

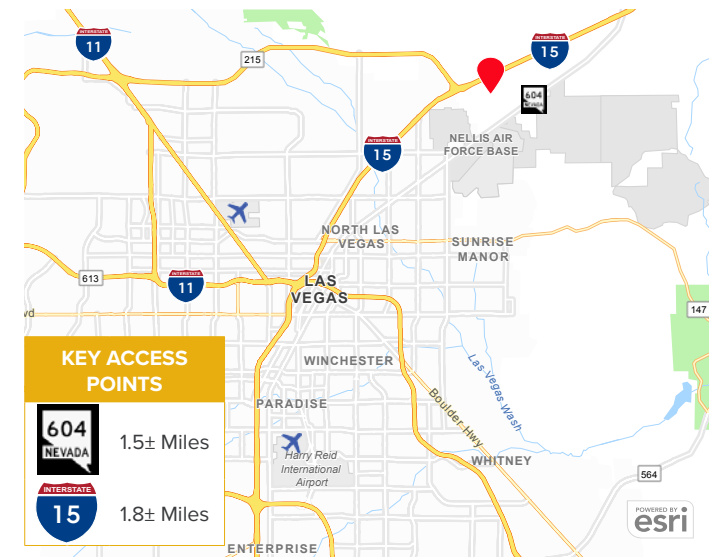
NEWLY CONSTRUCTED CROSS-DOCK & SHOP FOR LEASE

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.



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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 (view code)



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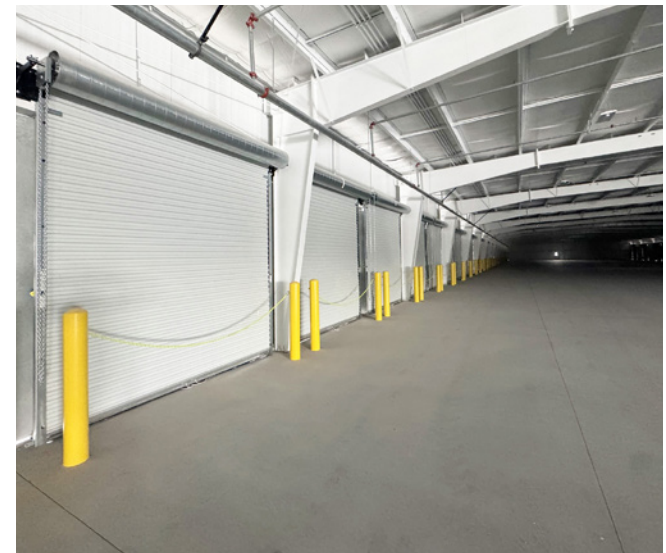


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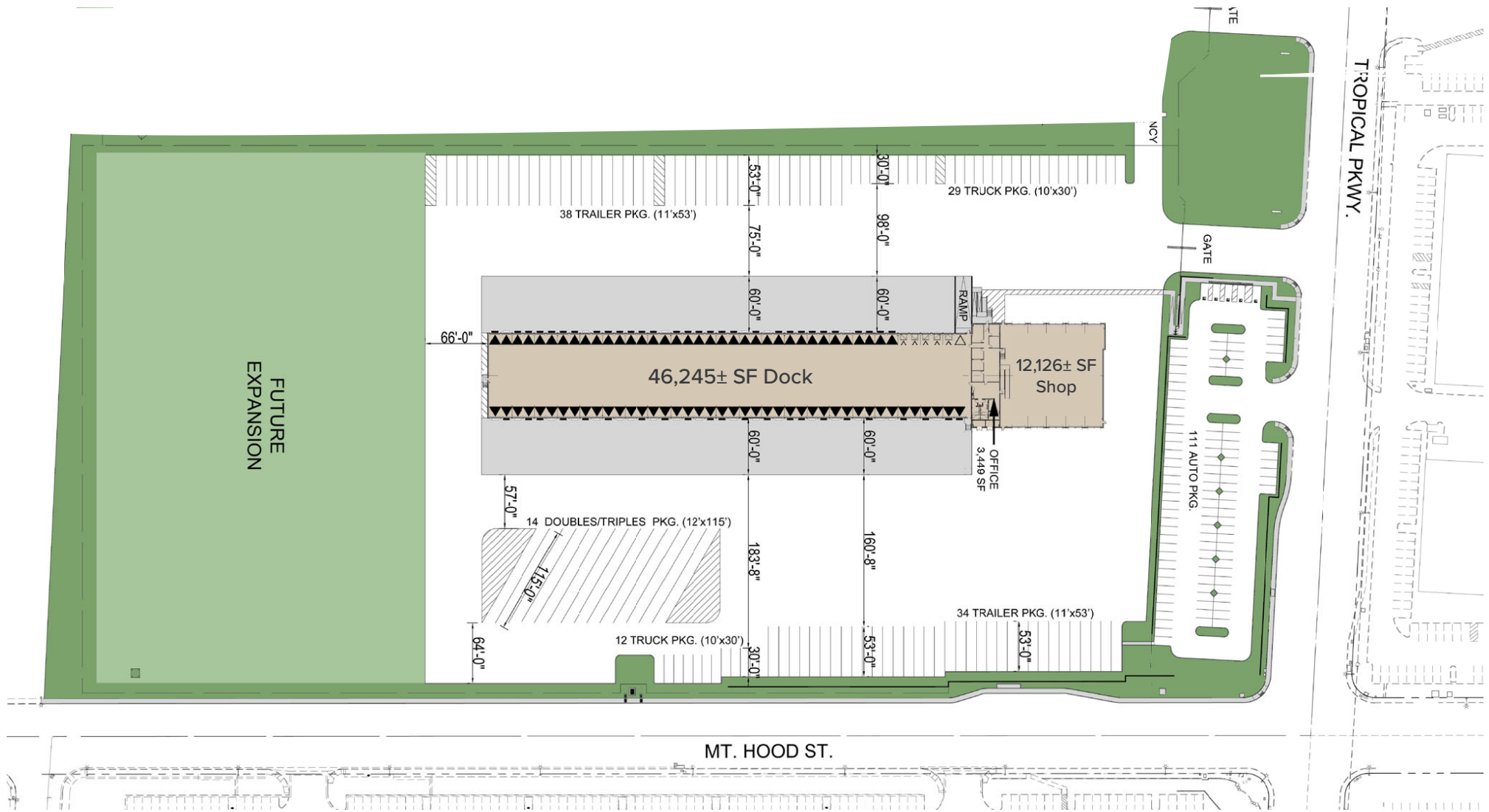


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