

±84,825 Total SF

Warehouse/Office Space Available

Tropical & Shatz

Available Q2 2024

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



For Sale or Lease

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

Chris Lane, SIOR, CCIM

+1 702 836 3728

chris.lane@colliers.com

License # NV-S.0166896

Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Exclusive Listing By:





For illustration purposes only. Not to scale.

Tropical & Shatz

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



Building Specifications

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

- ±84,825 Total SF
- Divisible to ±35,188 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.



Tropical & Shatz

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



±84,825 Total SF
For Sale or Lease

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

Chris Lane, SIOR, CCIM
+1 702 836 3728
chris.lane@colliers.com
License # NV-S.0166896

Joint Venture Of:

Hopewell
DEVELOPMENT



MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Exclusive 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.