



For lease

Tropical Speedway Commerce Center

6150 East Tropical Parkway

North Las Vegas, Nevada 89115



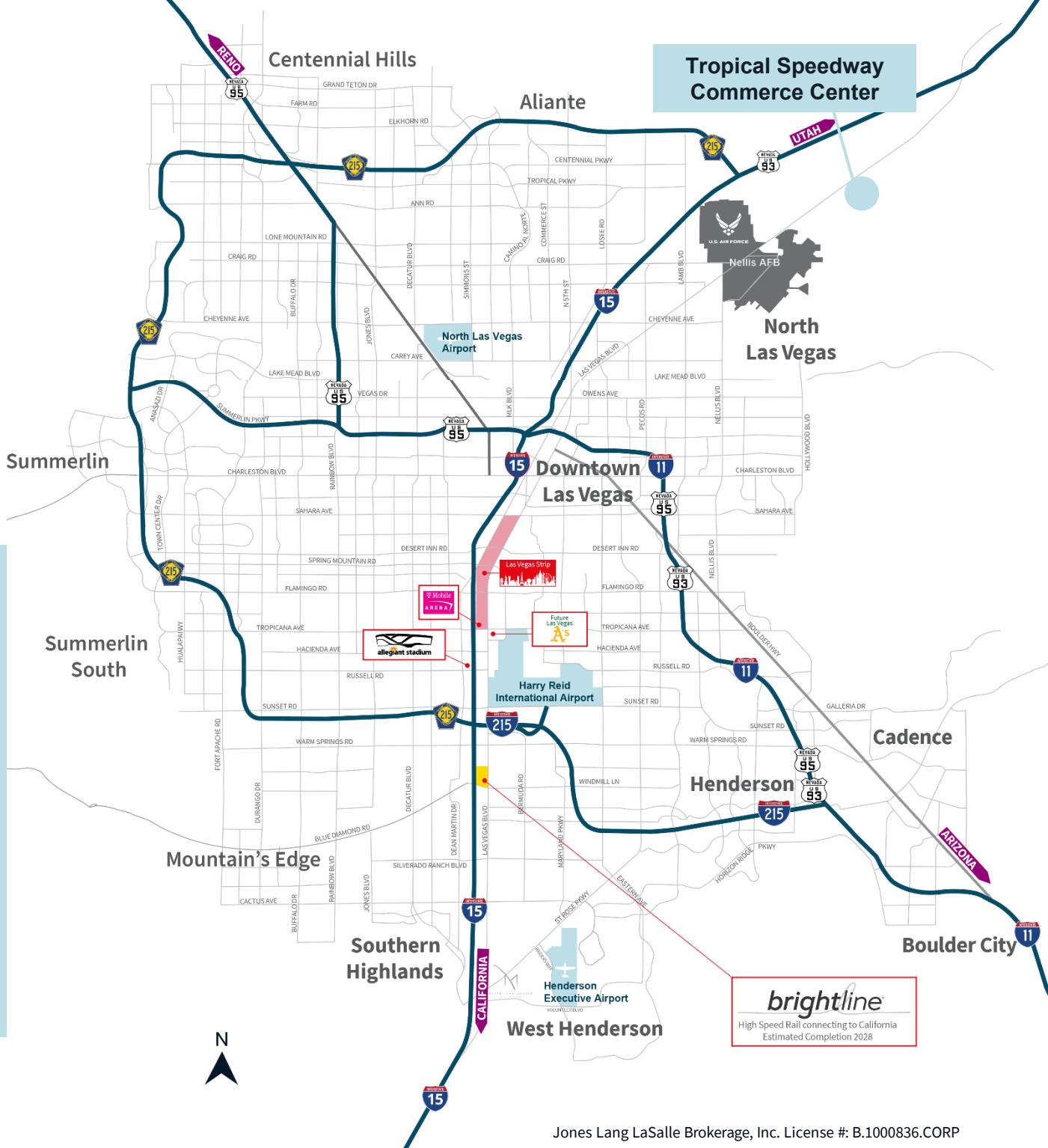
