

4325

W. TROPICANA AVE



Strategically located in the southwest submarket with excellent access to the I-15, I-215 freeways, the world-famous Las Vegas Strip, Harry Reid International Airport, T-Mobile Arena, Allegiant Stadium, shopping, restaurants and convention centers.

- Frontage on Tropicana
- Zoned I-P Light Industrial
- 100% HVAC
- 400amps 240/110V single phase power
- Pylon signage
- 18' clear height
- Natural gas available
- (2) 12x14 overhead doors

16,900 SF single purpose building with frontage on W. Tropicana Avenue. Open floor plan, 4 offices, conference room, skylites, and exposed ceiling. Phone & data cable throughout. High speed data available. Corporate identity allowed on the building.



FOR SALE: \$5,850,000

FOR LEASE:

\$1.65 psf NNN | \$0.19 psf NNN Fees

5 Year Lease | Available Now

HELLER
COMPANIES

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