



For lease

Tropical Speedway Commerce Center II

6050 East Tropical Parkway

North Las Vegas, Nevada 89115



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

Project & 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. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



15.2 miles to the
Las Vegas Strip



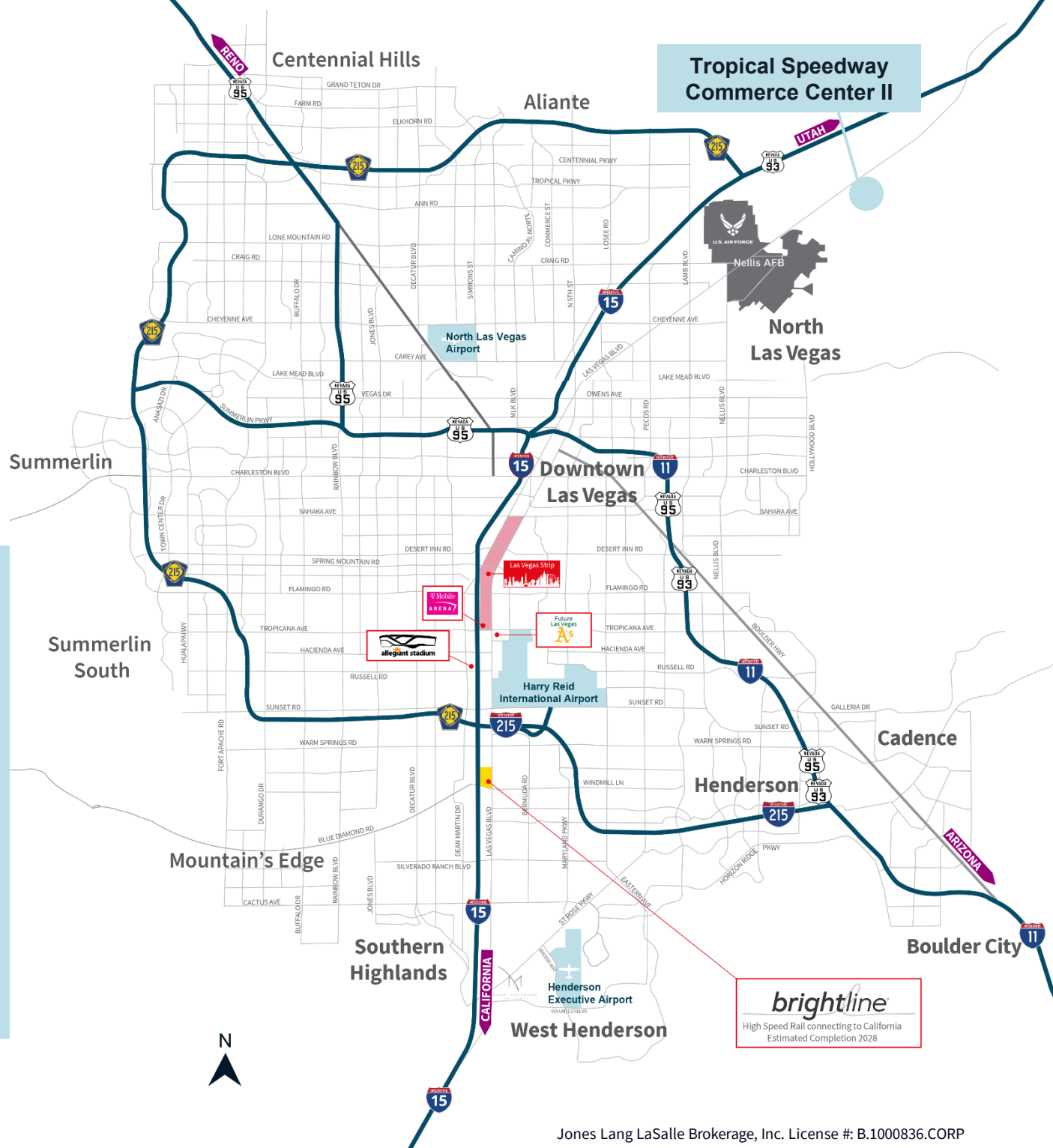
Less than a 20-minute drive to
the Las Vegas Strip



