

6254 & 6260

E. TROPICAL PARKWAY

 **\$5,000 Broker Bonus of 3+ Year Term**

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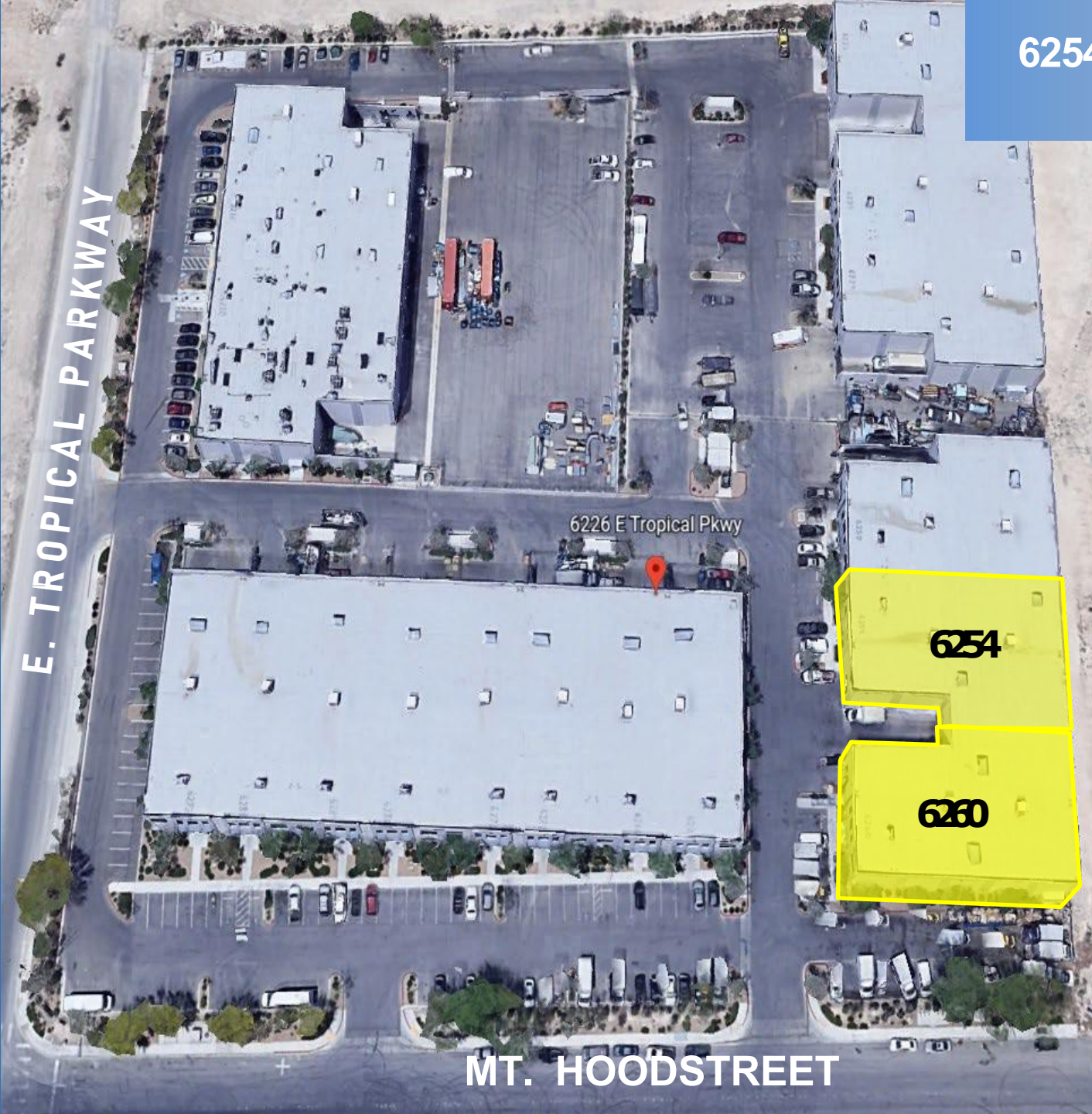
VENTURE POINTSPEEDWAY