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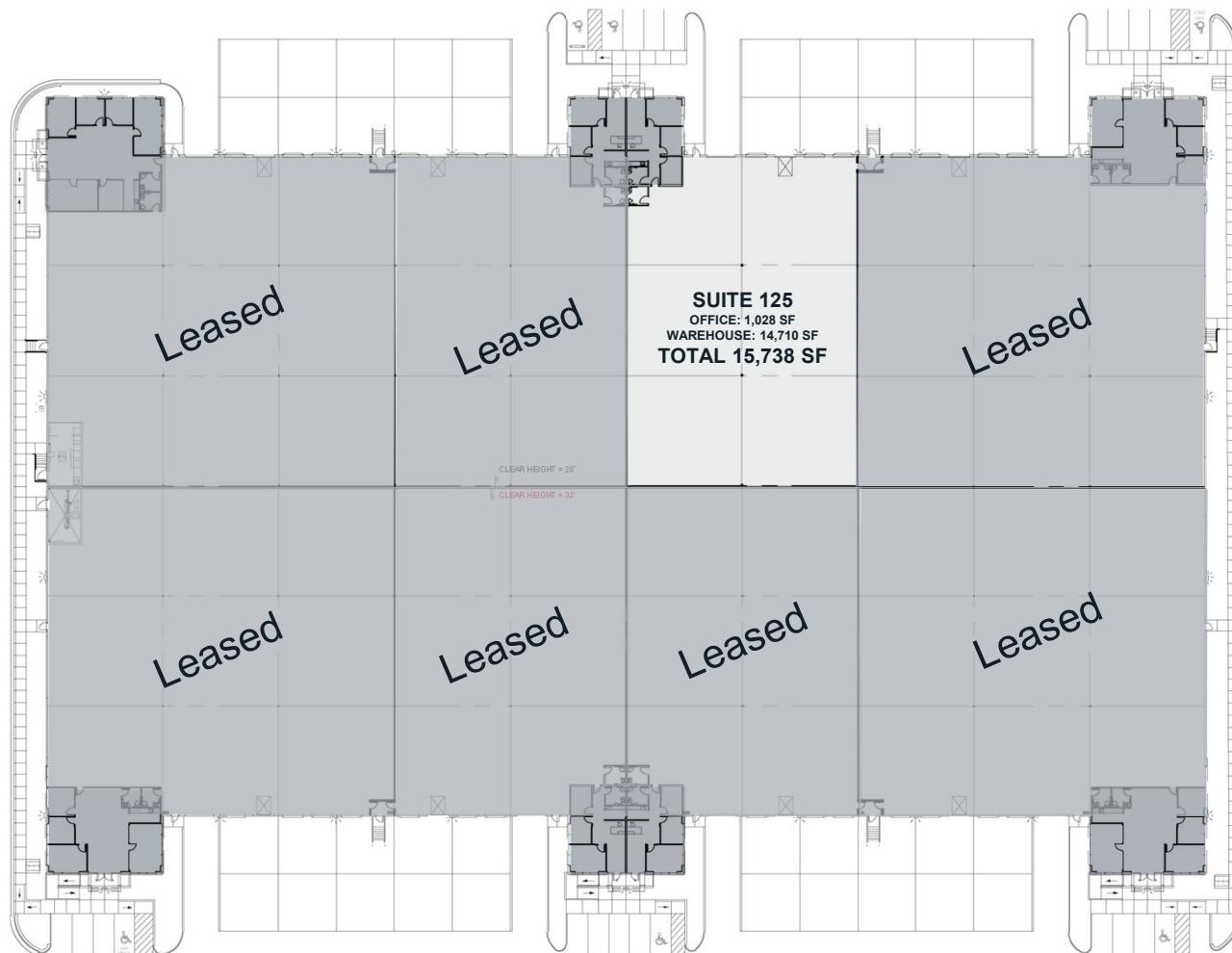
Project & location

