



Commercial Realty Listing Contacts



### JERDIN LINDQUIST

Senior Associate

LIC# BS.0146806  
 (702) 755-1528  
 jlindquist@mdlgroup.com



### MYLES JOHNSON

Advisor

LIC# BS.1002160  
 (702) 600-3307  
 mjohnson@mdlgroup.com



### BUCK HUJABRE

Senior Vice President

LIC# BS.1002453.LLC  
 (225) 284-0985  
 bhujabre@mdlgroup.com



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 FAX (702) 388-1010



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AVAILABLE  
For Lease

**4300 TROPICANA AVE**  
Las Vegas, LV 89102

Yards & Lots for Lease



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

Lease Rate



Available Space



Submarket



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## Yards & Lots for Lease



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Lease Rate

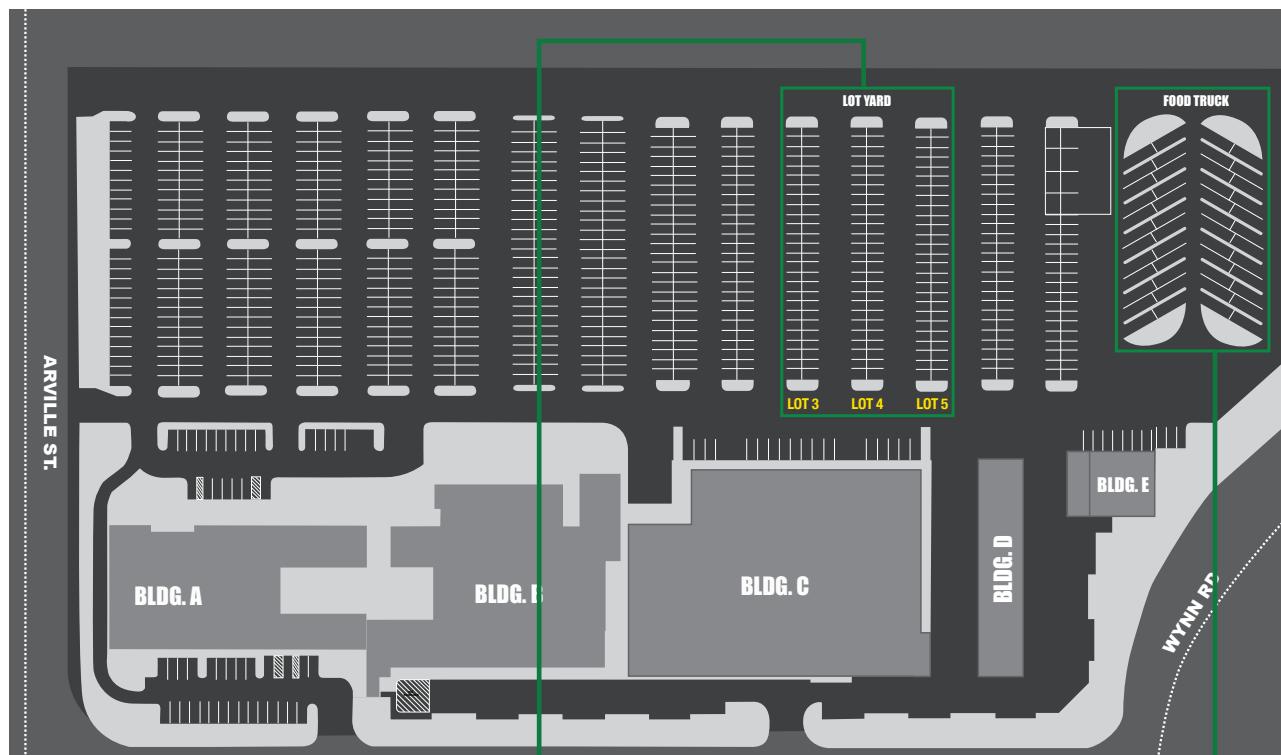
Available Space

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	<b>CALL BROKER</b>

### Food Truck Yard Details

<b>+ Total SF:</b>	±350 - ±21,700
<b>+ Monthly Rate:</b>	\$1,000 MG
<b>+ Power:</b>	800 Amps (Tenant to verify)
<b>+ Availability:</b>	Immediately
<b>+ Details:</b>	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.