

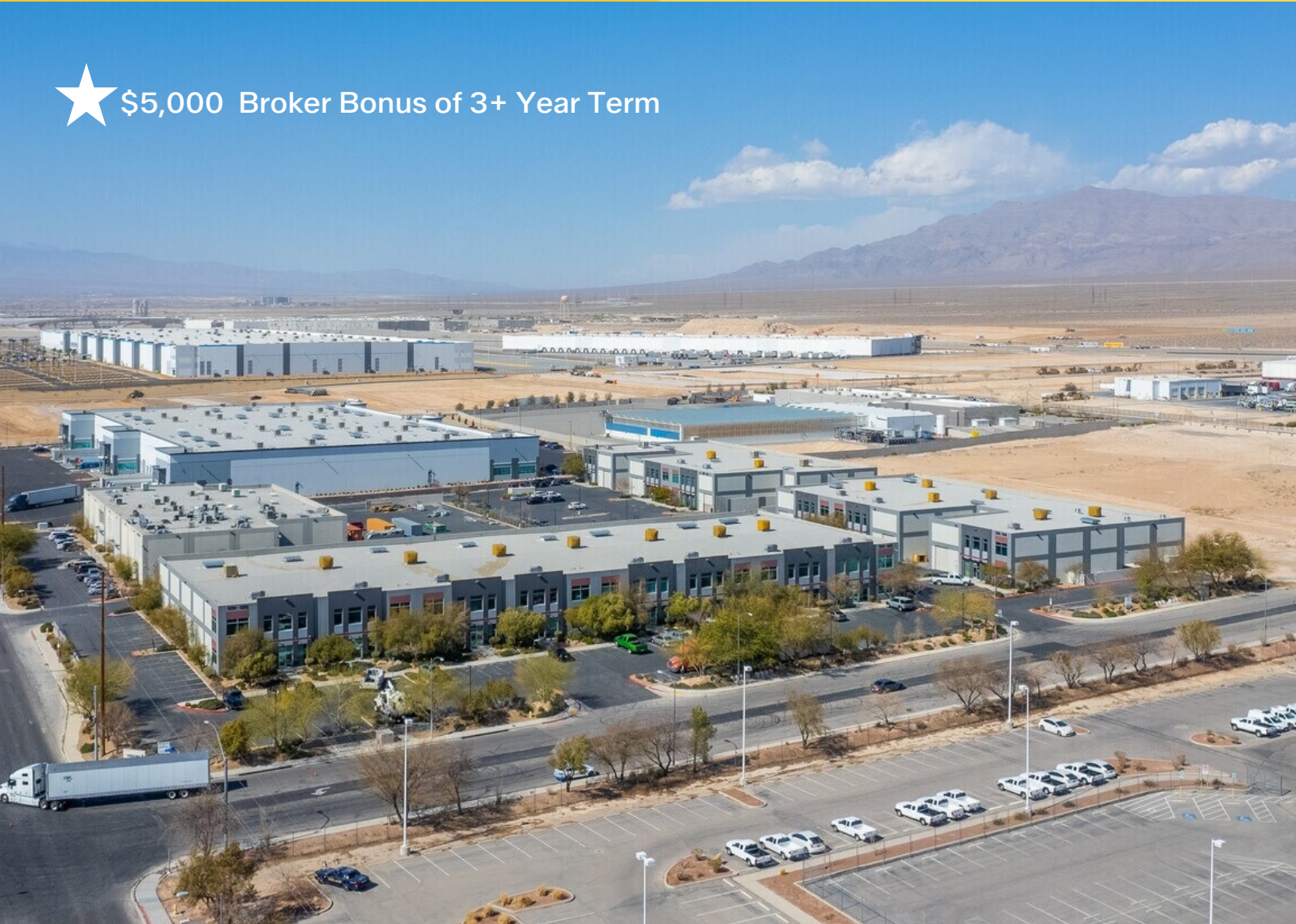
Venture Point

6254 & 6260 E. Tropical Parkway
Las Vegas, NV 89115

Industrial for Lease

±11,460-22,920 SF