19 miles to Harry Reid
International Airport

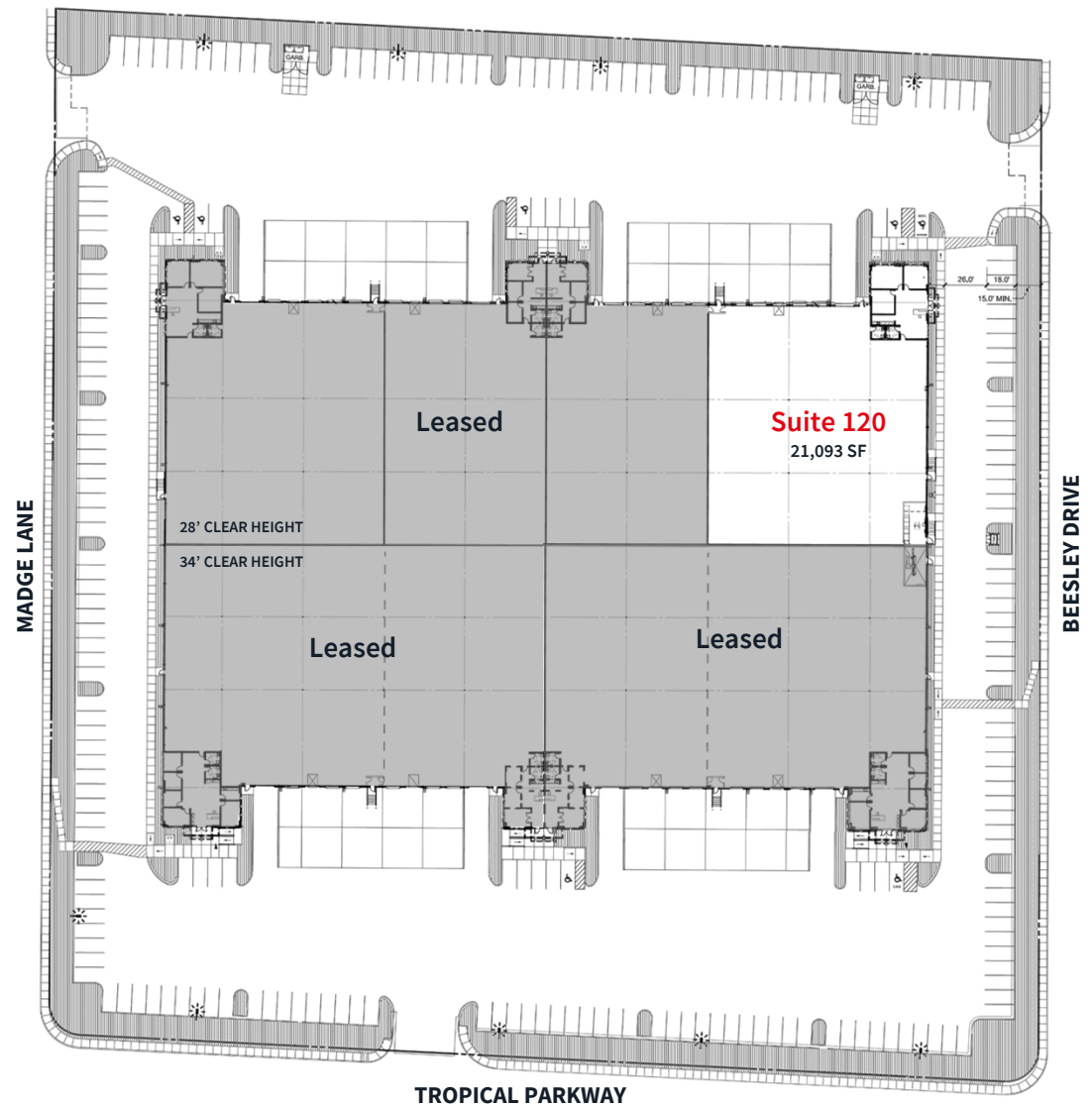


17.8 miles to
Allegiant Stadium

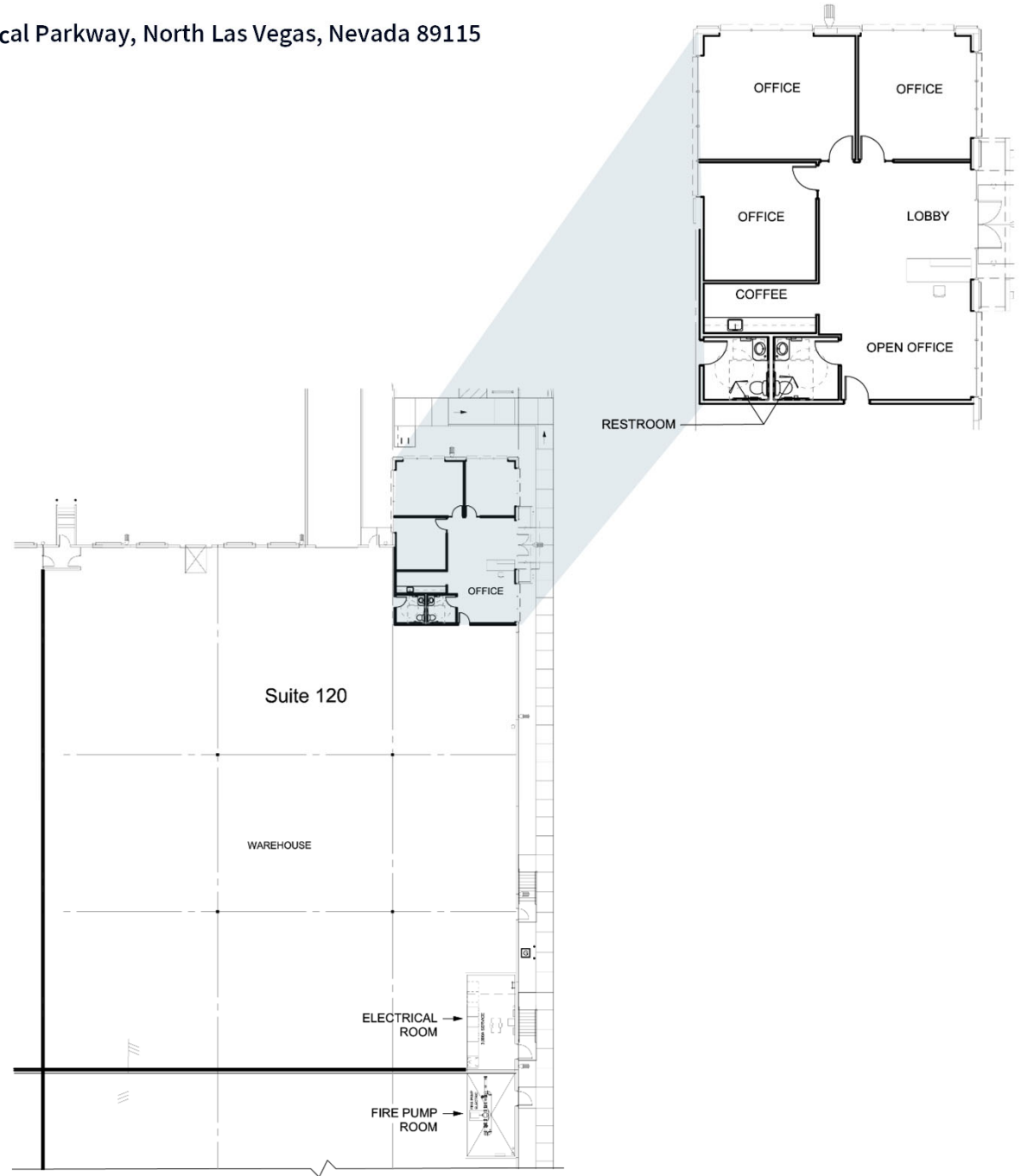


Building Specifications

- ±148,974 total square feet
- Situated on 8.87 acres
- Thirty-four (34) dock doors (9' x 10')
- Eight (8) grade level doors (12' x 14')
- 30,000 lb. pit levelers in loading docks (one per suite)
- 28' – 34' clear height
- 221 total parking spaces (1.44:1000)
- 130' minimum truck court
- 1% skylights
- R-38 roof insulation
- 3,000 amps, 277/480V, 3-phase power
- ESFR fire sprinklers
- Zoned M-2 (North Las Vegas)



