



# For lease

Tropical Speedway Commerce Center

6150 East Tropical Parkway

North Las Vegas, Nevada 89115



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

# 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**



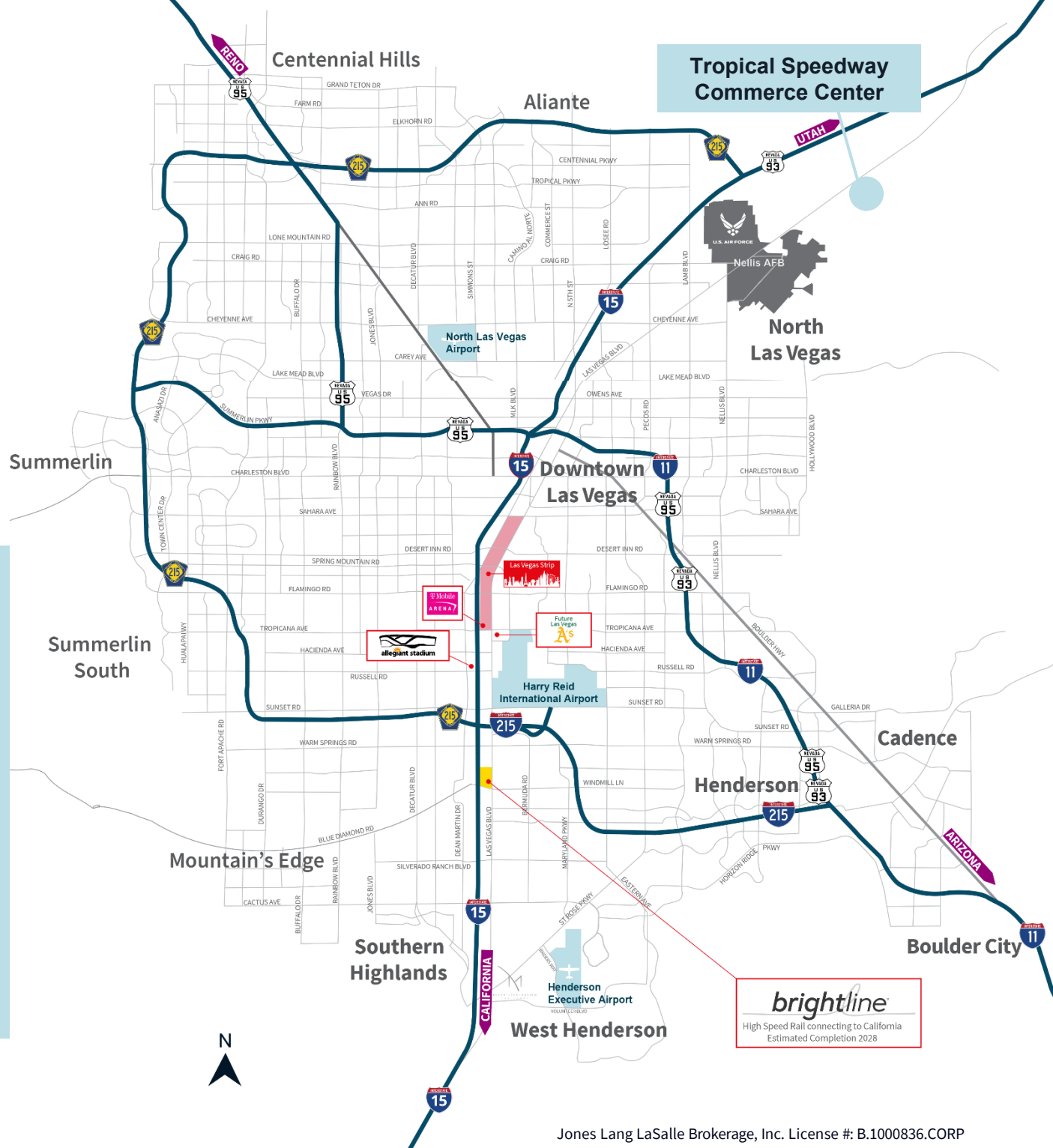
Less than a 20-minute drive to  
the Las Vegas Strip

