



For lease

Tropical Speedway Distribution Center

6455 East Tropical Parkway (Bldg. B)

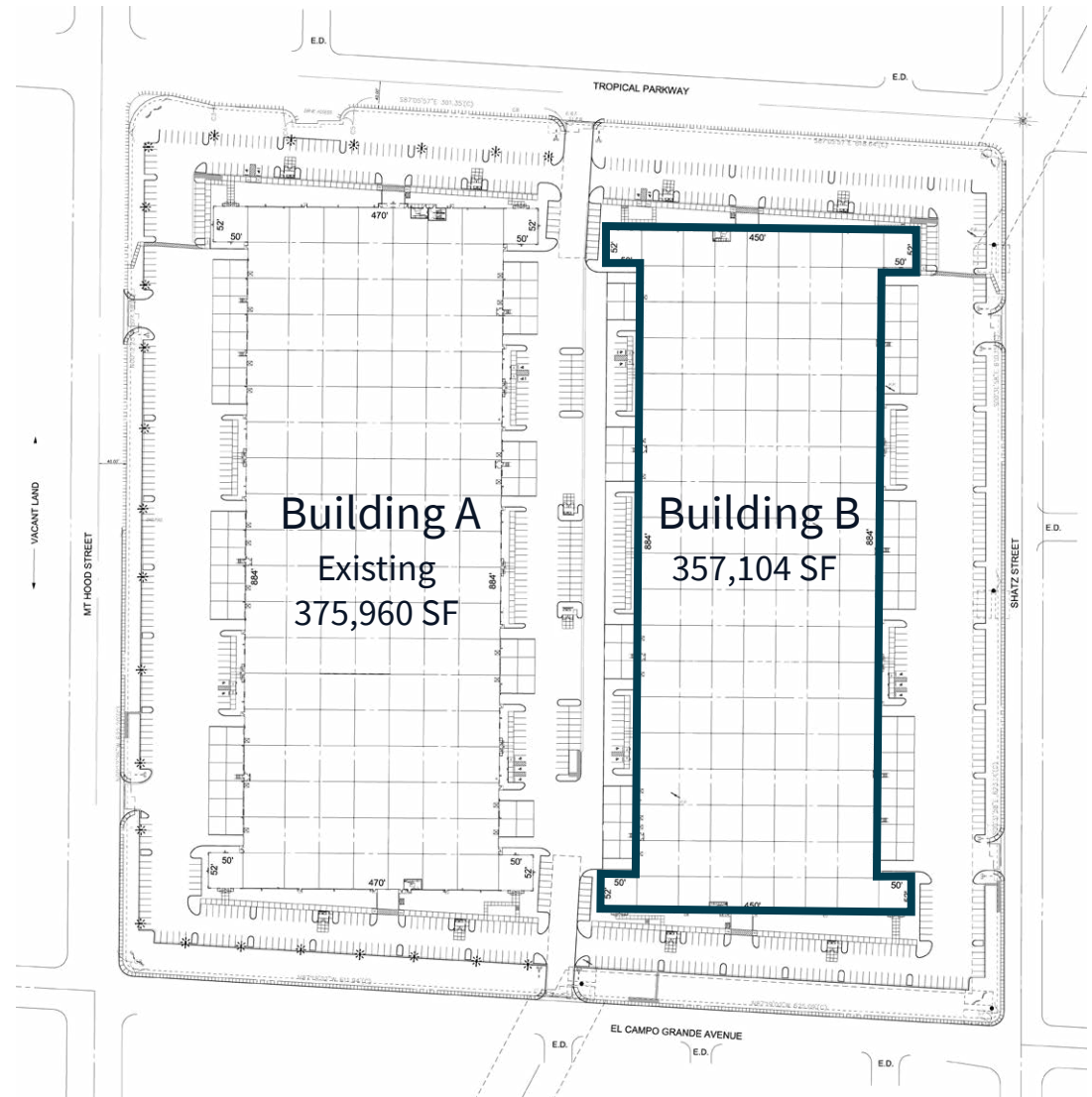
North Las Vegas, Nevada 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

