Tropical Speedway Distribution Center

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



AVAILABLE FOR SUBLEASE

Floor Plan

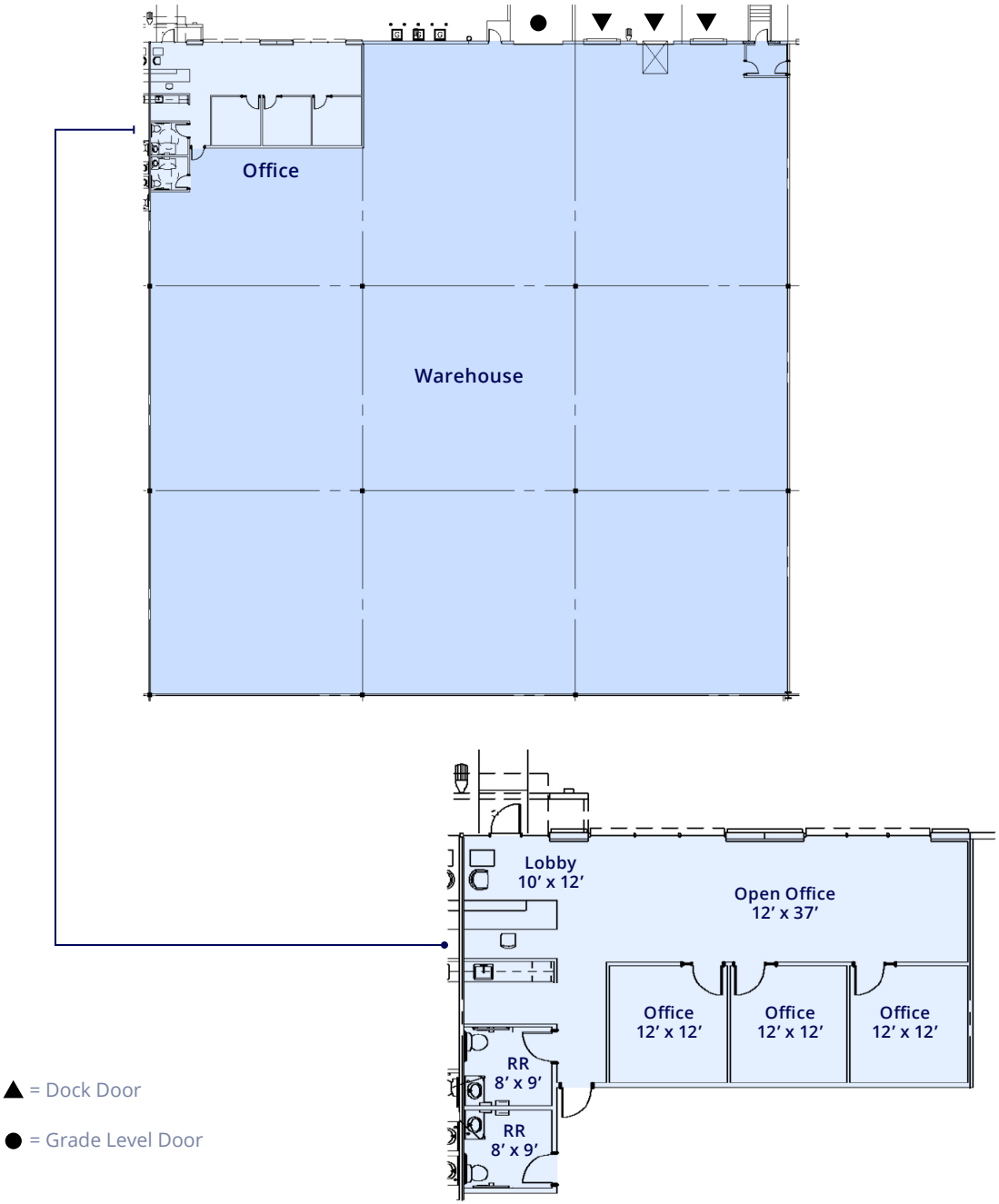
Suite 145

- ±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

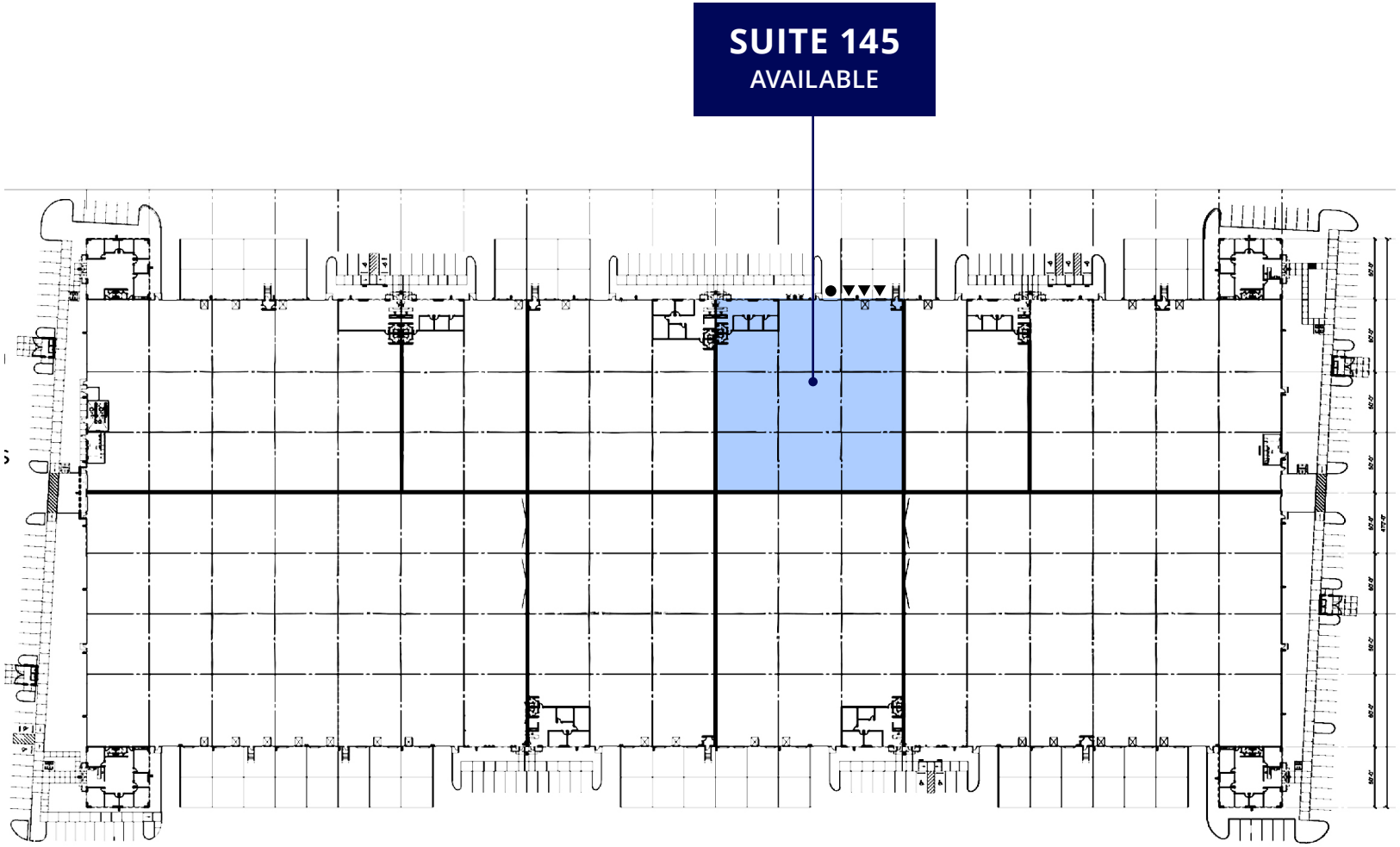
April 30, 2027

For illustration purposes only. Not to scale. N



Site Plan

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



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Site Aerial

For illustration purposes only. Not to scale. = Available



Jerry Doty, SIOR
Direct: +1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

