

±84,825 Total SF

Warehouse/Office Space Available

Tropical & Shatz

Available Q2 2024

SEC of E Tropical Parkway
and E Shatz Street
Las Vegas, NV 89115



For Sale or Lease

Paul Sweetland, SIOR

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Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Exclusive Listing By:





For illustration purposes only. Not to scale.

Tropical & Shatz

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



±13 MILES TO THE HARRY REID
INTERNATIONAL AIRPORT



±15.5 MILES TO THE
I-215 & I-11/US-95



±12 MILES TO THE
LAS VEGAS STRIP



Building Specifications

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

- ±84,825 Total SF
- Divisible to ±42,000 SF for up to 2 tenants
- (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)
- ±2,160 SF Spec Office
- 6" Reinforced Concrete Slab
- ESFR Sprinklers
- ±2,500 Amps 277/480V
- Warehouse LED Lighting
- 90 Parking Spaces
- ±130' Truck Court (Secured truck court capable for single tenant user)
- Situated on ±4.59 Acres

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





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