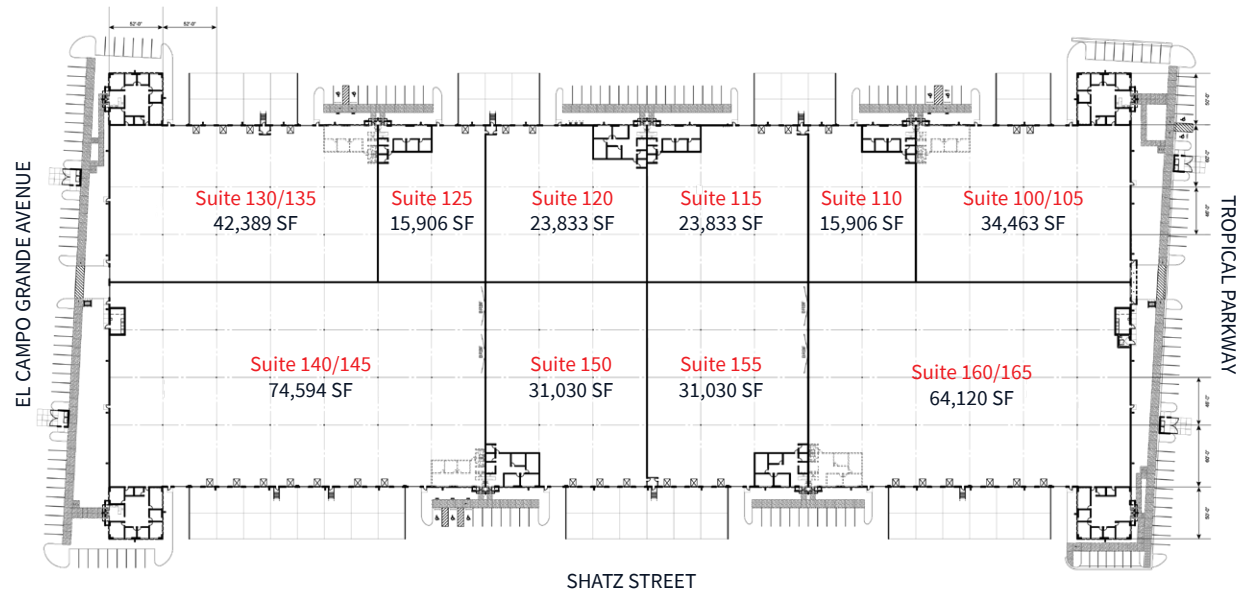
Project highlights

- Bldg B – Class A
- ±357,104 total SF
- Situated on 36.83 acres
- ESFR fire sprinklers
- 150' minimum truck court
- R-38 roof insulation
- Class A, 4-ply built-up roof system
- 1% skylights
- 50' dock apron
- 4,000 amps, 277/480V, 3-phase power
- Warehouses are evaporative cooled
- Zoned M-2 (North Las Vegas)
- Estimated Delivery Q4 2025



Building B specifications

- ±357,104 total square feet
- Dock doors (9' x 10')
- Grade level doors (12' x 14')
- 50' x 50' column spacing, 60' x 50' speed bay
- 30,000 lb. pit levelers in loading docks (1-2 per suite) and edge of dock levelers in loading docks without pit levelers
- 32' clear height
- ±419 total parking spaces
- 150' minimum truck court
- 1% skylights
- R-38 roof insulation
- Class A, 4-ply built-up roof system
- 4,000 amps, 277/480V, 3-phase power
- ESFR fire sprinklers



Tropical Speedway Distribution Center | 6455 East Tropical Parkway, North Las Vegas, Nevada 89115