Suite	120
Total s.f.	21,093
Office s.f.	1,695
Warehouse s.f.	19,398
Dock Doors	Five (5) dock high loading doors
Grade Doors	One (1) grade door
Power	600 amps, 277/480v, 3-phase (to be verified by tenant)
Clear Height	28'
Rate/ s.f.	Negotiable
NNN/ s.f.	\$0.32 CAM
Monthly	Negotiable
Availability	Now



Las Vegas

Business facts



2.3 Million residents



25th Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

Labor

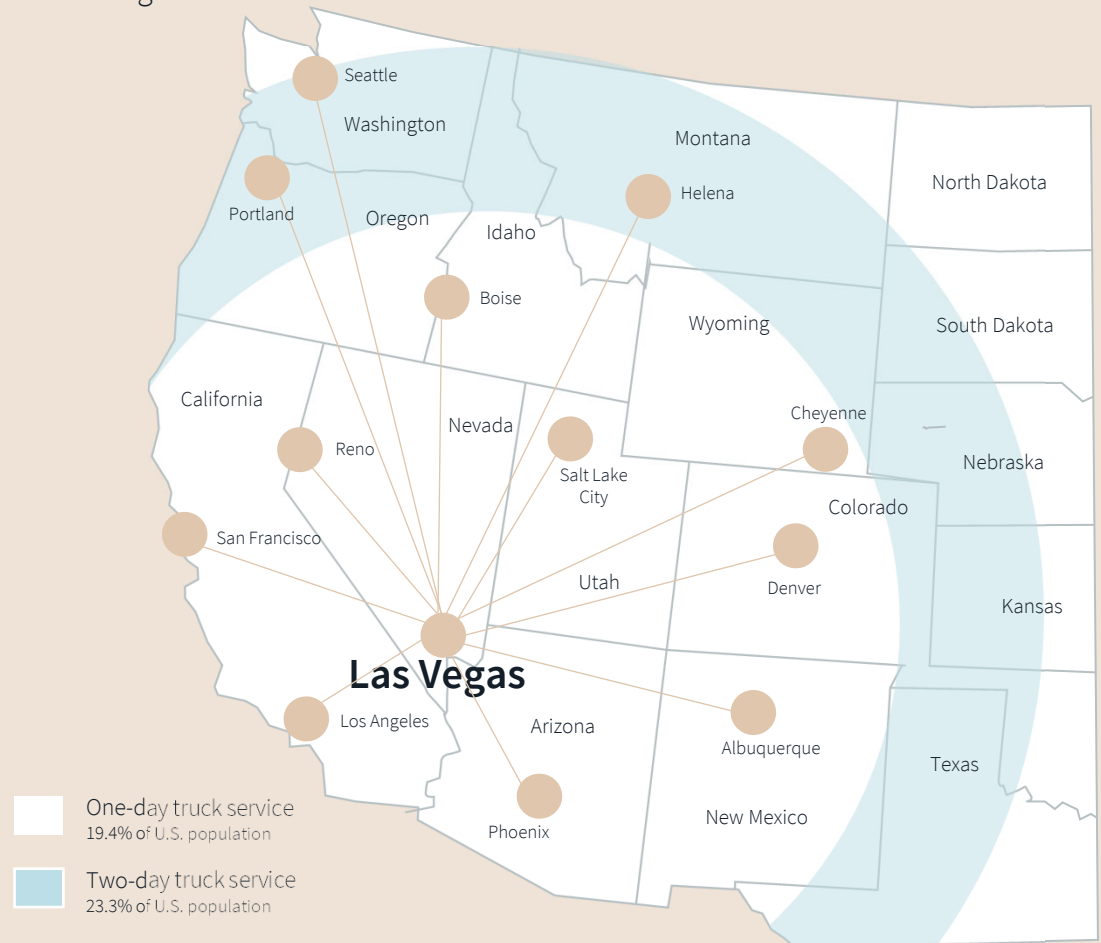
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit analysis