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

Location Map

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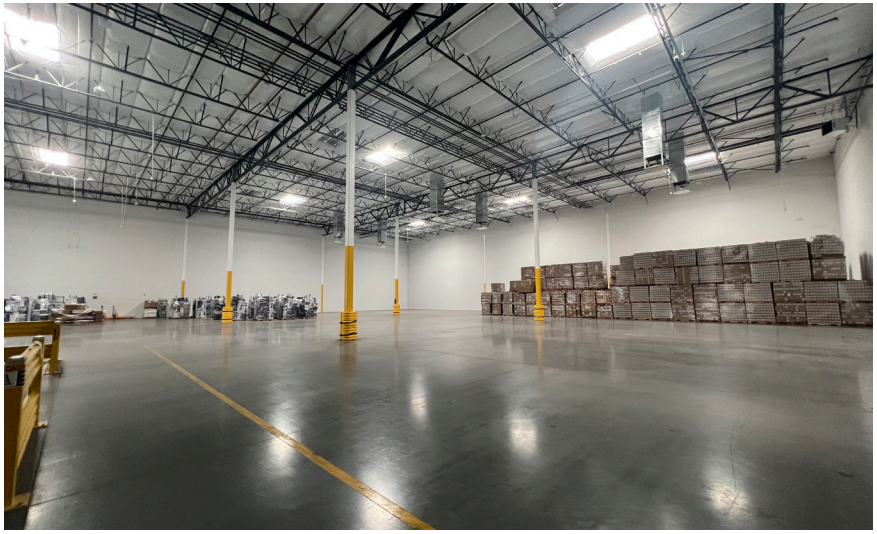
Conveniently located in the North Las Vegas Submarket, this project provides excellent connectivity to the I-15 via Tropical Parkway and Speedway Boulevard.



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

CONTACT US

Jerry Doty, SIOR

Direct: +1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Morgan Elson

Direct: +1 702 836 3710
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License # NV-S.0184877

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