

**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 Q2 2025!

**±84,825 Total SF**  
Warehouse/Office Space

JOINT VENTURE OF:

**Hopewell**  
DEVELOPMENT



LISTED BY:





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**





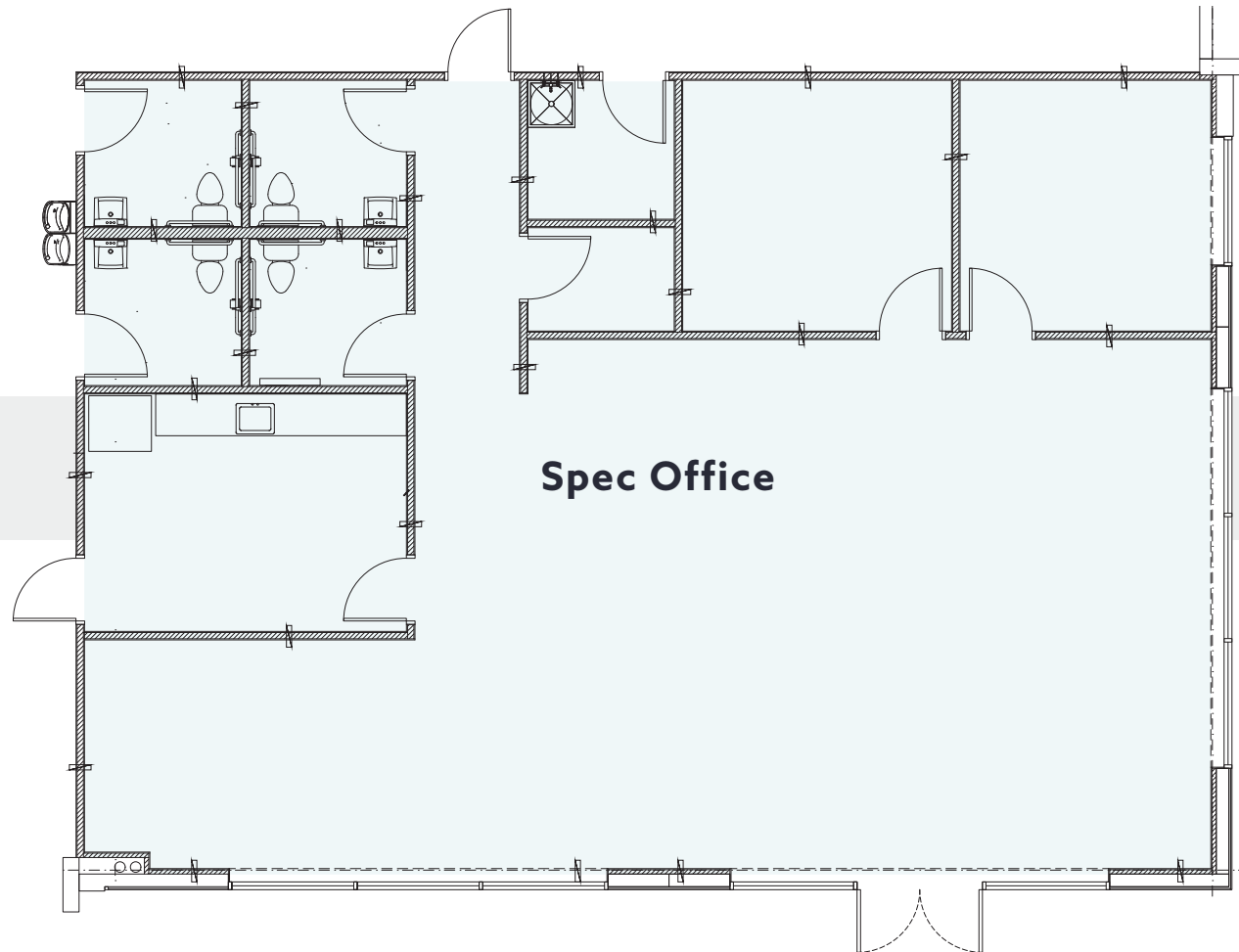
● = Grade Level Loading Doors ▲ = Dock High Loading Doors (N) For illustration purposes only. Not to scale.

## 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)

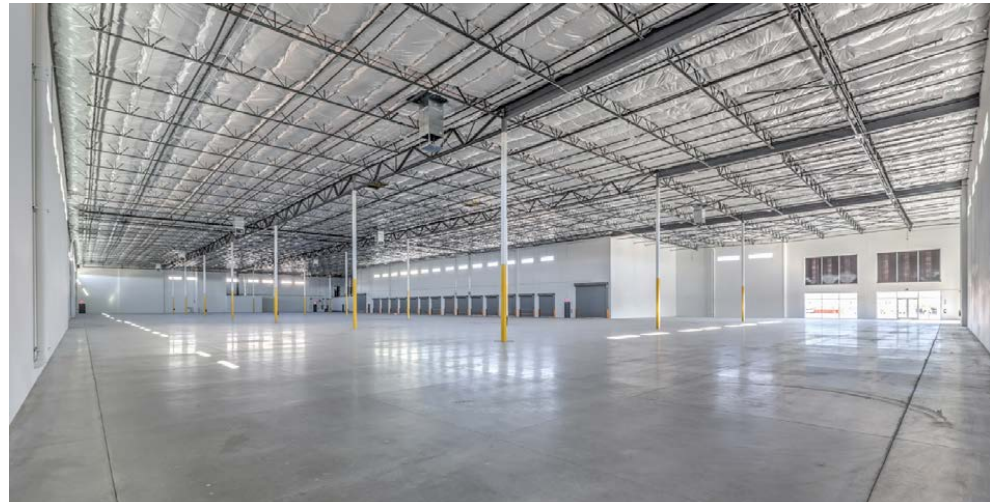
= OFFICE



**Spec Office**

**Office Specifications – ±1,908 SF**











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Joint Venture Of:

**Hopewell**  
DEVELOPMENT



**MBK**  
INDUSTRIAL  
PROPERTIES  
AN MBK REAL ESTATE COMPANY

Listing By:



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