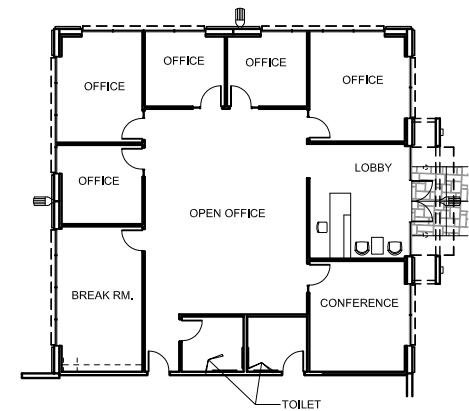
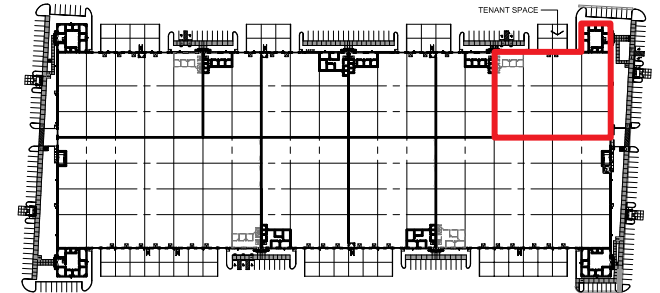
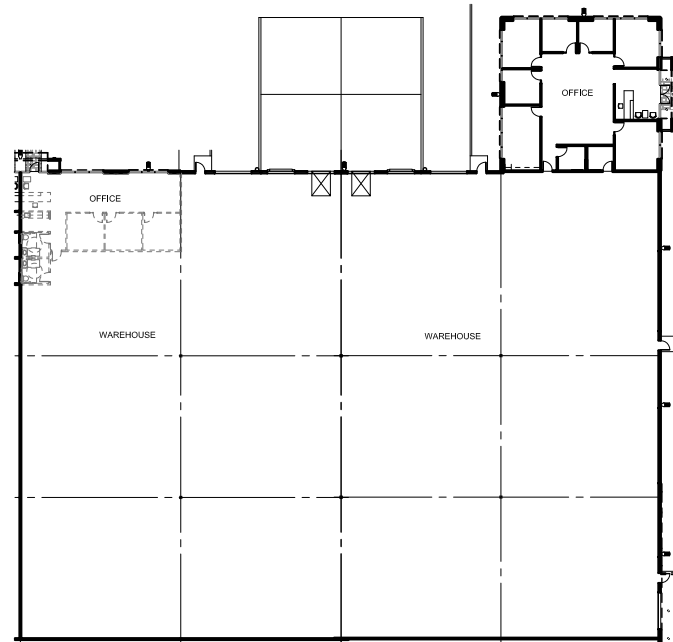
Unit	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Power	Loading/Doors	Rate	Cam	Monthly
100-105	34,463	2,600	31,863	32'	277/480V 3 Ph.	4 DH / 2 GL	Negotiable	\$0.229	Negotiable
110	15,906	1,449	14,457	32'	277/480V 3 Ph.	2 DH / 1 GL	Negotiable	\$0.229	Negotiable
115	23,833	1,449	22,384	32'	277/480V 3 Ph.	3 DH / 1 GL	Negotiable	\$0.229	Negotiable
120	23,833	1,790	22,043	32'	277/480V 3 Ph.	3 DH / 1 GL	Negotiable	\$0.229	Negotiable
125	15,906	1,449	14,457	32'	277/480V 3 Ph.	2 DH / 1 GL	Negotiable	\$0.229	Negotiable
130-135	42,389	2,600	39,789	32'	277/480V 3 Ph.	7 DH / 1 GL	Negotiable	\$0.229	Negotiable
140-145	74,594	2,600	71,994	32'	277/480V 3 Ph.	14 DH / 2 GL	Negotiable	\$0.229	Negotiable
150	31,030	1,790	29,240	32'	277/480V 3 Ph.	6 DH / 1 GL	Negotiable	\$0.229	Negotiable
155	31,030	1,790	29,240	32'	277/480V 3 Ph.	5 DH / 1 GL	Negotiable	\$0.229	Negotiable
160-165	64,120	2,600	61,520	32'	277/480V 3 Ph.	11 DH / 2 GL	Negotiable	\$0.229	Negotiable



Floor plans

Suite 100-105

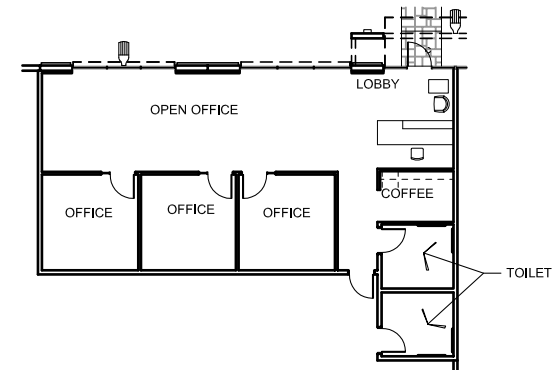
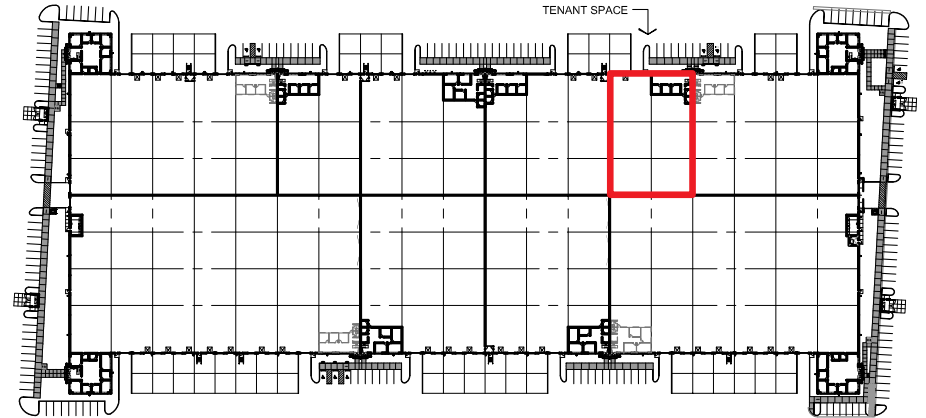
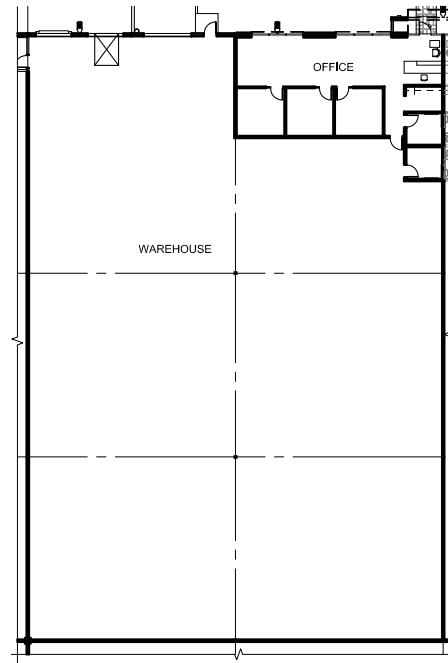
- 34,463 SF total
- 2,600 SF office
- 31,863 SF warehouse
- 32' clear height
- Four (4) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 110

