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Las Vegas, NV
Salt Lake City UT
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AVAILABLE
For Lease



4300 TROPICANA AVE
Las Vegas, LV 89102

Yards & Lots for Lease



\$0.30 PSF MG

Lease Rate



±350 SF - ±45,720 SF

Available Space



Southwest

Submarket



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Yards & Lots for Lease

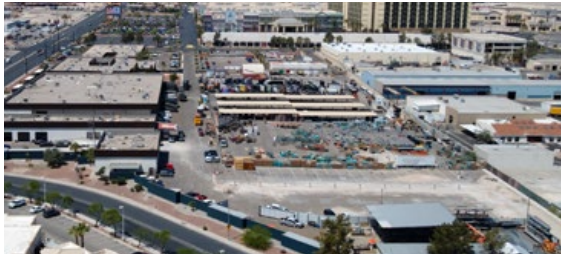


\$0.30 PSF MG ±350 SF - ±45,720 SF Southwest

Lease Rate

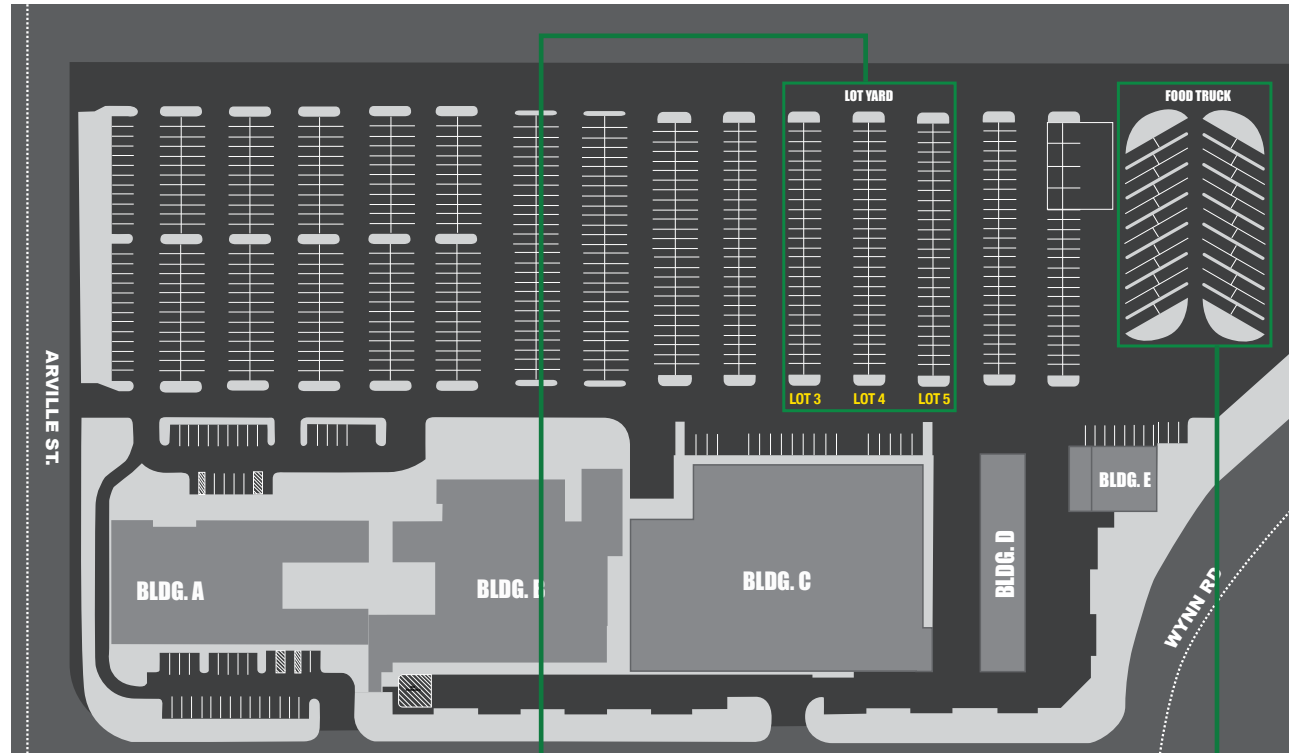
Available Space

Submarket



Property Highlights

- ±137,285 SF Premier multi-use facility
- Ideal for executive office operations, industrial users, and construction companies requiring secure yard space
- Situated on ±14.5 acres of I-L zoned land with paved yard space available
- Equipped with 3-phase power throughout the property
- Utilities billed on a pro-rata share based on occupancy
- Exceptional accessibility — located within 1 mile (approximately 5 minutes) of Las Vegas Boulevard, I-15 Freeway, and Allegiant Stadium



Lot Yard Details

LOT	AVAILABLE SF	LEASE RATE (Modified Gross)	MONTHLY RENT
3	±15,240 - ±45,720	\$0.30 PSF	\$4,572 - \$13,716
4	±15,240 - ±45,720	\$0.30 PSF	\$4,572 - \$13,716
5	±15,240 - ±45,720	\$0.30 PSF	\$4,572 - \$13,716
3-5	±45,720	Negotiable	CALL BROKER

Food Truck Yard Details

+ Total SF:	±350 - ±21,700
+ Monthly Rate:	\$1,000 MG
+ Power:	800 Amps (Tenant to verify)
+ Availability:	Immediately
+ Details:	The site includes 62 dedicated food truck parking spaces with full electric and water hookups, a shared grease interceptor, and a reservable industrial kitchen for cleaning, prep, and waste disposal.