

LAS VEGAS STRIP

Deal Requirements and Conditions Apply. Subject to Change.



For Sale or Lease

**Tropical
& Shatz**

6535 E. Tropical Parkway
Las Vegas, NV 89115

\$100 FOR QUALIFIED TOURS
AS BROKER BONUSES

\$25K FOR LEASE SIGNED
BY END OF YEAR

±84,825 Total SF
Warehouse/Office Space
Available Now

JOINT VENTURE OF:


Hopewell
DEVELOPMENT

MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

LISTED BY:

Colliers



 For illustration purposes only. Not to scale.

Tropical & Shatz

6535 E. Tropical Parkway
Las Vegas, NV 89115



±2.5 MILES TO THE I-15
VIA E. CHEYENNE AVENUE



±15.5 MILES TO THE
I-215 & I-11/US-95



±13 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±12 MILES TO THE
LAS VEGAS STRIP




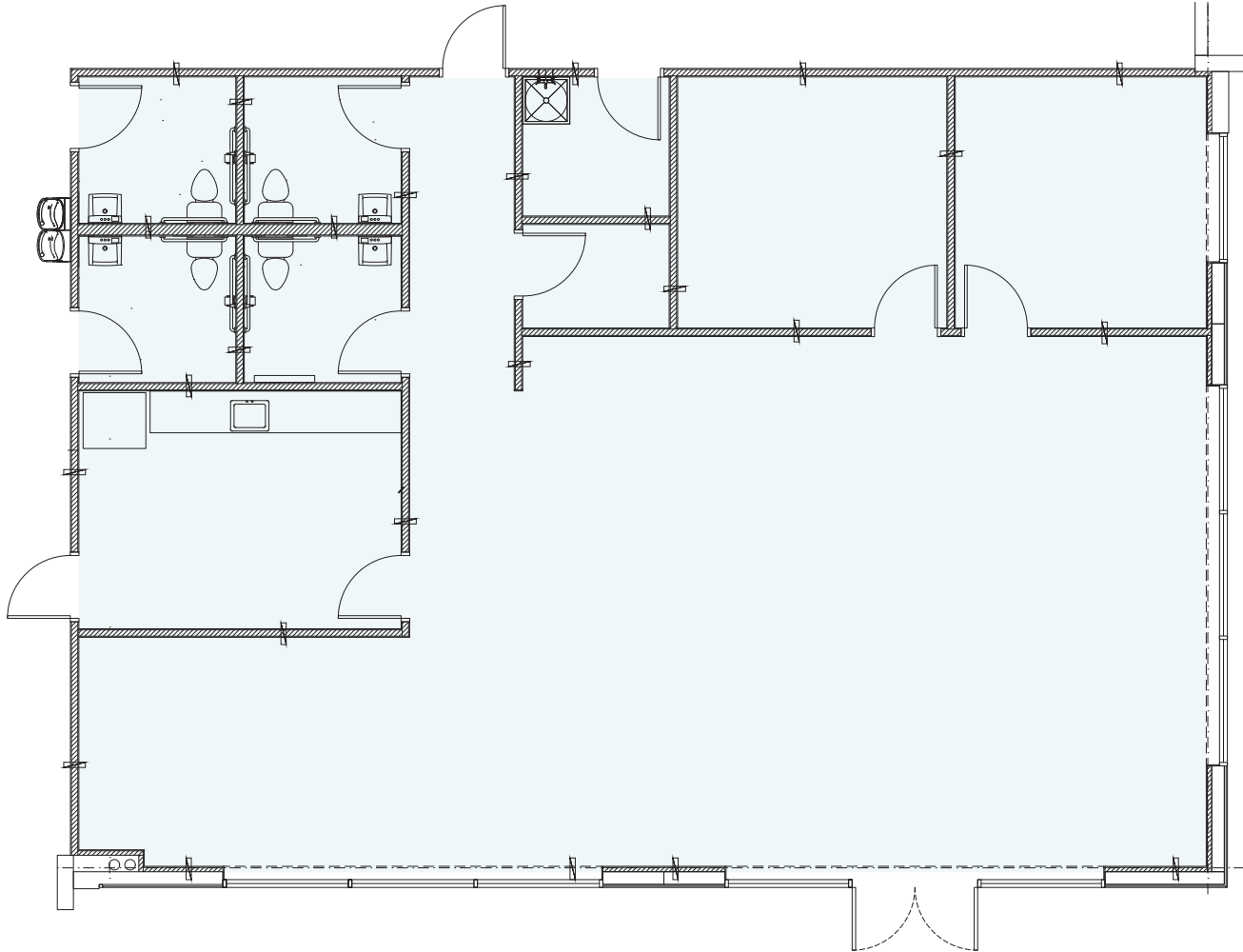
● = Grade Level Loading Doors ▲ = Dock High Loading Doors (N) For illustration purposes only. Not to scale.

Building Specifications

Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to I-15 via East Tropical Parkway.

- ±84,825 Total SF
- Divisible to ±35,188 SF for up to 2 Tenants
- LED Warehouse Lights
- (14) ±9' x ±10' Dock Loading Doors
- (2) ±16' x ±14' Grade Loading Doors
- ±32' Clear Height
- Typical (±50'-0" x ±52'-6") Speed Bay (±60'-0" x ±59'-8 3/8" Centerline of Panel)
- ±1,908 SF Spec Office
- 6" Reinforced Concrete Slab
- ESFR Sprinklers
- ±2,500 Amps 277/480V
- 90 Parking Spaces
- ±130' Truck Court (Secured truck court capable for single tenant user)
- Situated on ±4.59 Acres
- Zoning: Industrial Heavy (IH)

 = OFFICE



Office Specifications – ±1,908 SF



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FOR SALE OR LEASE

Paul Sweetland, SIOR

+1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

Jerry Doty, SIOR

+1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

Chris Lane, SIOR, CCIM

+1 702 836 3728

chris.lane@colliers.com

License # NV-S.0166896

Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBW REAL ESTATE COMPANY

Listing By:



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