

4325

W. TROPICANA AVE

STAND ALONE BLDG



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 Ave
- Zoned I-P Light Industrial
- 80% HVAC
- 20% Evap Cooled Whse
- Pylon signage
- Monument signs
- 18' Open/exposed ceiling
- Skylites in the showroom

16,900 SF single purpose building with frontage on W. Tropicana Avenue. Open floor plan, large bullpen area with open exposed ceiling & skylites, 4 offices, conference room, 2 restrooms, break room & warehouse. 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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4325 W. Tropicana Avenue



- 45 total parking spaces
- gated rear parking
- 18 ft clear height warehouse
- (2) 12x14 overhead doors
- automatic garage door opener
- 400amps 240/110V single phase power
- Natural gas available