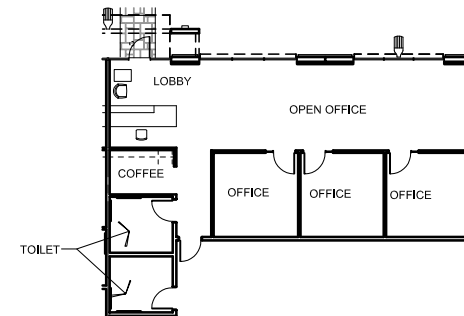
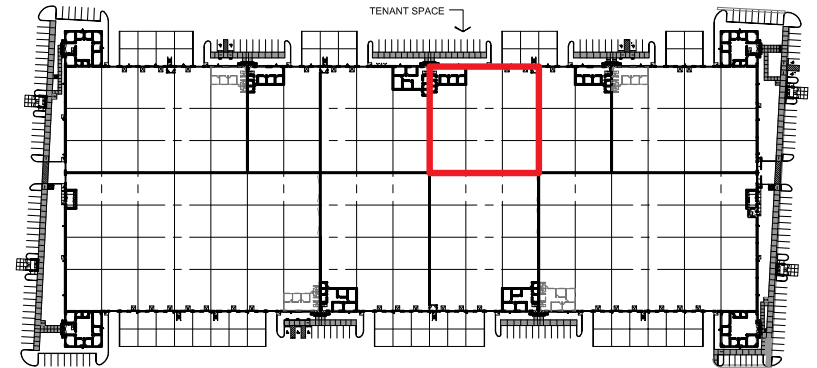
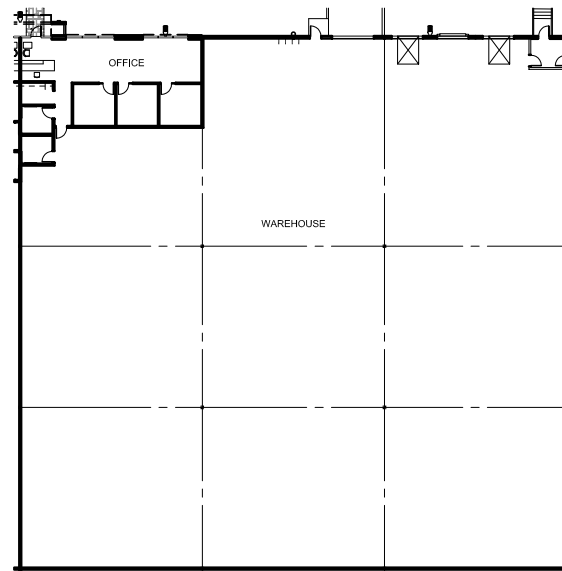
- 15,906 SF total
- 1,449 SF office
- 14,457 SF warehouse
- 32' clear height
- Two (2) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 115

