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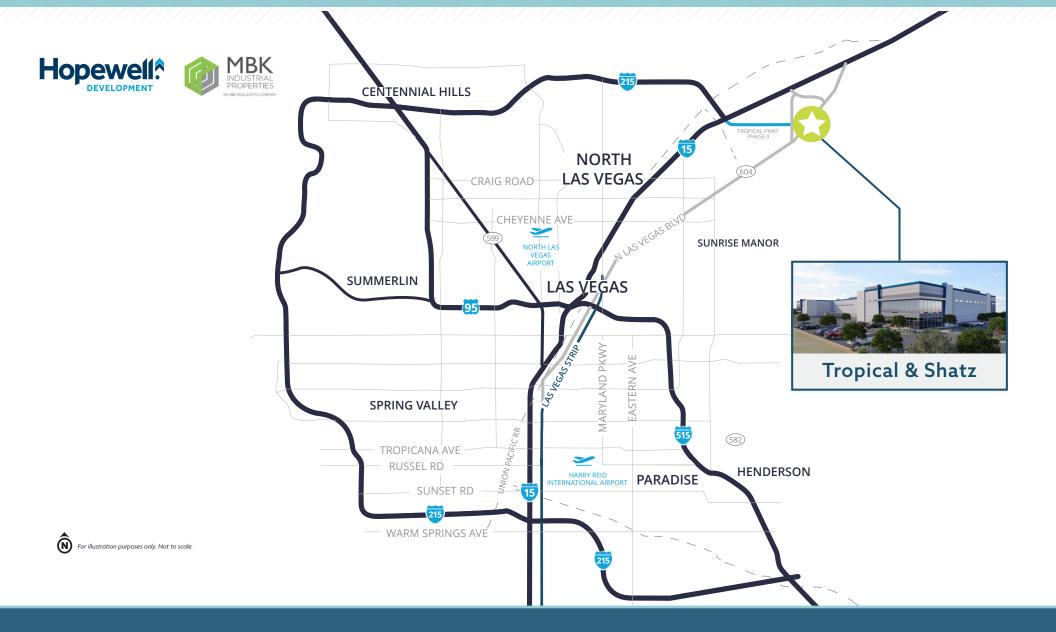
+1 702 836 3728 chris.lane@colliers.com License # NV-S.0166896 Joint Venture Of:





Exclusive Listing By:







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



±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



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







Building Specifications

- ±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.

North Las Vegas Submarket





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