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 Tropical Parkway Interchange. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!

-  15.2 miles to the **Las Vegas Strip**
-  Less than a 20-minute drive to the Las Vegas Strip
-  19 miles to Harry Reid International Airport
-  17.8 miles to Allegiant Stadium





Property highlights

221
Parking spaces

28 - 32'
Clear height

130'
Minimum truck court

1 per suite
30k lb pit leveler

1%
Skylights

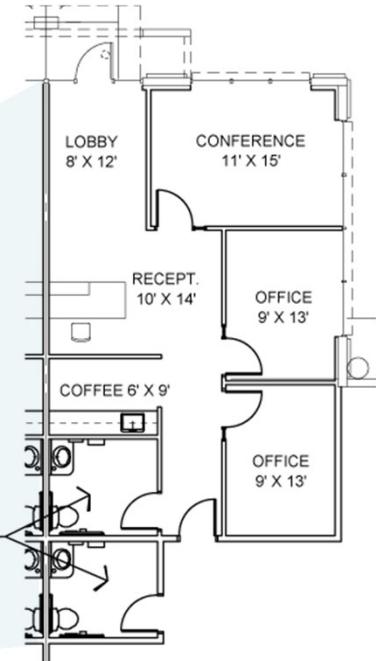
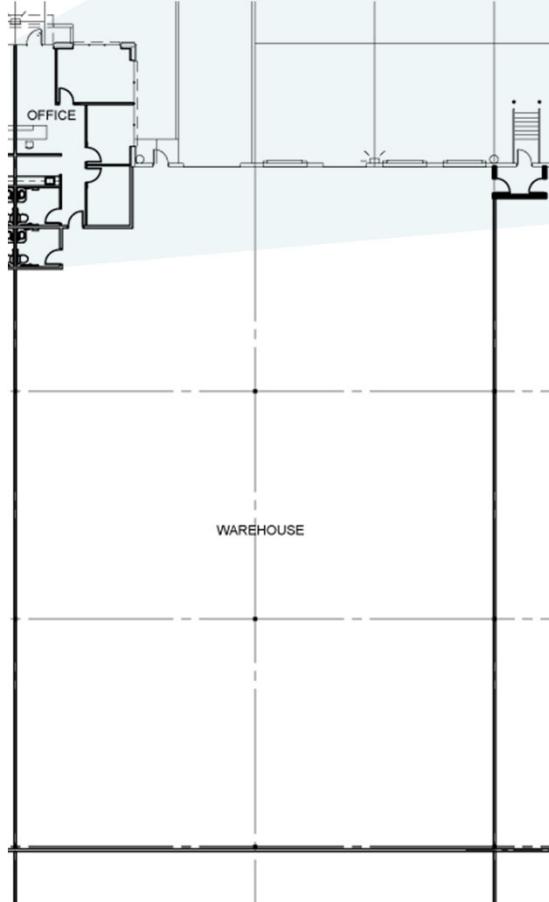
R-38
Roof insulation

3,000 AMPS
277/480v, 3-phase power

M-2
Zoning (North Las Vegas)

ESFR
Fire sprinklers

Suite	125
Total s.f.	15,738
Office s.f.	1,028
Warehouse s.f.	14,710
Dock Doors	Four (4) dock high loading doors
Grade Doors	One (1) grade level door
Clear Height	32'
Rate/ s.f.	Negotiable
NNN/ s.f.	\$0.2945 CAM
Monthly	Negotiable
Availability	4/1/26



Las Vegas

Business facts

	2.3 Million residents
	25 th Largest metropolitan area in the U.S.
	Population projected to grow almost 1.73% YOY

Labor

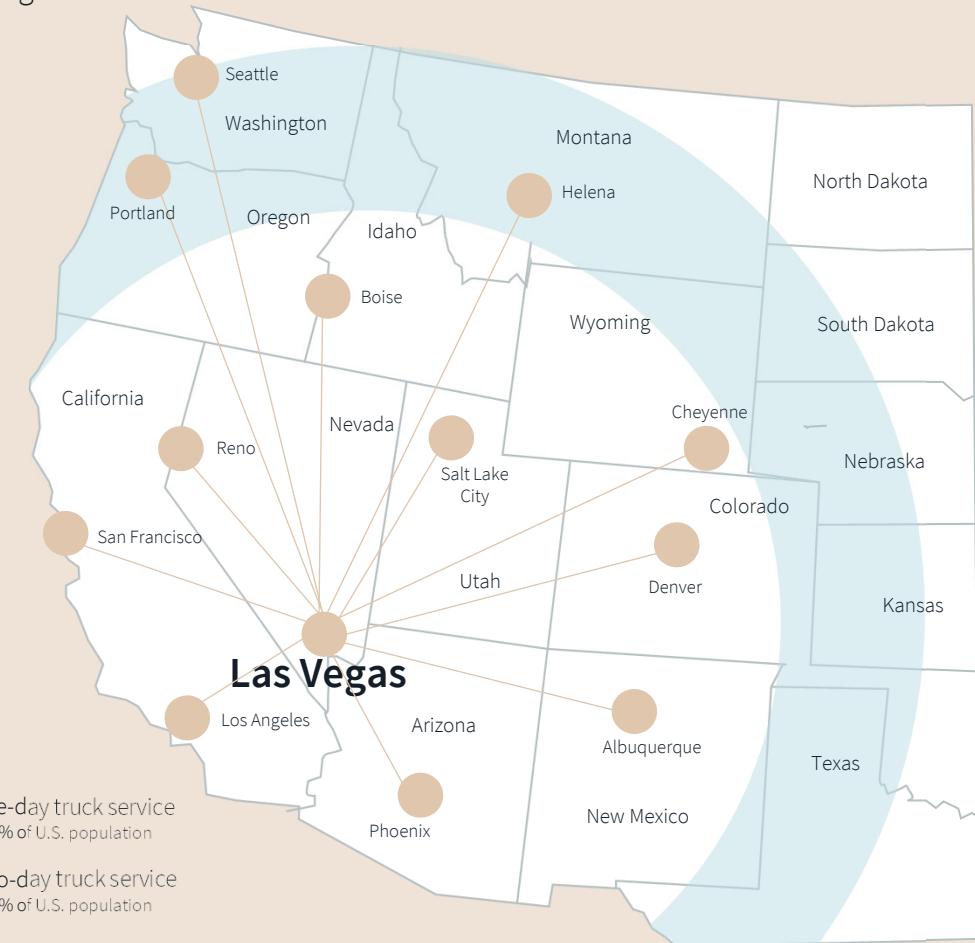
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit analysis

