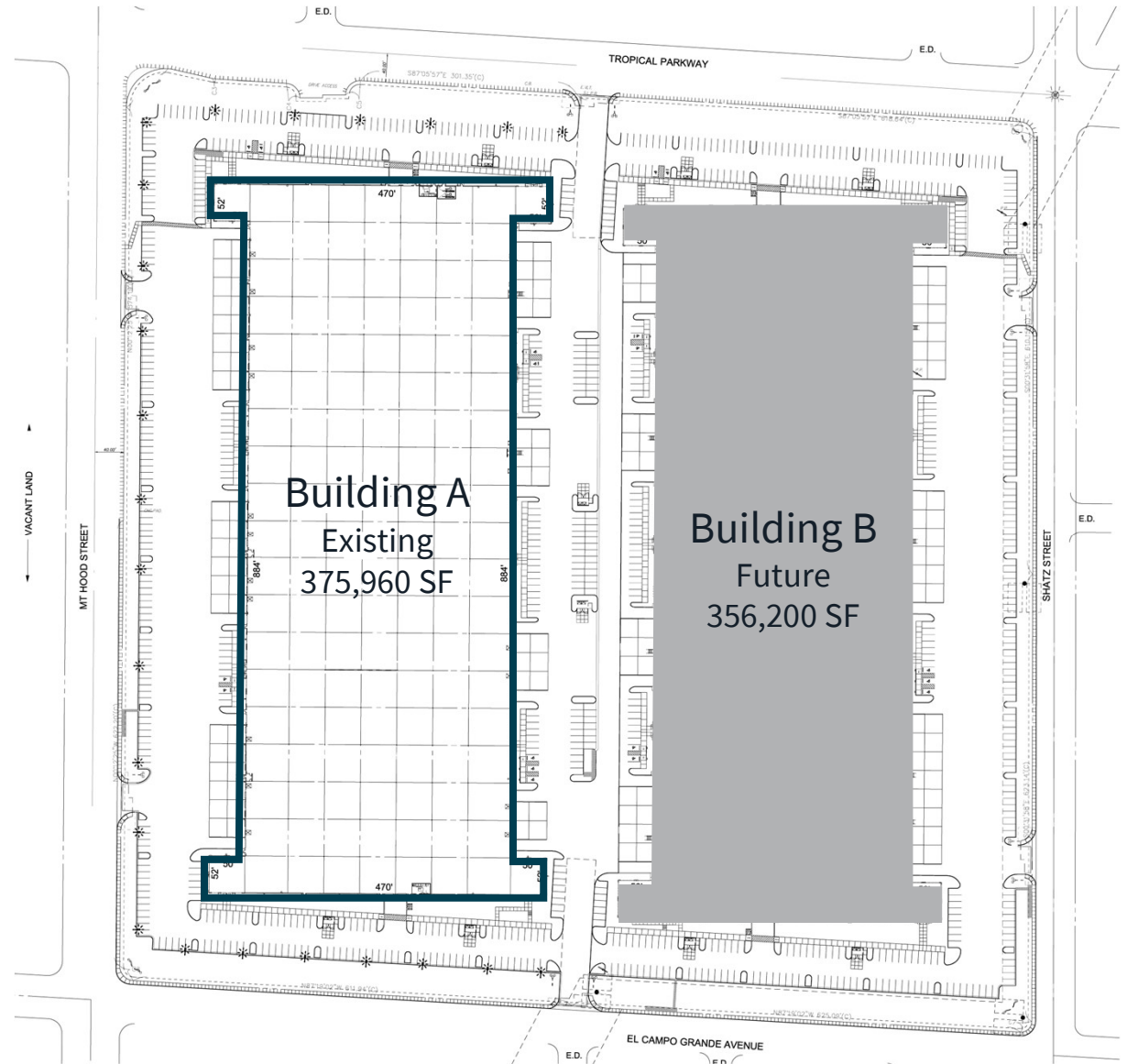
North Las Vegas, Nevada 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