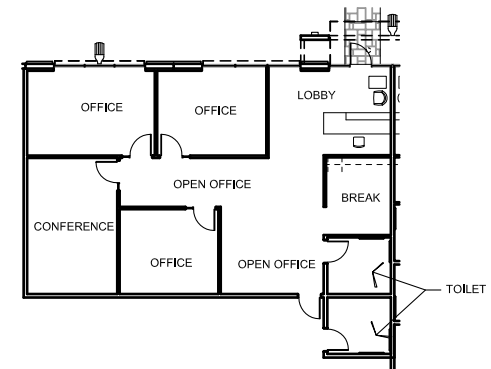
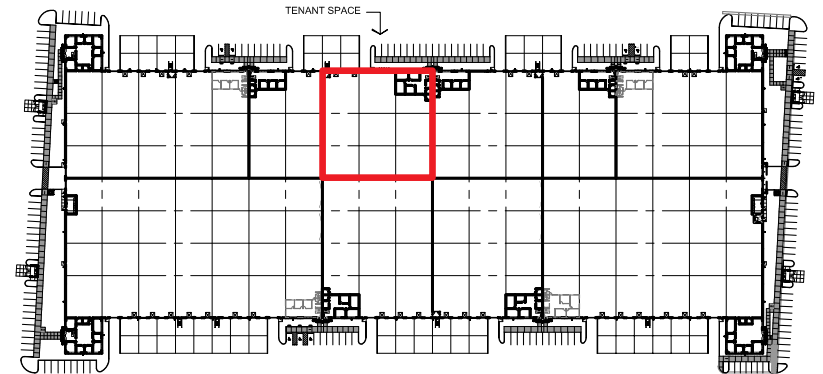
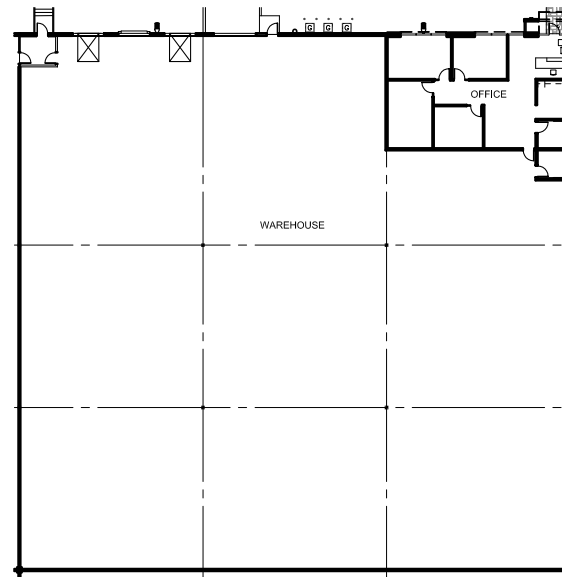
- 23,833 SF total
- 1,449 SF office
- 22,384 SF warehouse
- 32' clear height
- Three (3) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 120

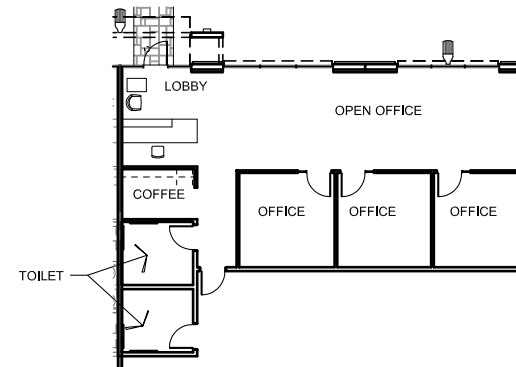
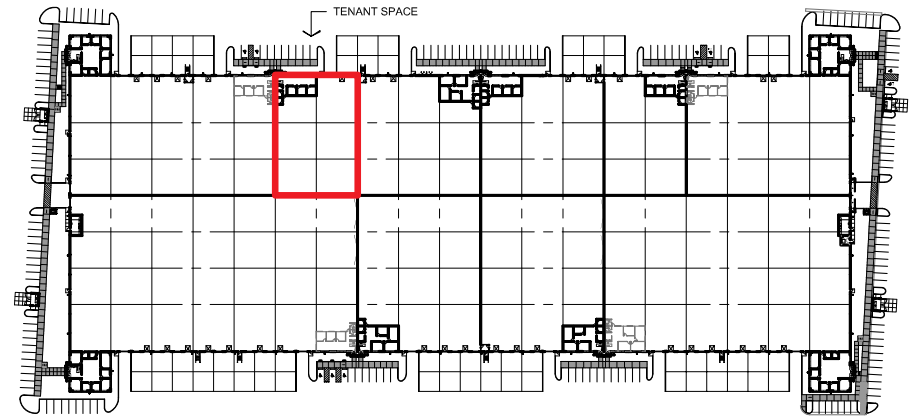
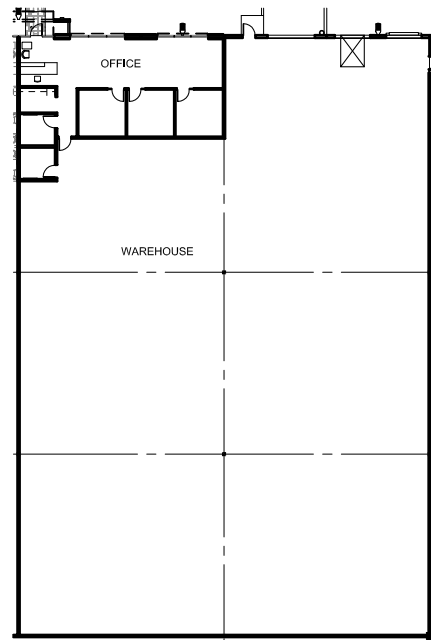
- 23,833 SF total
- 1,790 SF office
- 22,043 SF warehouse
- 32' clear height
- Three (3) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 125