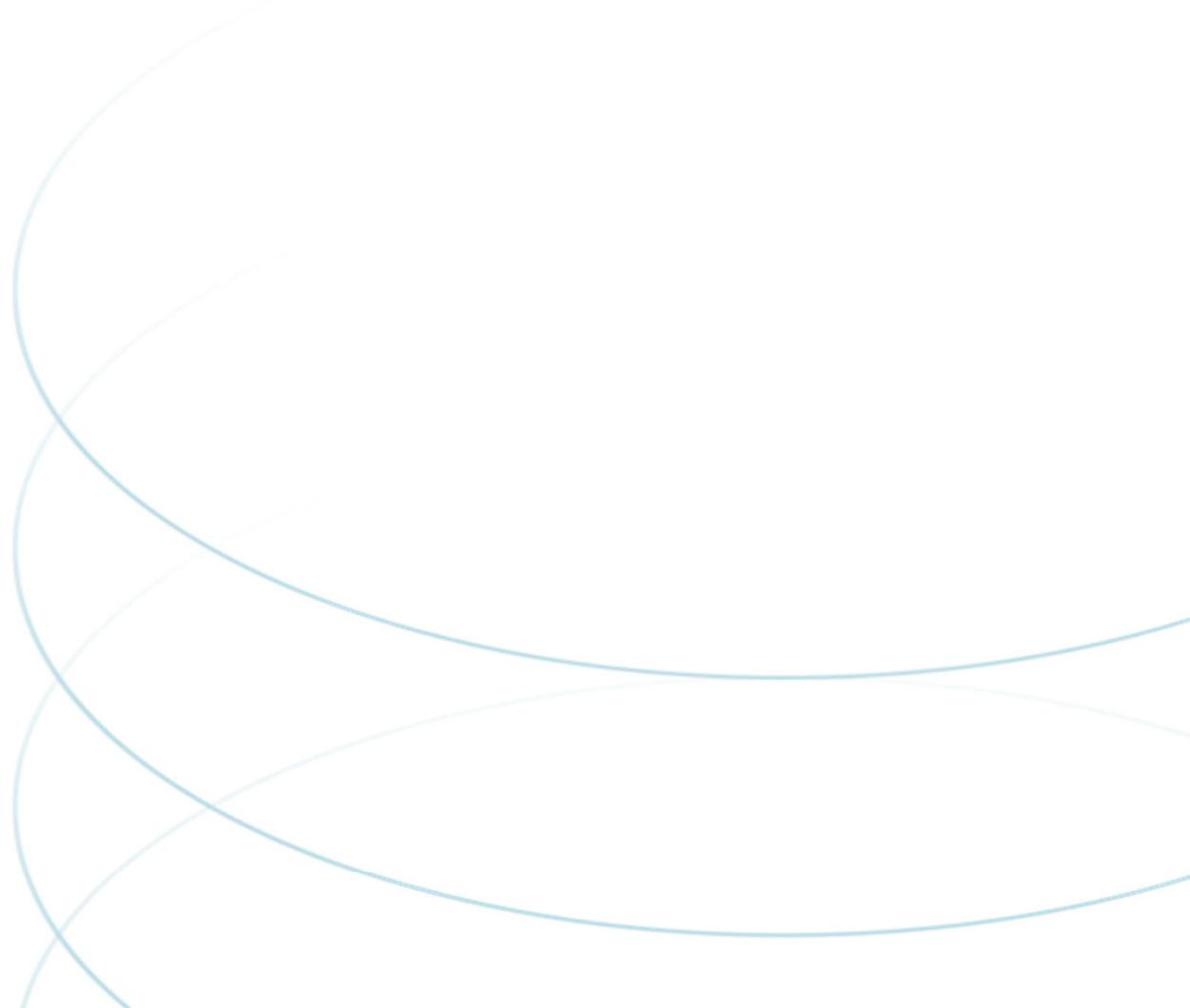
from Las Vegas



	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min

	Distance	Travel time
Boise	630 mi	9 hrs, 32 min
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min



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