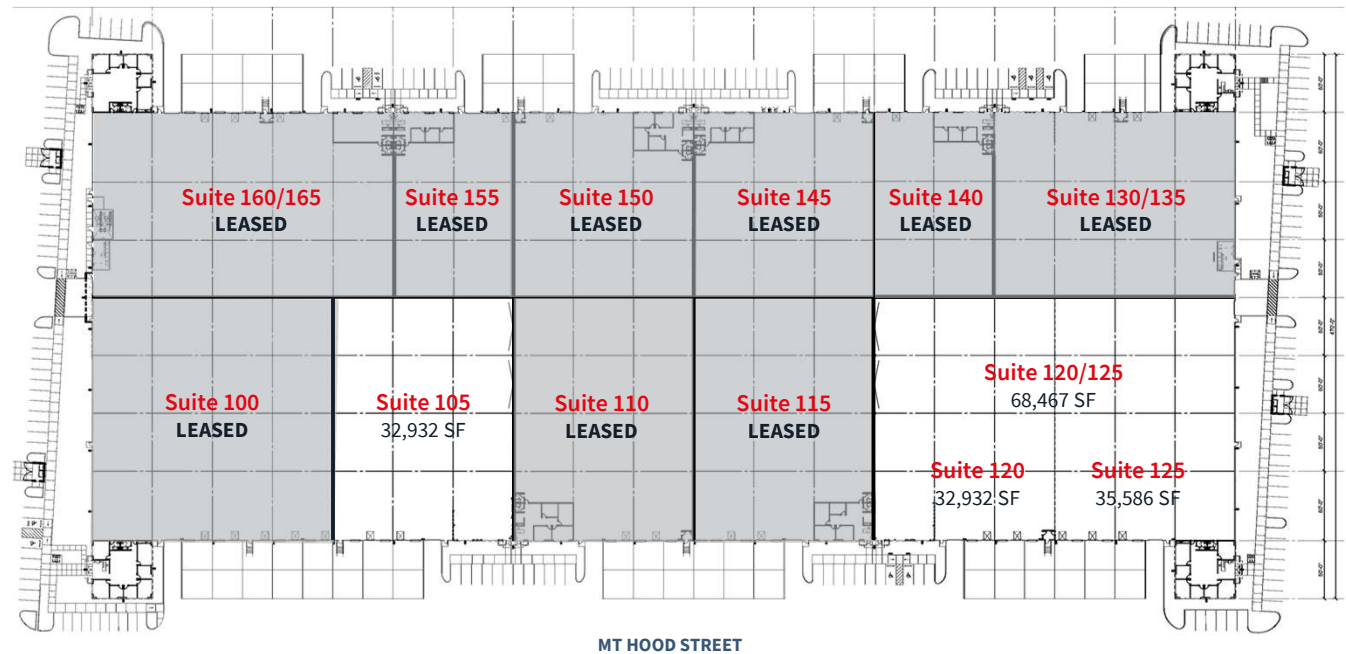
Project highlights

- Bldg A – Class A
- ±376,656 total SF
- Situated on 36.83 acres
- ESFR fire sprinklers
- 150' minimum truck court
- R-38 roof insulation
- Class A, 4-ply built-up roof system
- 1% skylights
- 50' dock apron
- 4,000 amps, 277/480V, 3-phase power
- Zoned M-2 (North Las Vegas)



Building A Specifications

- ±376,656 total square feet
- 3 suites remaining
- Dock doors (9' x 10')
- Grade level doors (12' x 14')
- 30,000 lb. pit levelers in loading docks (1-2 per suite) and edge of dock levelers in loading docks without pit levelers
- 32' clear height
- ±419 total parking spaces
- 150' minimum truck court
- 1% skylights
- R-38 roof insulation
- Class A, 4-ply built-up roof system
- 4,000 amps, 277/480V, 3-phase power
- ESFR fire sprinklers



Tropical Speedway Distribution Center | 6355 East Tropical Parkway, North Las Vegas, Nevada 89115