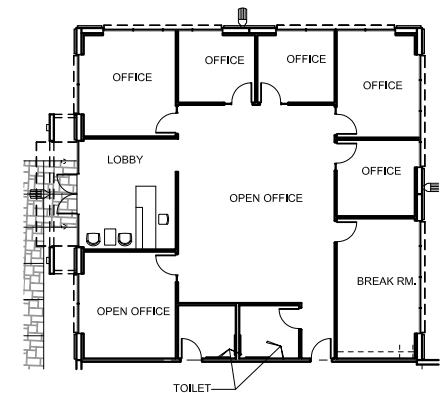
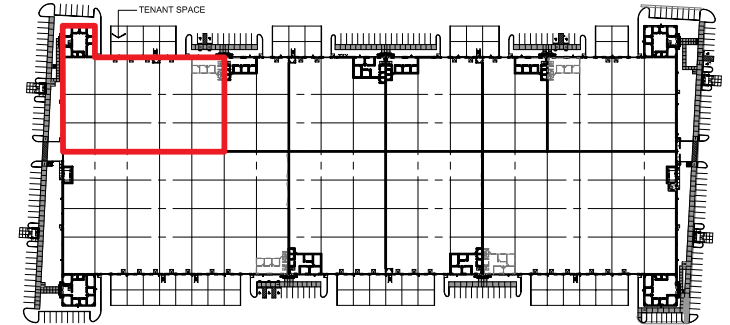
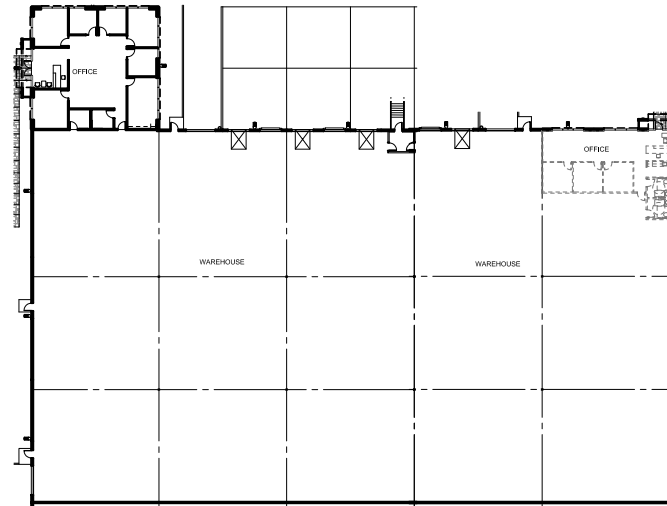
- 15,906 SF total
- 1,449 SF office
- 14,457 SF warehouse
- 32' clear height
- Two (2) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 130-135

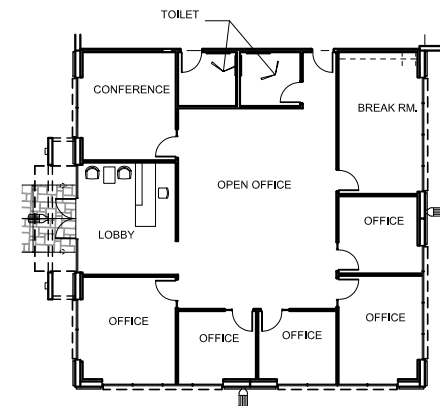
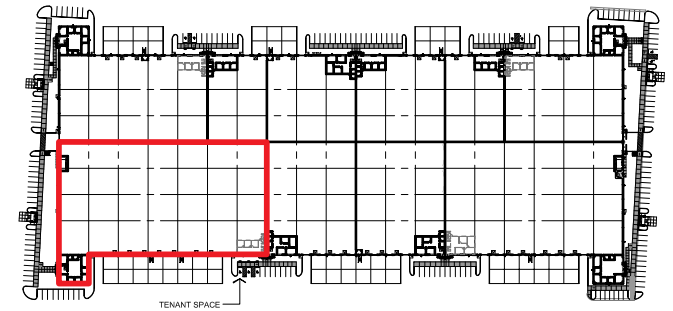
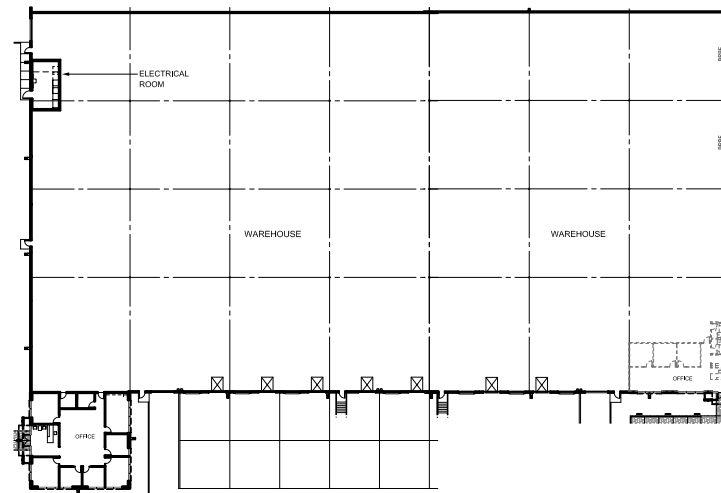
- 42,389 SF total
- 2,600 SF office
- 39,789 SF warehouse
- 32' clear height
- Seven (7) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 140-145

