Tropical Speedway Distribution Center

6355 E. Tropical Parkway, Suite 145, North Las Vegas, NV 89115



AVAILABLE FOR SUBLEASE

Floor Plan

Suite 145

±25,103 SF Total
±1,449 SF Office
±23,654 SF Warehouse

Three (3) ±9′ x ±10′
Dock Doors

One (1) ±12′ x ±14′
Grade Level Door

±32′ Clear Height

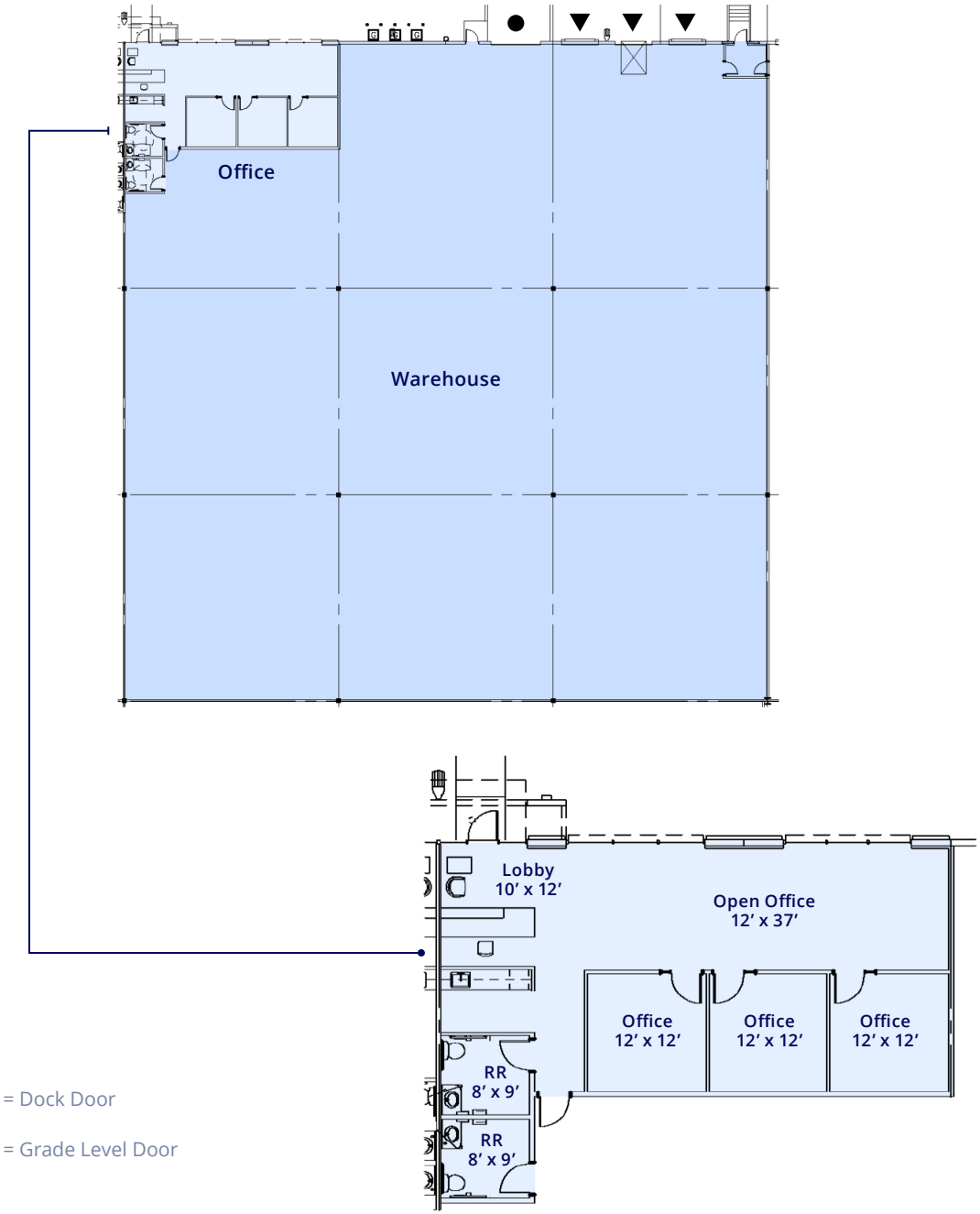
277/480V
3-Phase Power

ESFR Fire Sprinklers

Sublease Expiration

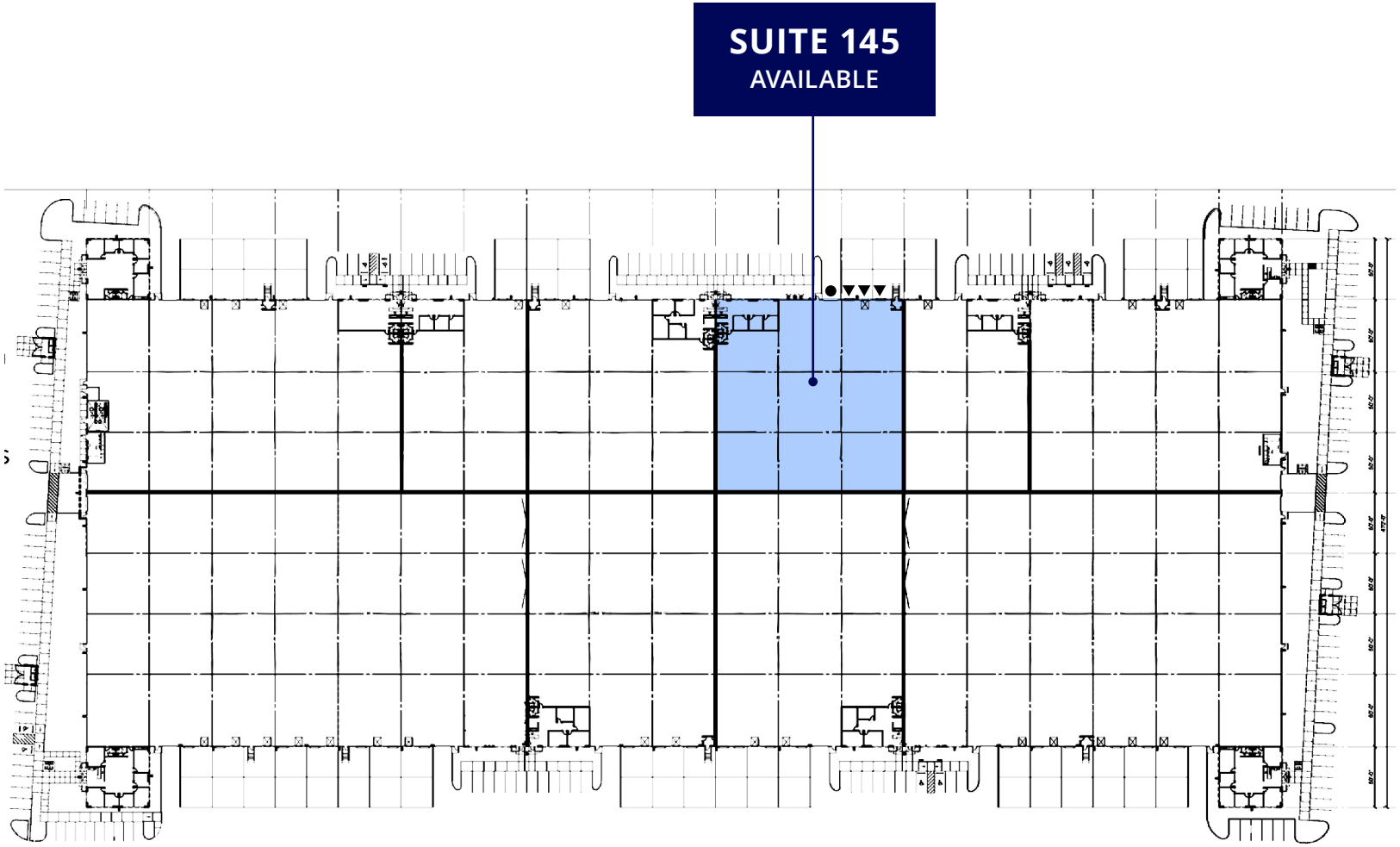
April 30, 2027

For illustration purposes only. Not to scale. N



Site Plan

For illustration purposes only. Not to scale. = Grade Level Door = Dock Door



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.