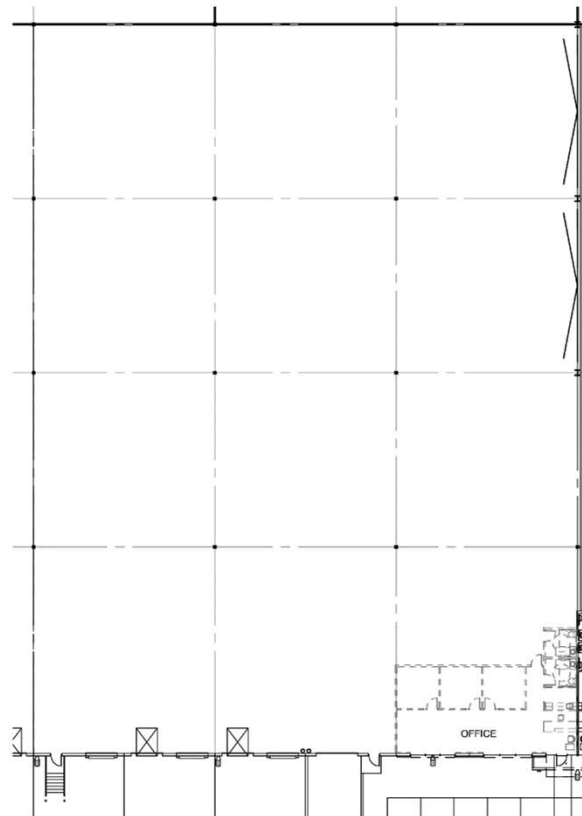
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Power	Loading/Doors	Rate	Cam	Monthly
105	32,932	1,449	31,483	32'	200 amps of 277/480V 3 Ph.	1G/4D	Negotiable	\$0.150	Negotiable
120	32,932	1,790	31,142	32'	200 amps of 277/480V 3 Ph.	1G/5D	Negotiable	\$0.150	Negotiable
125	35,586	2,600	32,986	32'	200 amps of 277/480V 3 Ph.	1G/6D	Negotiable	\$0.150	Negotiable
120/125	68,467	2,600	65,867	32'	(2) 200 amps of 277/480V 3 Ph.	2G/11D	Negotiable	\$0.150	Negotiable



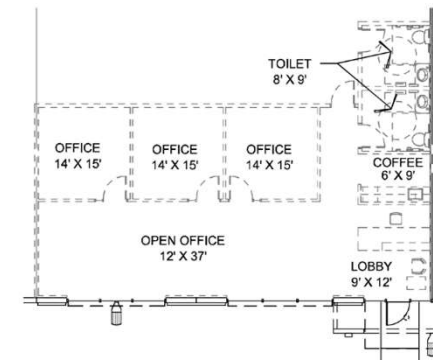
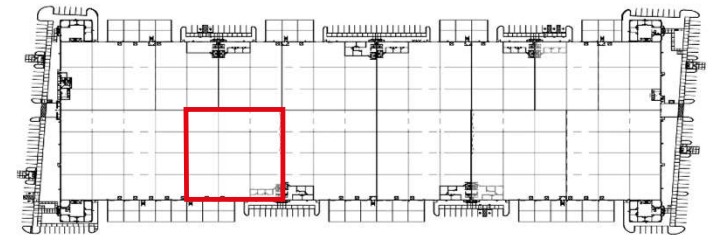
Floorplans

Suite 105

- 32,932 SF total
- 1,449 SF office
- 31,483 SF warehouse
- Four (4) dock high doors
- One (1) grade level door
- 32' clear height
- Available October 2024