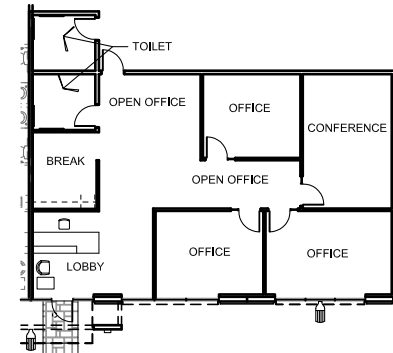
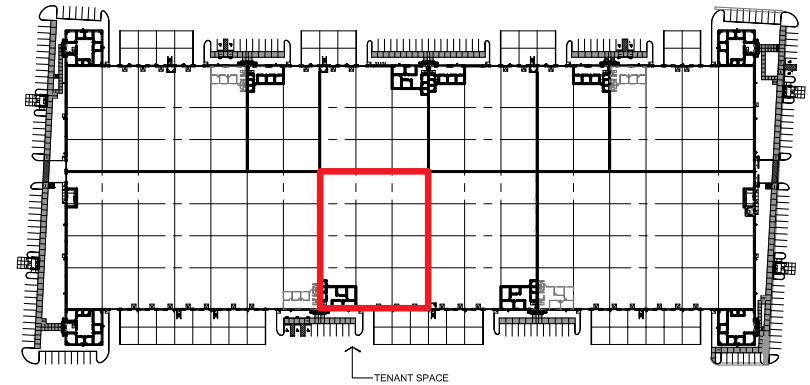
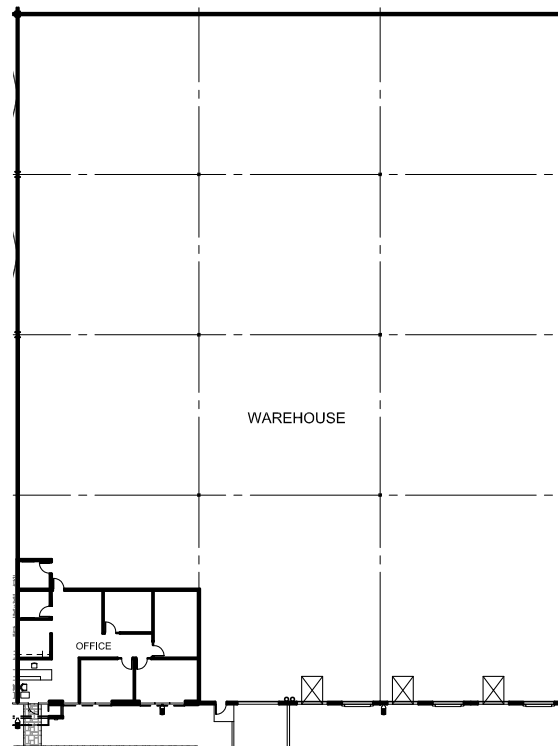
- 74,594 SF total
- 2,600 SF office
- 71,994 SF warehouse
- 32' clear height
- Fourteen (14) dock high doors
- Two (2) grade level doors
- Available Q4 2025



