

Available Now

LAS VEGAS STRIP

DOWNTOWN LAS VEGAS



For Sale or Lease

**Tropical
& Shatz**

6535 E. Tropical Parkway
Las Vegas, NV 89115

\$100 FOR QUALIFIED TOURS
AS BROKER BONUSES

Deal Requirements and Conditions Apply. Subject to Change.

\$25K FOR LEASE SIGNED
BY END OF Q3 2025!

±84,825 Total SF
Warehouse/Office Space

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

Tropical & Shatz



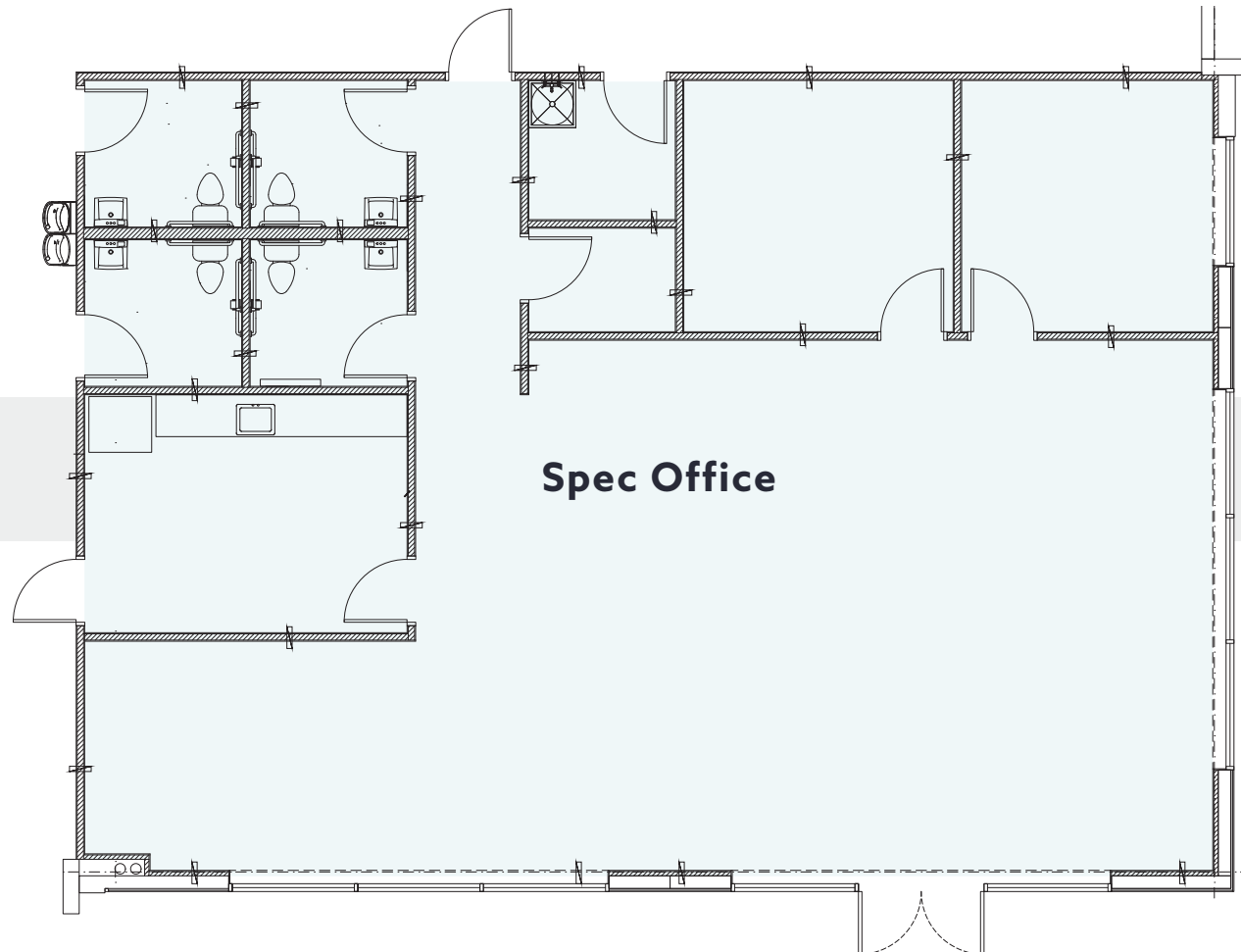
● = Grade Level Loading Doors ▲ = Dock High Loading Doors (N) For illustration purposes only. Not to scale.

Building Specifications

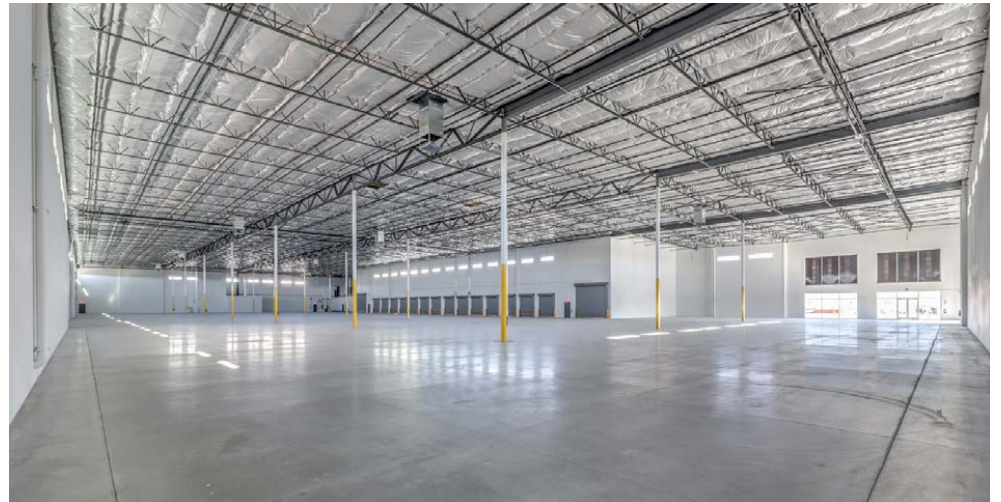
Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to I-15 via East Tropical Parkway.

- ±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





Tropical & Shatz

6535 E. Tropical Parkway
Las Vegas, NV 89115



FOR SALE OR LEASE

Available Now

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

Morgan Elson
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Listing By:



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.