MT HOOD STREET

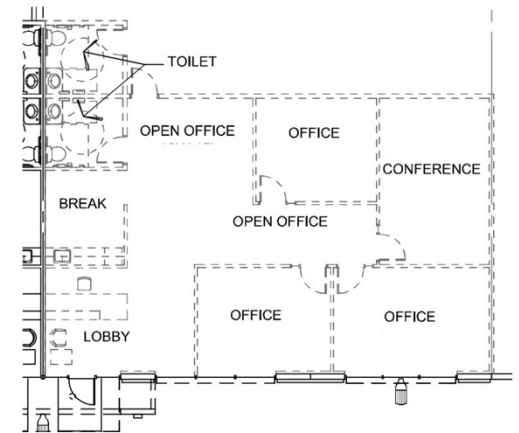
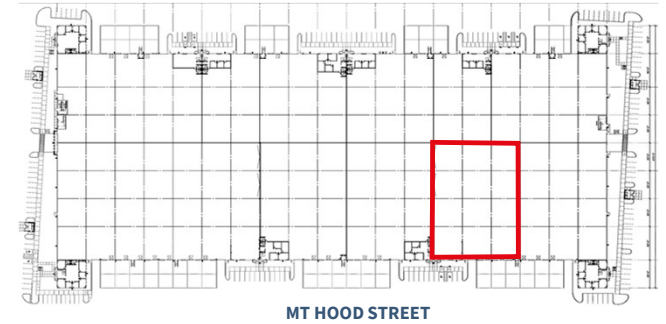
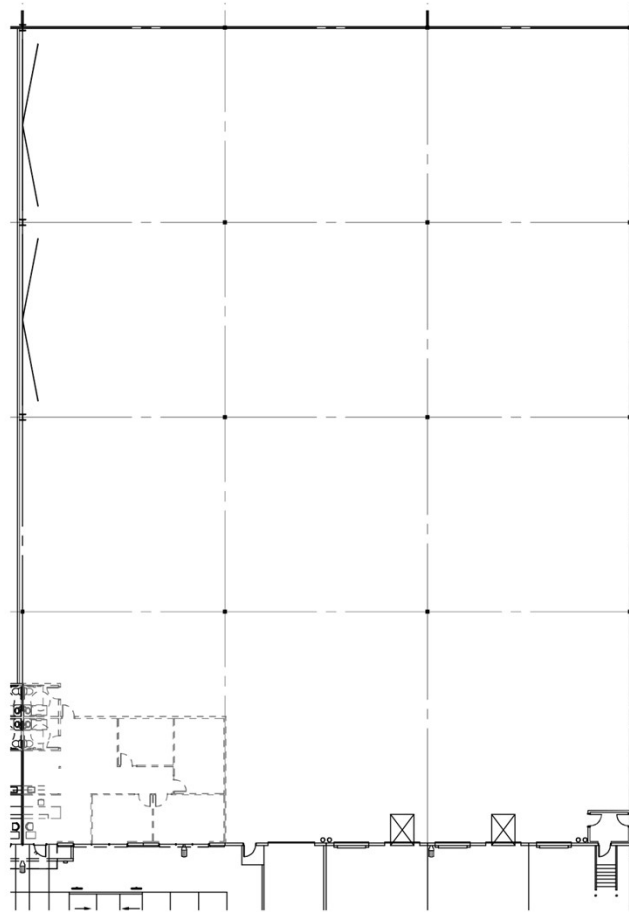


Suite 105 -
1,449 SF office

Floorplans

Suite 120

- 32,932 total SF
- 1,790 SF office
- 31,142 SF warehouse
- Five (5) dock high doors
- One (1) grade level door
- 32' clear height