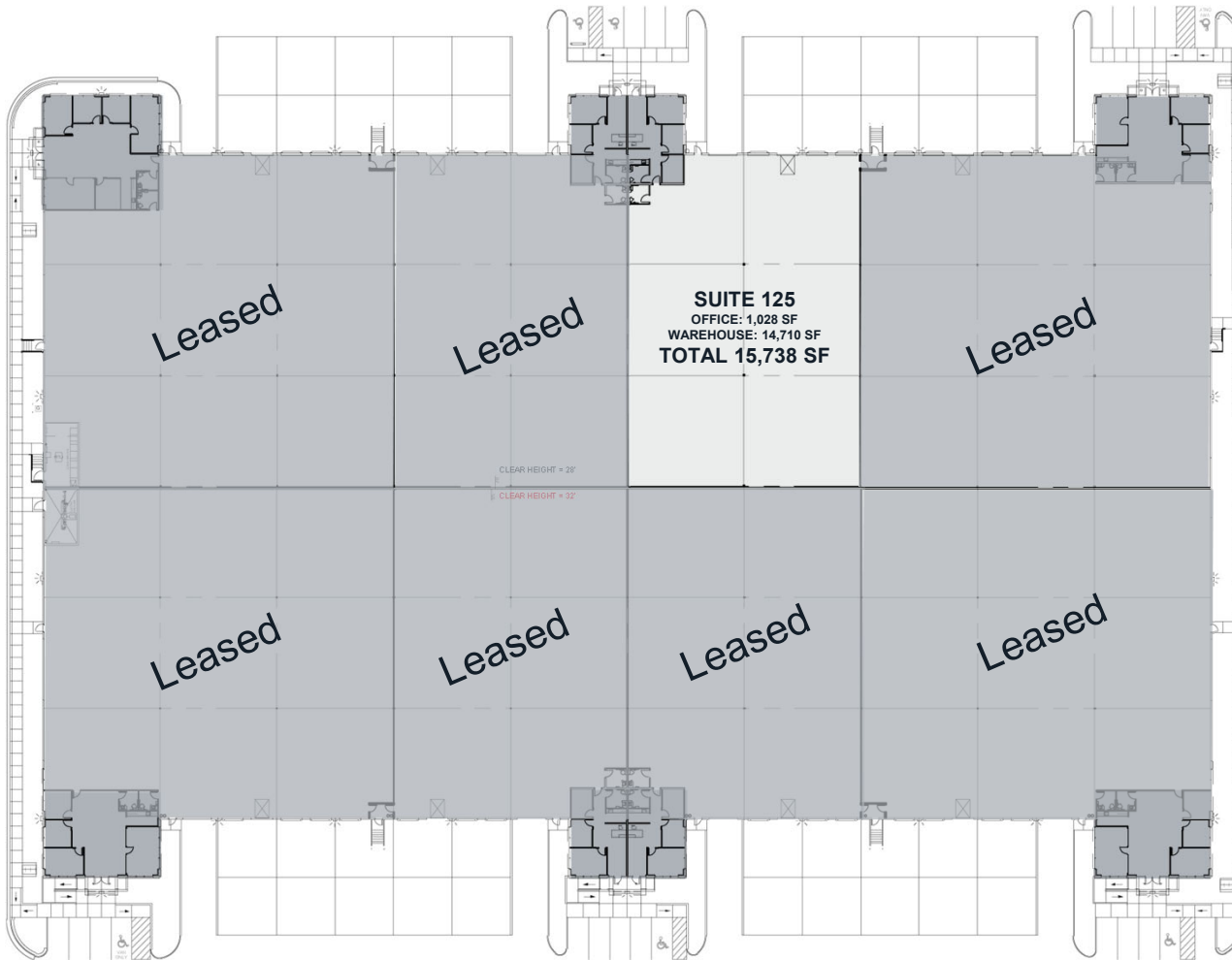


19 miles to Harry Reid  
International Airport