Floor plans

Suite 150

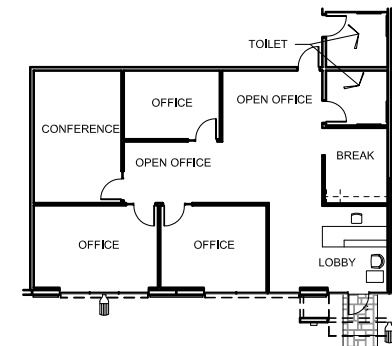
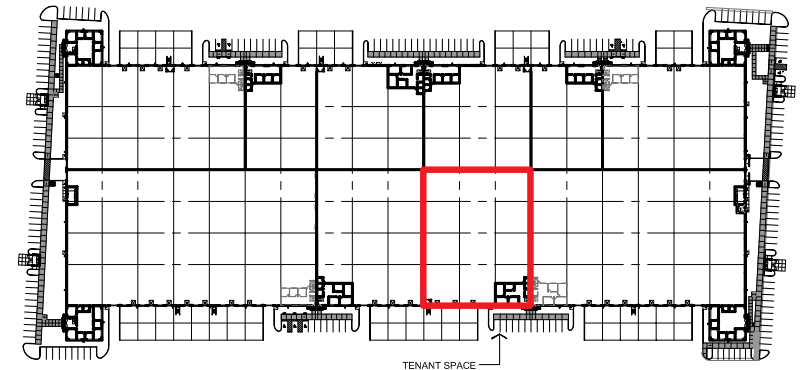
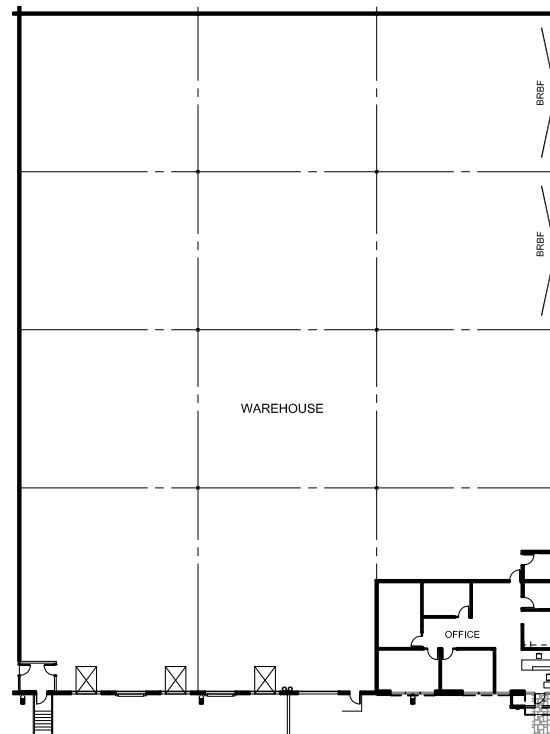
- 31,030 SF total
- 1,790 SF office
- 29,240 SF warehouse
- 32' clear height
- Six (6) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 155

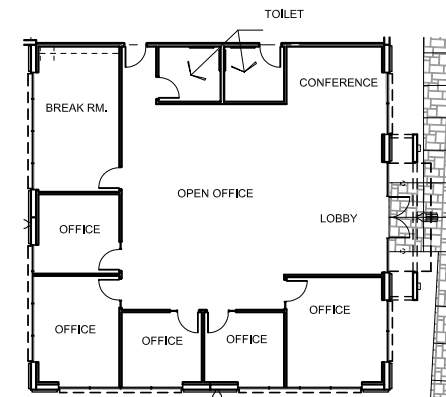
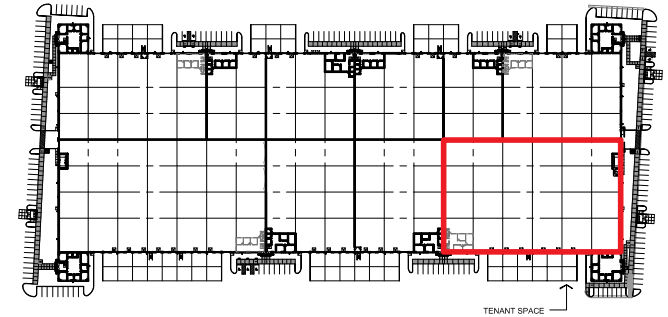
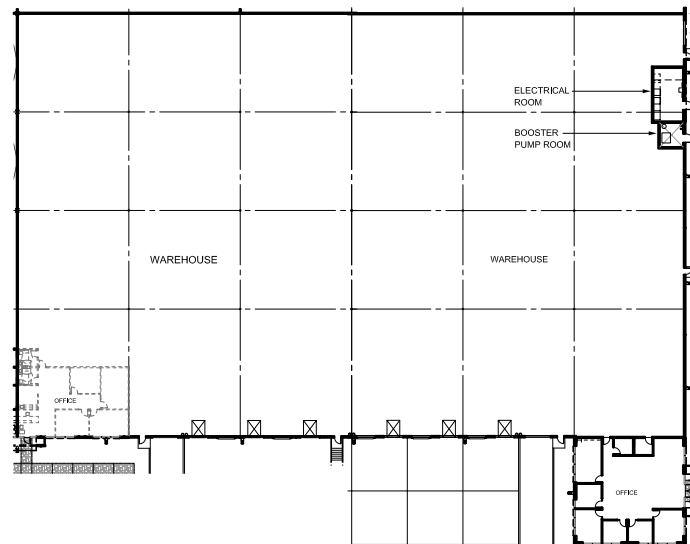
- 31,030 SF total
- 1,790 SF office
- 29,240 SF warehouse
- 32' clear height
- Five (5) dock high doors
- One (1) grade level door
- Available Q4 2025



Floor plans

Suite 160-165

- 64,120 SF total
- 2,600 SF office
- 61,520 SF warehouse
- 32' clear height
- Eleven (11) dock high doors
- Two (2) grade level doors
- Available Q4 2025



Project and location

Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15 freeway via Speedway Boulevard and the Tropical Parkway Interchange. Close proximity to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



14.7 miles to the Las Vegas Strip



Less than a 20-minute drive to the Las Vegas Strip



18.4 miles to Harry Reid International Airport



17.1 miles to Allegiant Stadium







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