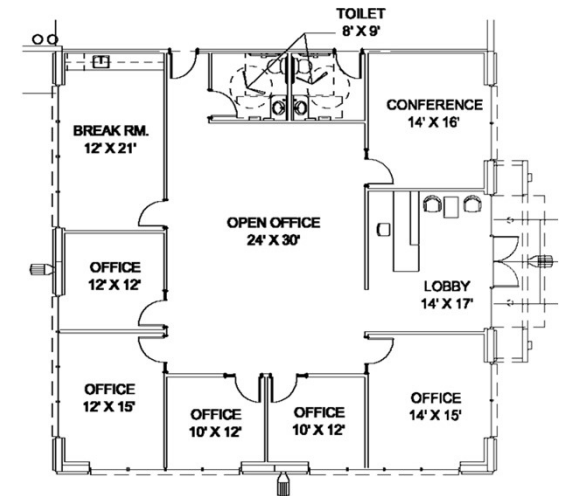
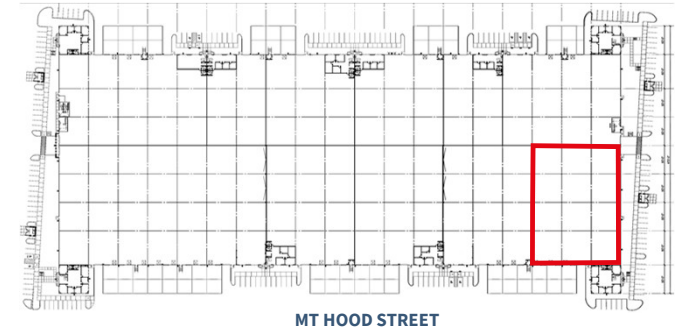
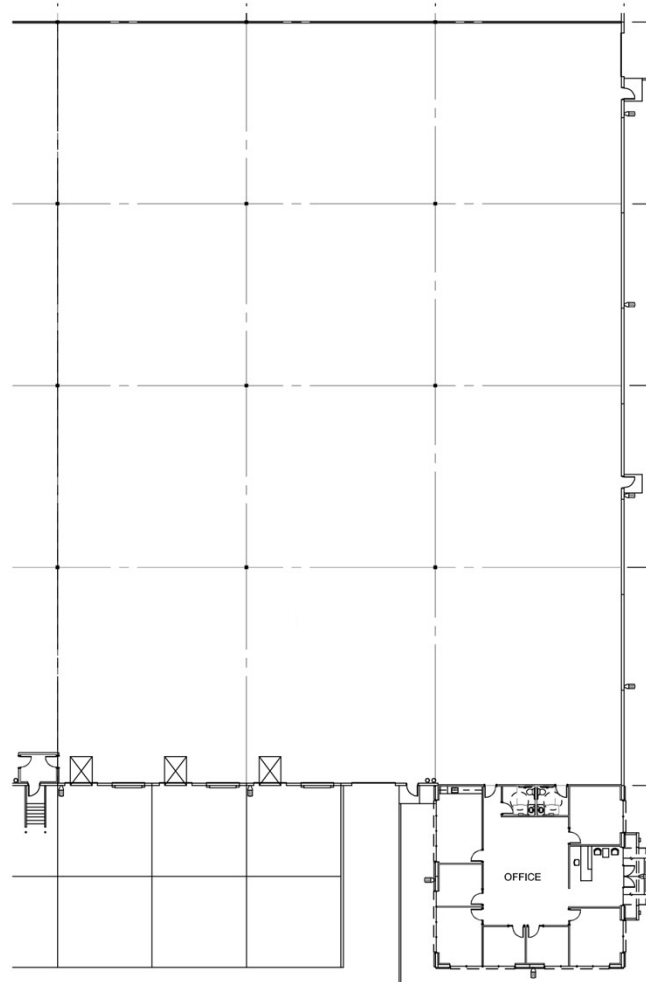


Suite 120 -
1,790 SF office

Floorplans

Suite 125

- 35,586 total SF
- 2,600 SF office
- 32,986 SF warehouse
- Six (6) dock high doors
- One (1) grade level door
- 32' clear height