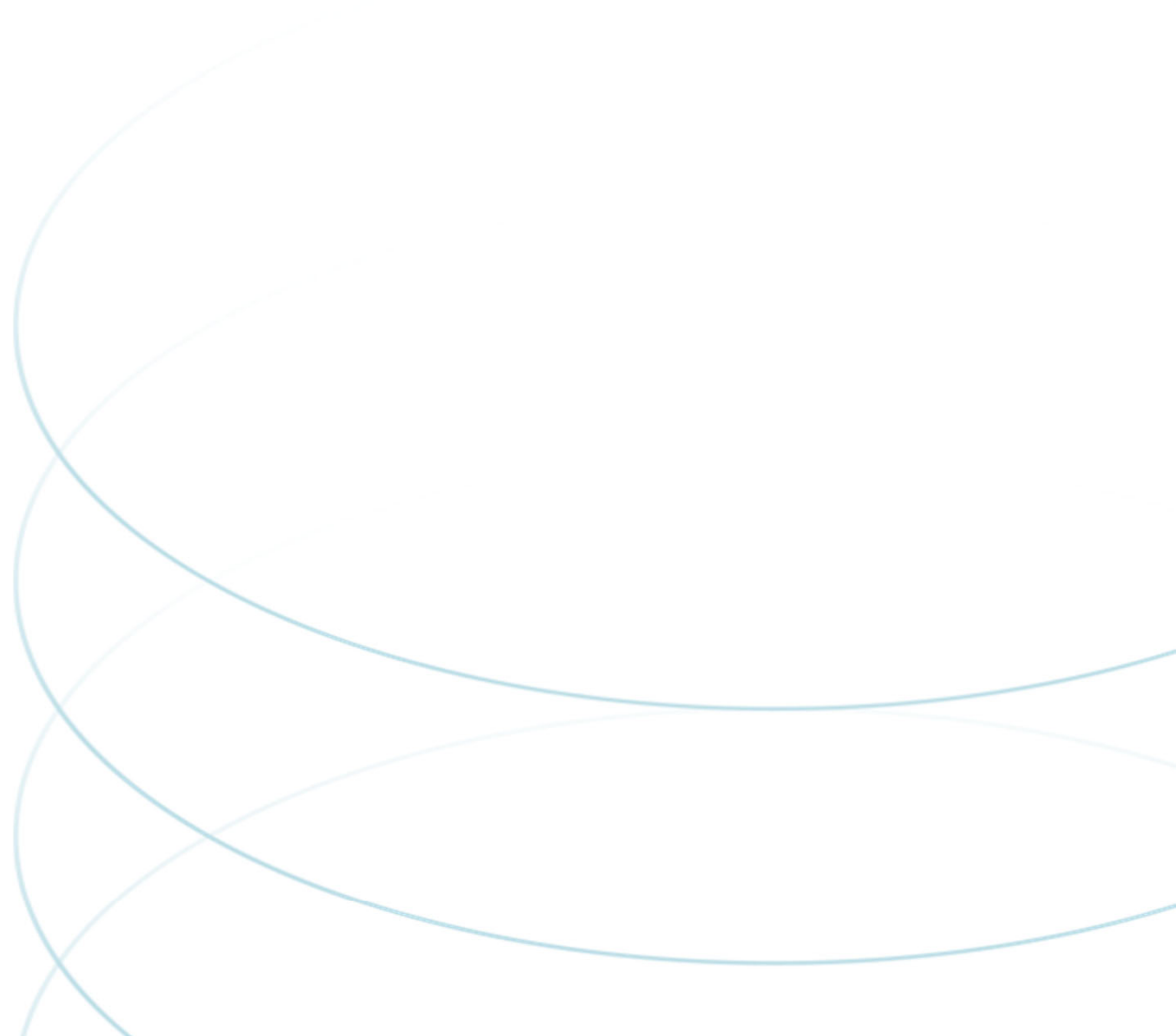
from Las Vegas



	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min

	Distance	Travel time
Boise	630 mi	9 hrs, 32
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min





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