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

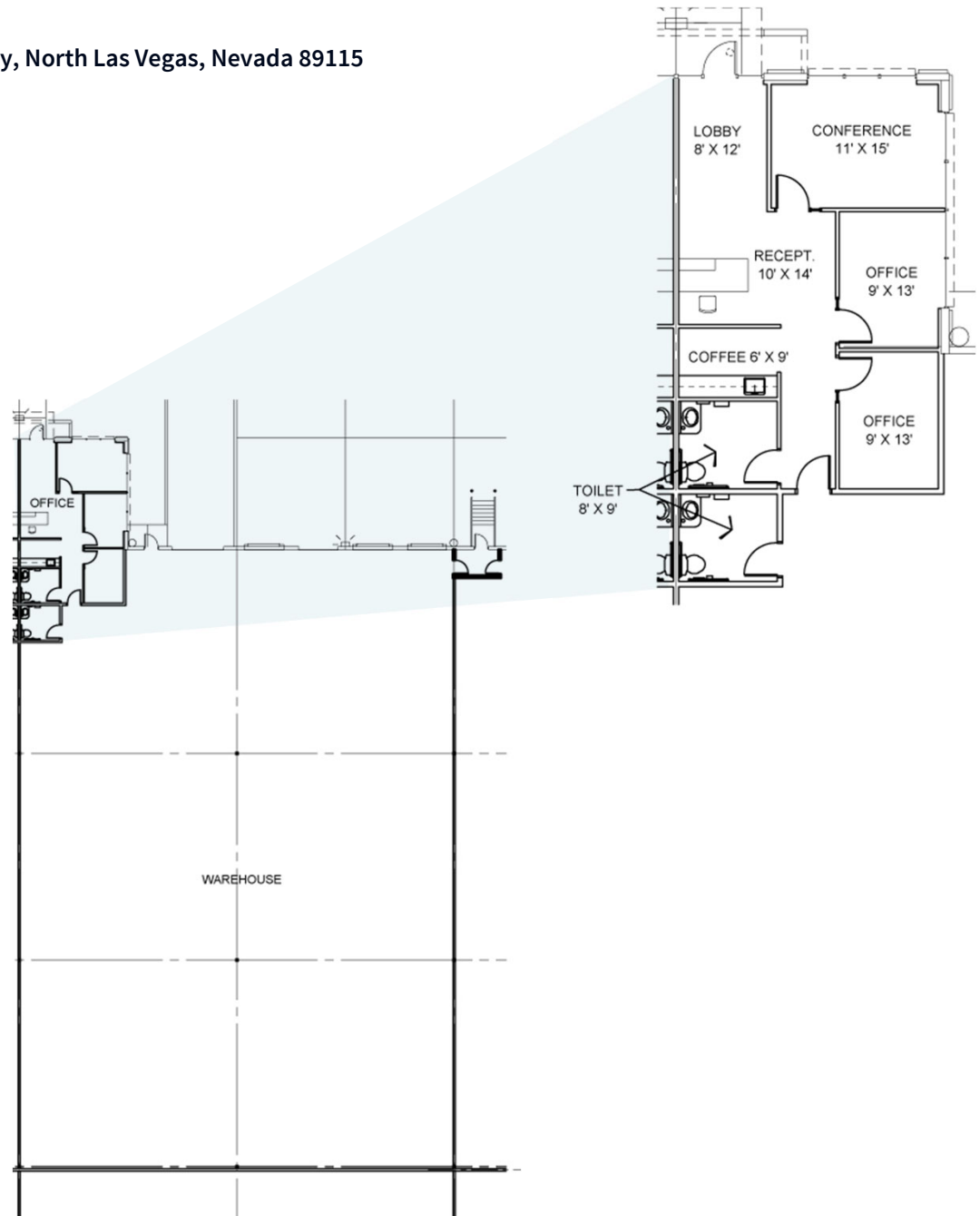
**M-2**

Zoning (North Las Vegas)