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



Leasing Information:
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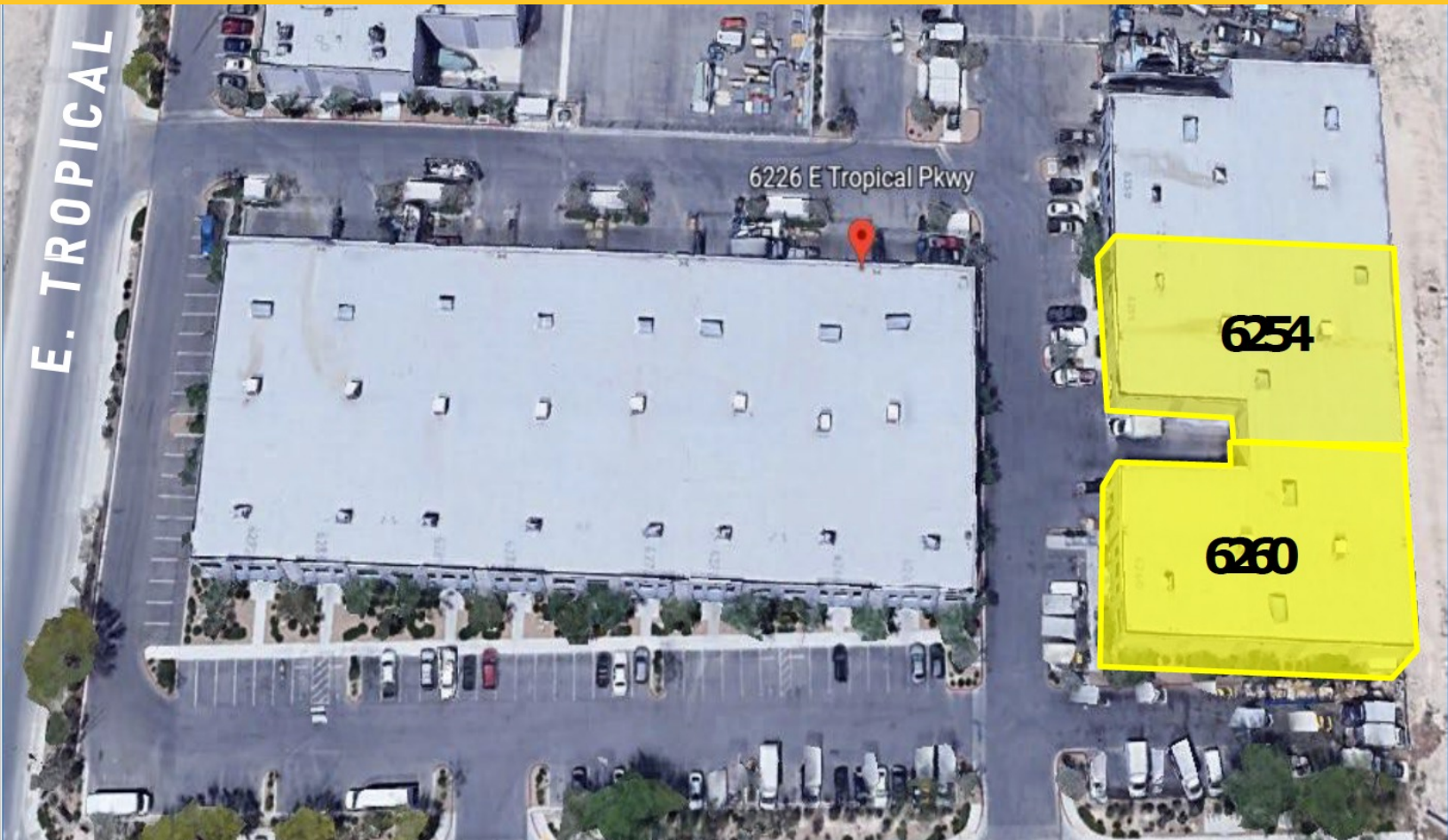
www.lpc.com

