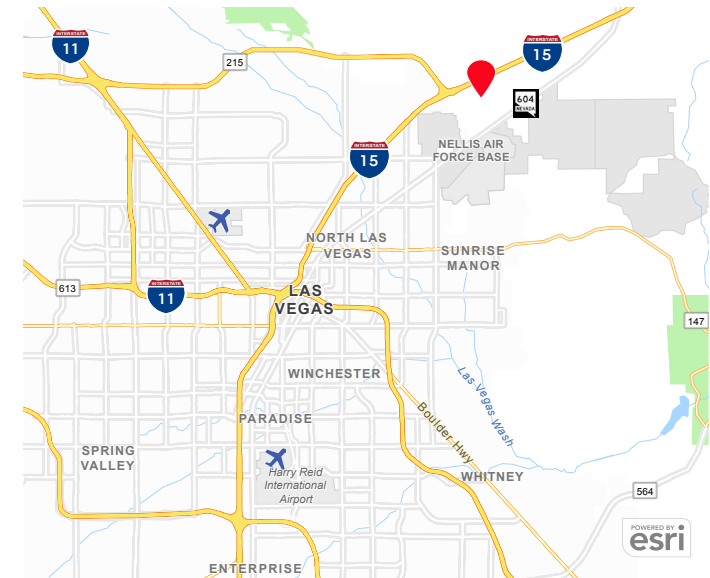


# NEWLY CONSTRUCTED CROSS-DOCK & SHOP FOR LEASE

6255 E Tropical Parkway, North Las Vegas, NV 89115

## STRATEGIC NORTH LAS VEGAS LOCATION

6255 E Tropical Parkway is strategically positioned in North Las Vegas' primary industrial corridor with direct access to I-15 at 1.8 miles and Highway 604 at 1.5 miles. This dual-arterial connectivity enables efficient freight movement along the critical Los Angeles-Las Vegas-Inter-mountain West distribution corridor while providing rapid east-west routing across the Las Vegas Valley. The site's location between these major transportation routes delivers optimal flexibility for inbound and outbound cross-dock operations serving Southwest regional markets.



### KEY ACCESS POINTS



1.5± Miles



1.8± Miles

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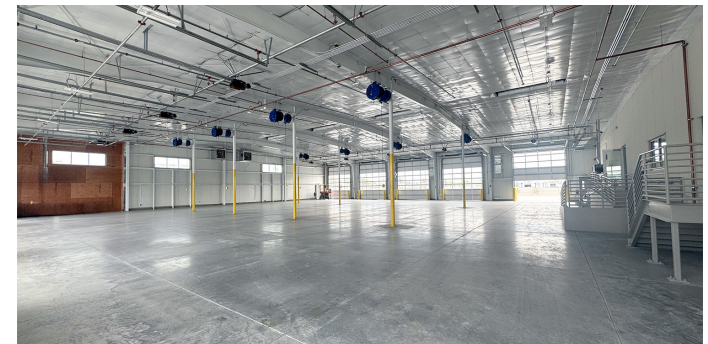
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## PROPERTY DETAILS

|                     |                                   |
|---------------------|-----------------------------------|
| GROSS LAND AREA     | 17.58± Acres                      |
| IMPROVED AREA       | 12.65± Acres                      |
| TOTAL BUILDING AREA | 61,920± SF                        |
| DOCK AREA           | 46,245± SF                        |
| LOADING POSITIONS   | 83 Doors + Ramp                   |
| DOCK WIDTH          | 90'                               |
| SHOP AREA           | 12,126± SF                        |
| SHOP BAYS           | 5 Drive-Through Bays              |
| OFFICE AREA         | 3,449± SF                         |
| YARD SURFACE        | Concrete                          |
| ZONING              | M-2 ( <a href="#">view code</a> ) |