**ESFR**

Fire sprinklers

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



# Las Vegas

## Business facts



2.3 Million residents



25<sup>th</sup> Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

### 0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

## Labor

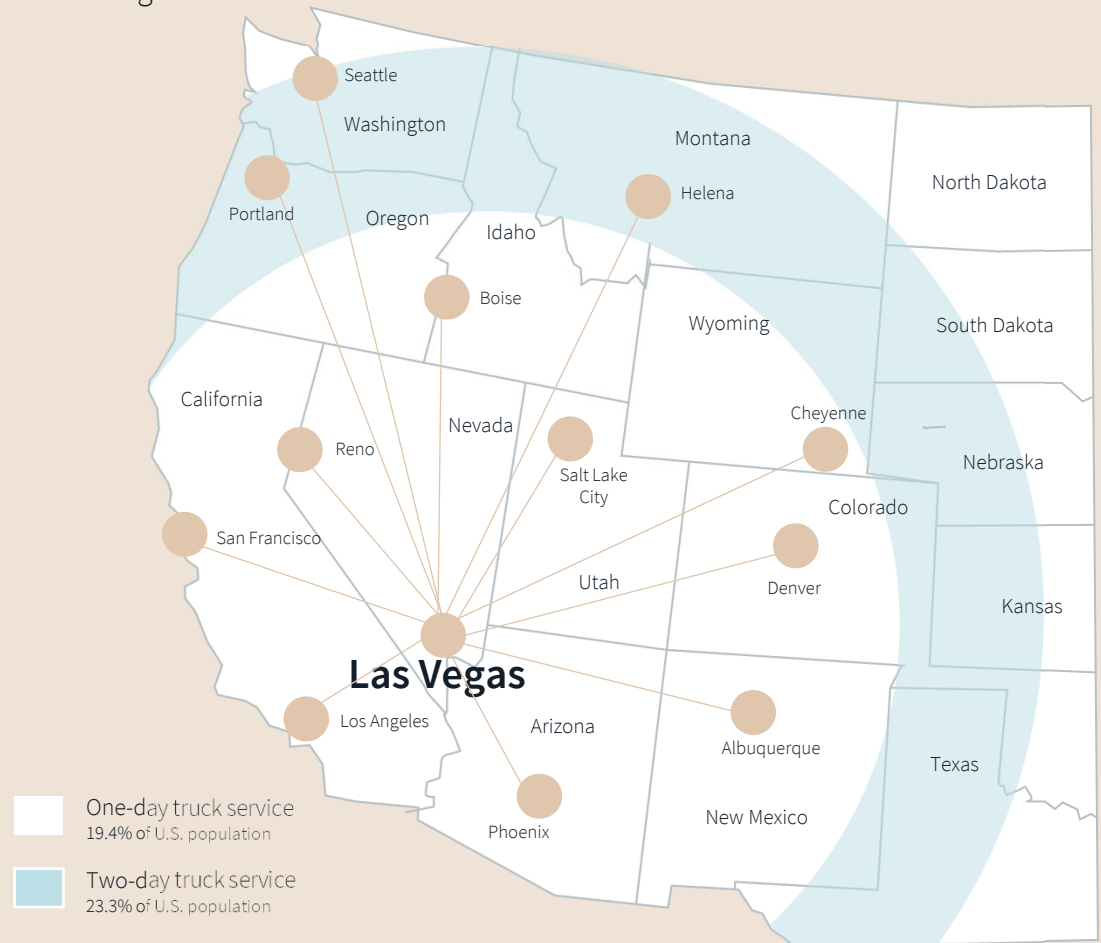
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## 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