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Property Overview

- ±11,460-22,920 SF Industrial Space for Lease
- Zoned M-2

Highlights

- 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

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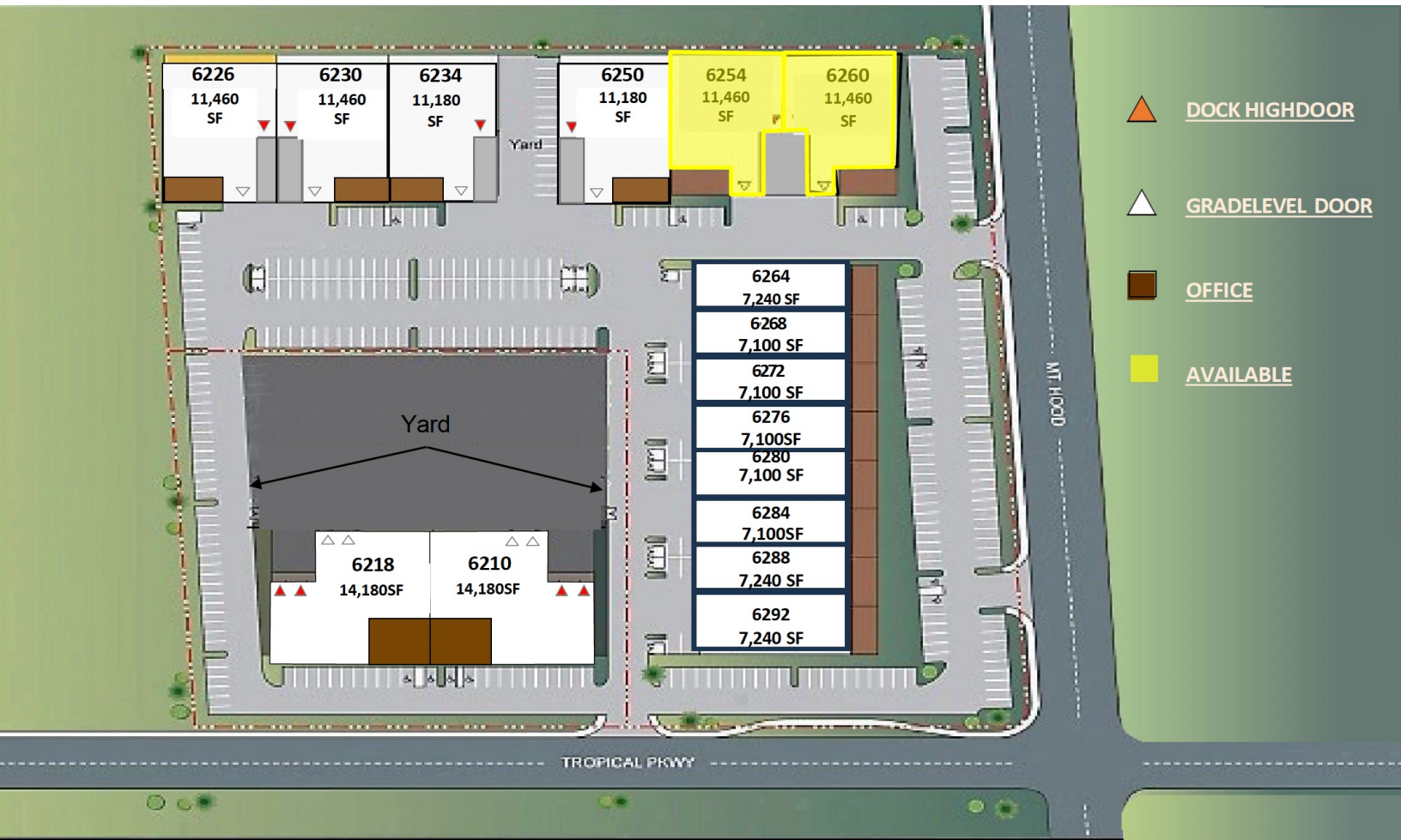