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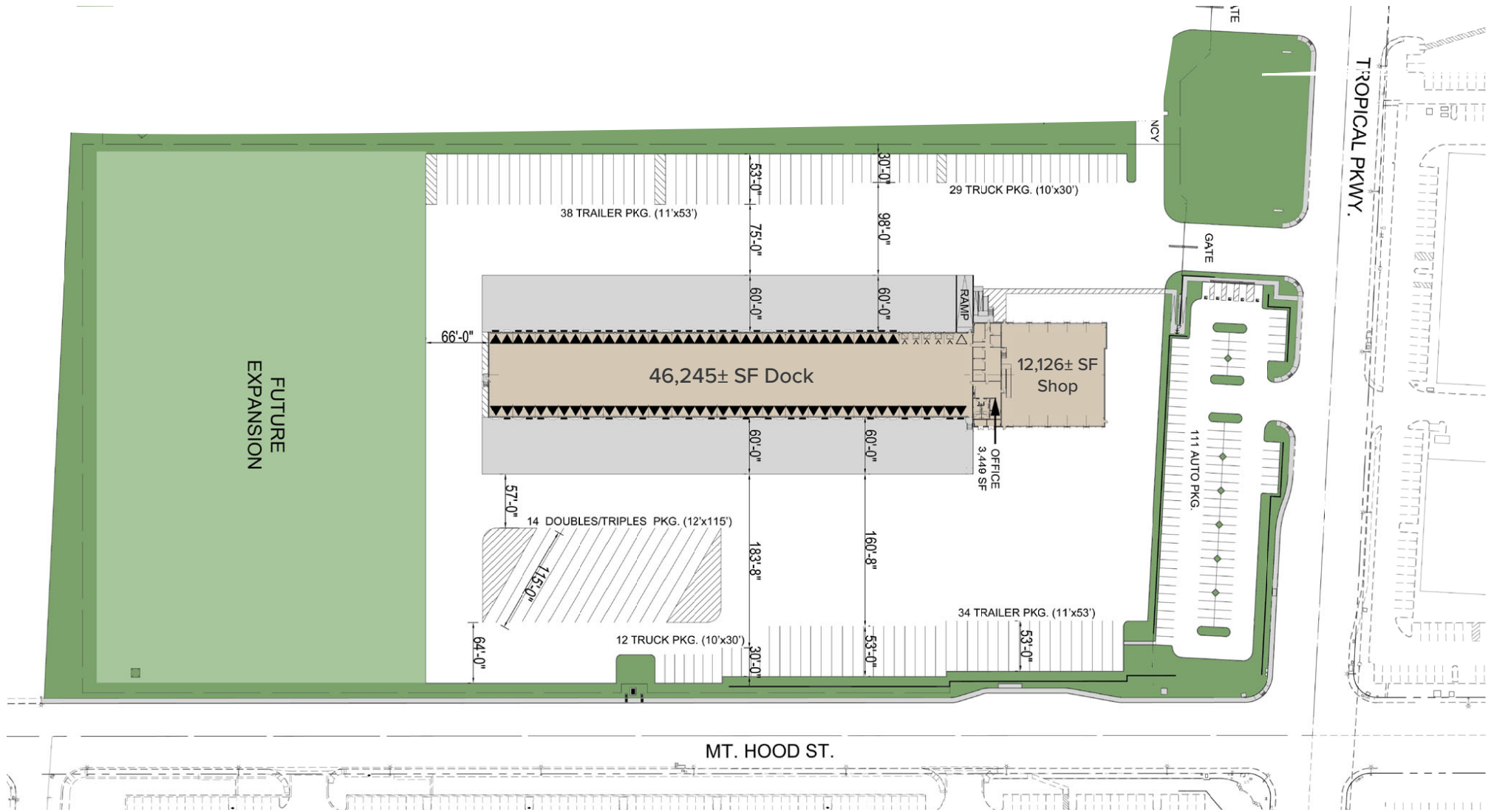
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