

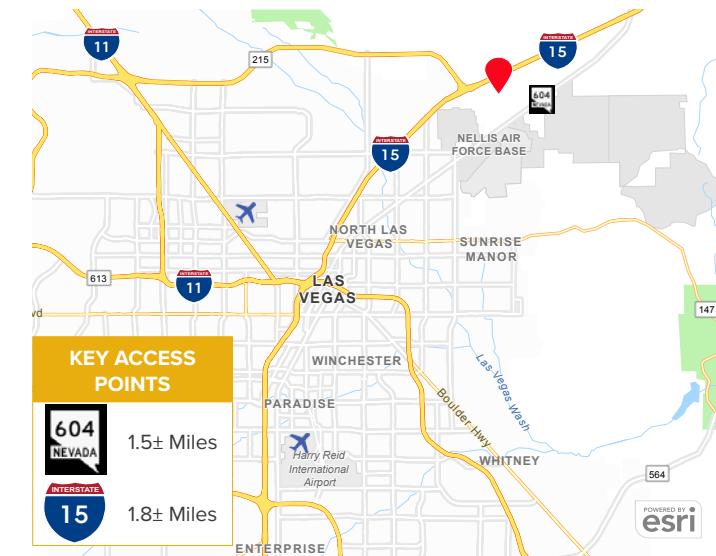
# NEWLY CONSTRUCTED CROSS-DOCK & SHOP FOR LEASE

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.



**Burr & Temkin**  
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



Andrew Gibbs  
President & Principal  
NV License# 1003223  
913.226.4288  
[andrew@burrtemkin.com](mailto:andrew@burrtemkin.com)

Owen Weikert  
Broker  
678.756.8005  
[owen@burrtemkin.com](mailto:owen@burrtemkin.com)

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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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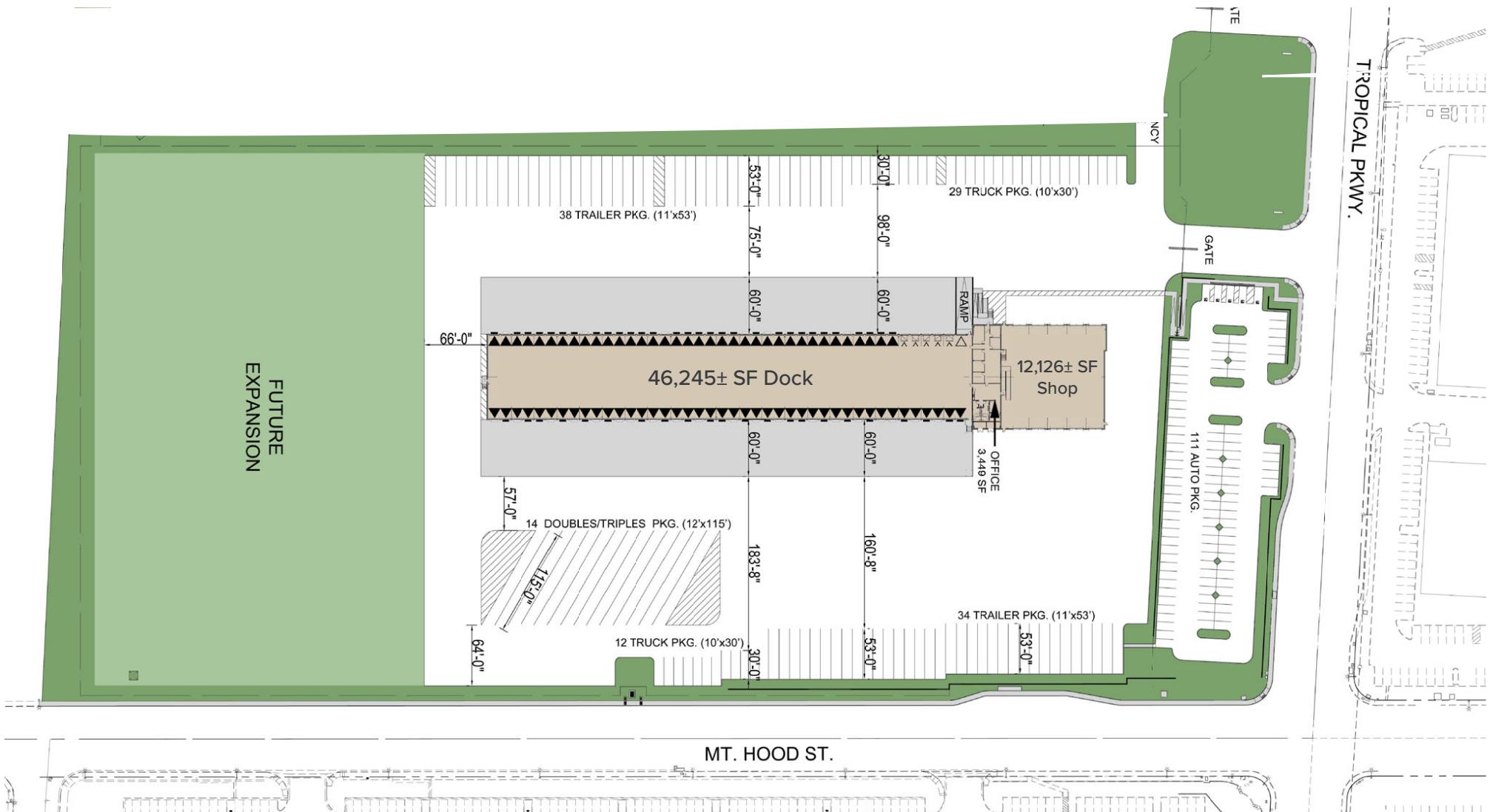


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TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983

4225 E. Lone Mountain Road  
Suite B  
North Las Vegas, NV 89081



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NV License# 1003223  
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