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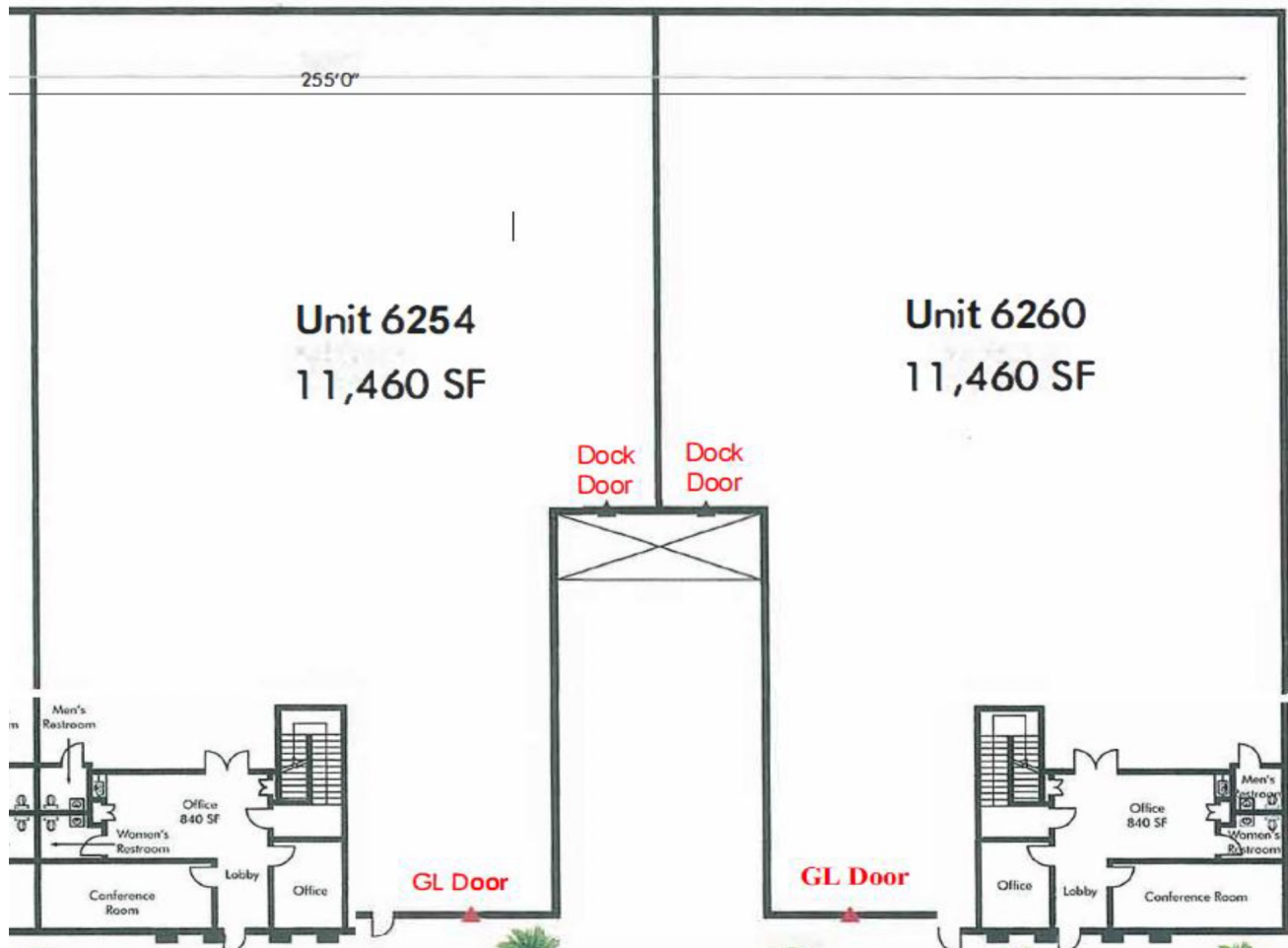
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Building	Total SF	Office SF	Warehouse SF	Mezzanine SF	Clearance Height	Dock	Grade	Rate
6254	±11,460	±840	±9,820	±800	24 ft	1	1	\$1.30 MG
6260	±11,460	±840	±9,820	±800	24 ft	1	1	\$1.30 MG

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