Site Aerial

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Location Map

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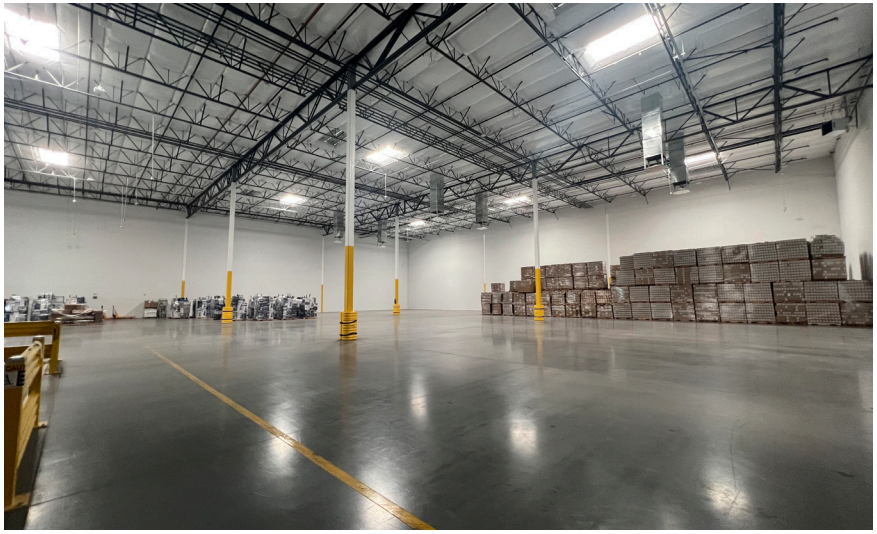
Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to the I-15 via Tropical Parkway and Speedway Boulevard.



Property Images









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ABOUT COLLIERS

$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

$100B+ Assets under management

24,000 Professionals

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Colliers

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