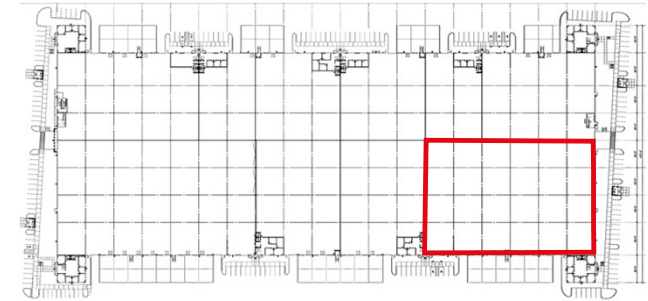


Suite 125 -
2,600 SF office

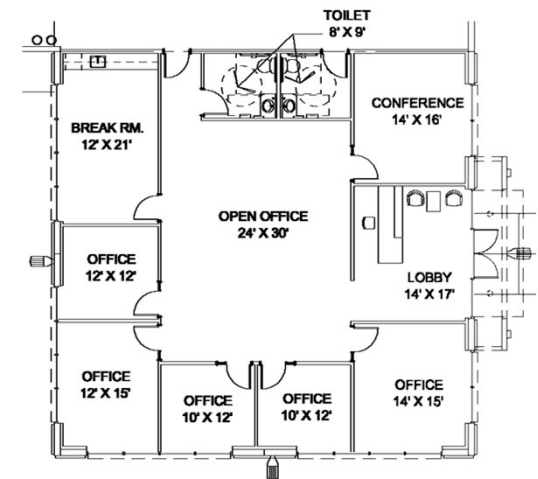
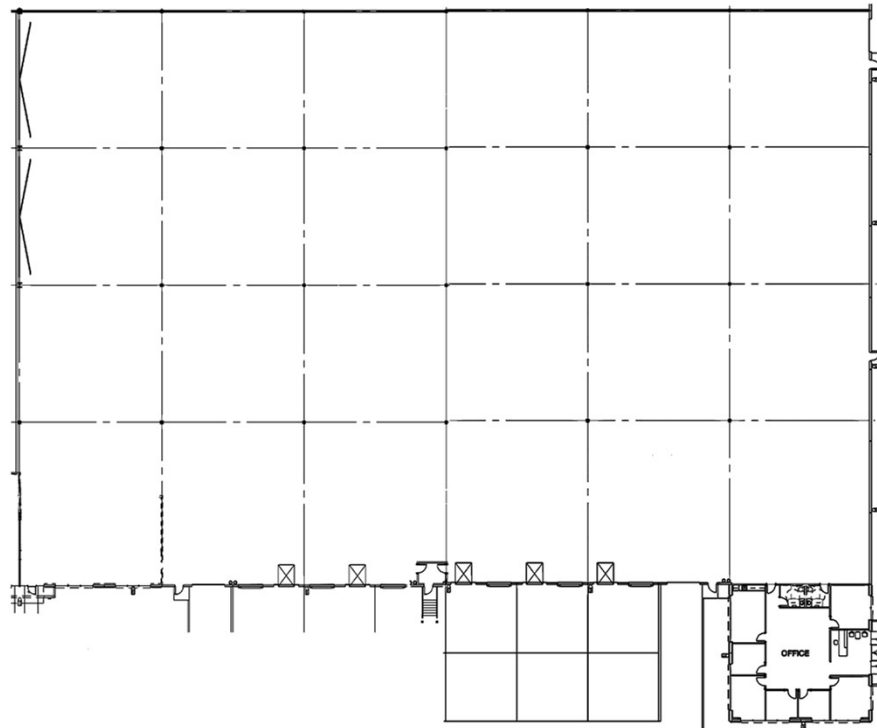
Floorplans

Suite 120/125

- 68,467 total SF
- 2,600 SF office
- 65,867 SF warehouse
- Eleven (11) dock high doors
- Two (2) grade level door
- 32' clear height



MT HOOD STREET



Suite 125 -
2,600 SF office

Project & location

Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15 freeway via Speedway Boulevard and the new Tropical Parkway Interchange. Close proximity to McCarran International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