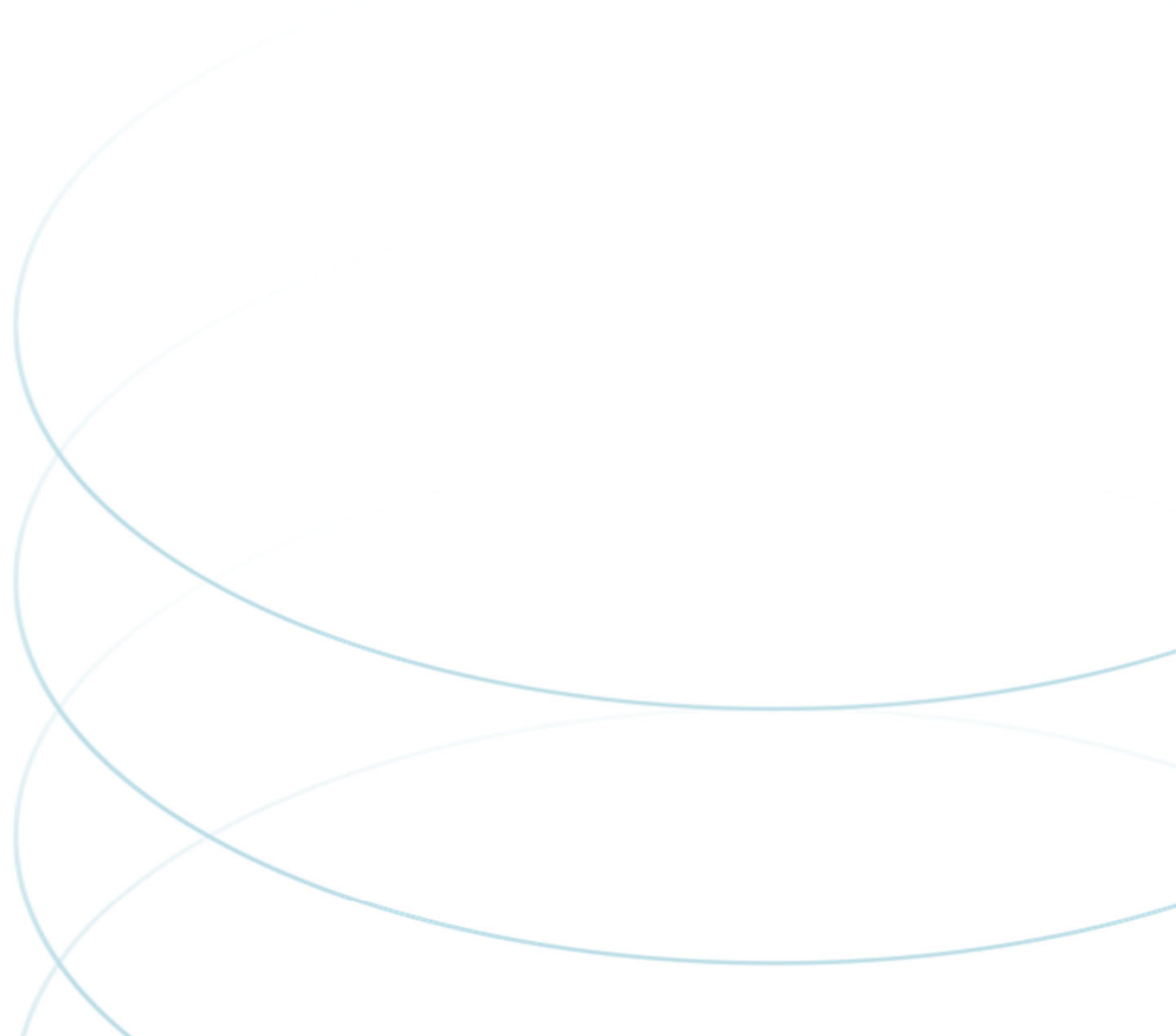
from Las Vegas



	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
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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