**+/- 11,460-22,920 SF INDUSTRIAL
SPACE FOR LEASE!**

Lincoln

6254-6260 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



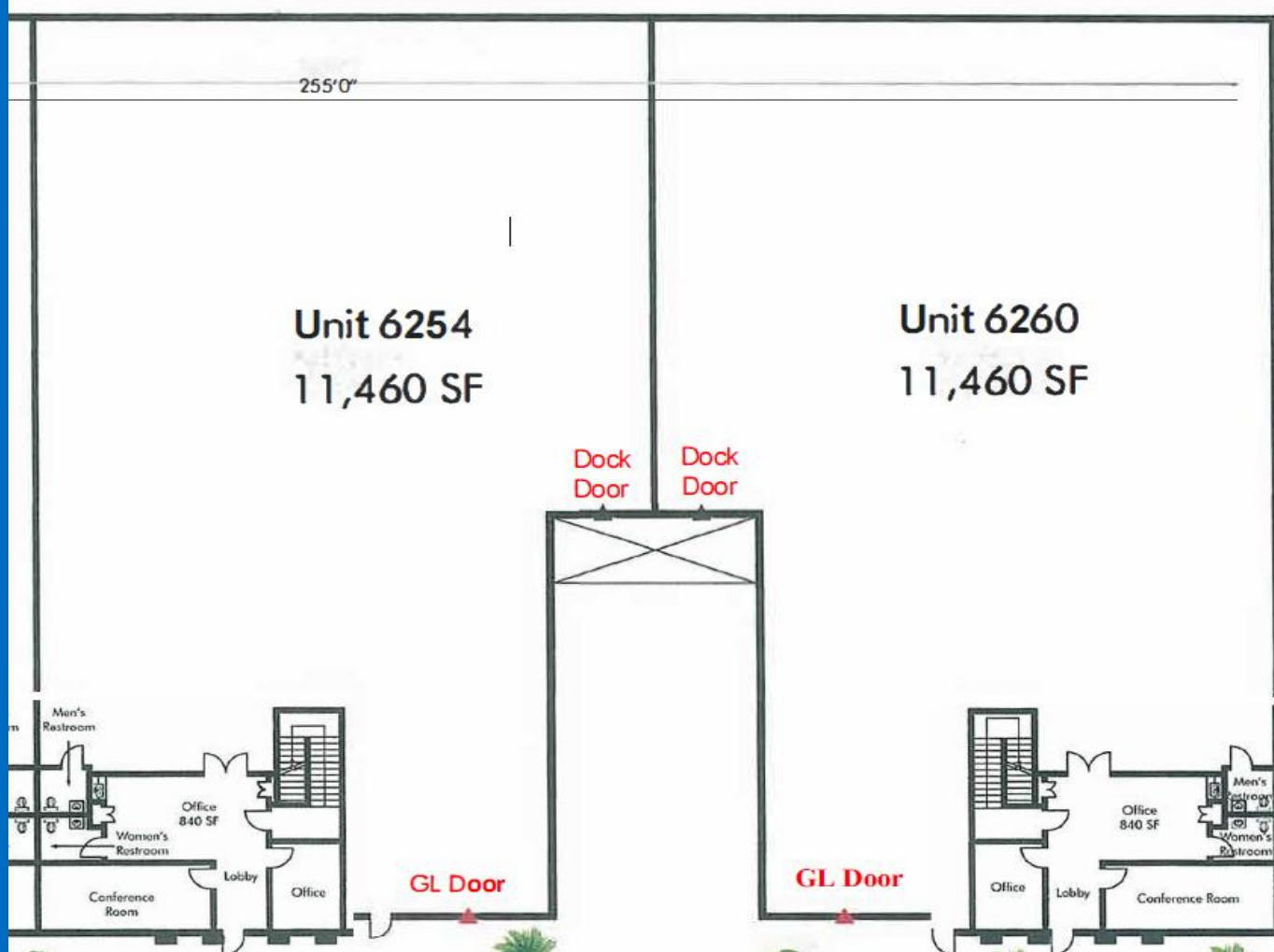
VENTURE POINT SPEEDWAY

11,460 to 22,920 SF INDUSTRIAL SPACE FOR LEASE!

SITE PLAN



6254 & 6260 E. TROPICAL PARKWAY | NORTH LAS VEGAS, 89115



Building	Total SF	Office SF	Warehouse SF	Mezzanine SF	Clearance Height	Grade	Dock	Rate
6254	+/-11,460	+/-840	+/-9,820	+/-800	24 FT	1	1	1.30 MG
6260	+/-11,460	+/-840	+/-9,820	+/-800	24 FT	1	1	1.30 MG

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