14.7 miles to the
Las Vegas Strip



Less than a 20-minute drive to
the Las Vegas Strip



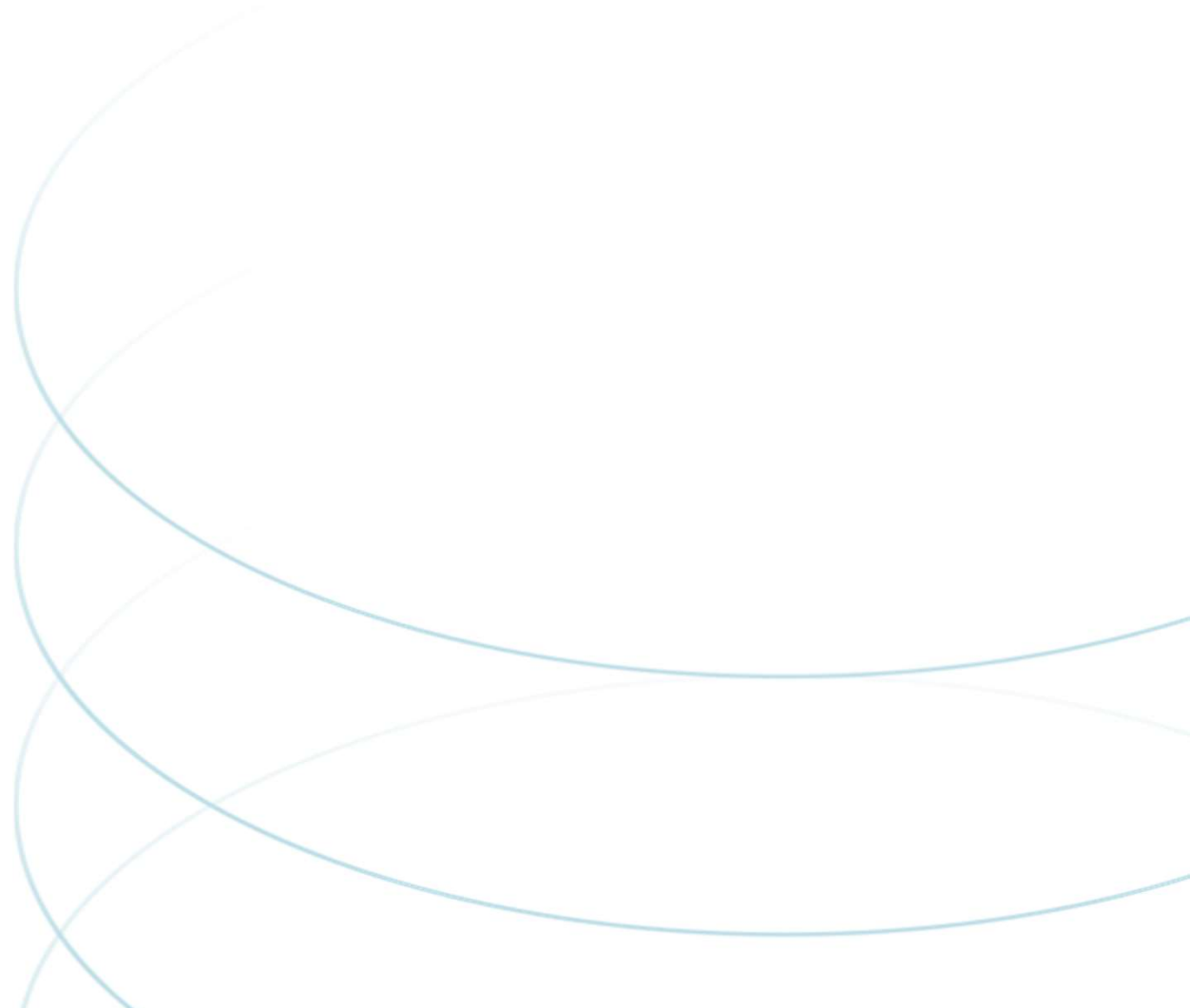
18.4 miles to Harry Reid
International Airport



17.1 miles to the
New Allegiant Stadium







Danny Leanos

Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

jll.com

Jason Simon, SIOR

Senior Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Senior Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018