

For Sublease

6050 E. TROPICAL PARKWAY, #100/105
NORTH LAS VEGAS, NV 89115



Tropical Speedway Commerce Center II

±15,755 - 37,622 SF Industrial Unit

CBRE

Location Highlights

- + Located in the Speedway area within the North Las Vegas submarket which is the epicenter of e-commerce/logistics in the southwest region.
- + City of North Las Vegas jurisdiction
- + Zoning: M-2 (City of North Las Vegas)
- + 18.4 mi to Harry Reid International Airport
- + 14.7 mi to the Las Vegas Strip

Property Highlights

- + ±15,755 - 37,622 SF Unit Available for Sublease
- + 34' Clear height
- + Four (4) - eight (8) dock high doors
- + One (1) - two (2) grade level doors
- + ESFR fire sprinklers
- + R-38 roof insulation

Lease Rate: Call Broker for Pricing

Est. OPEX: \$0.22 PSF/Mo.

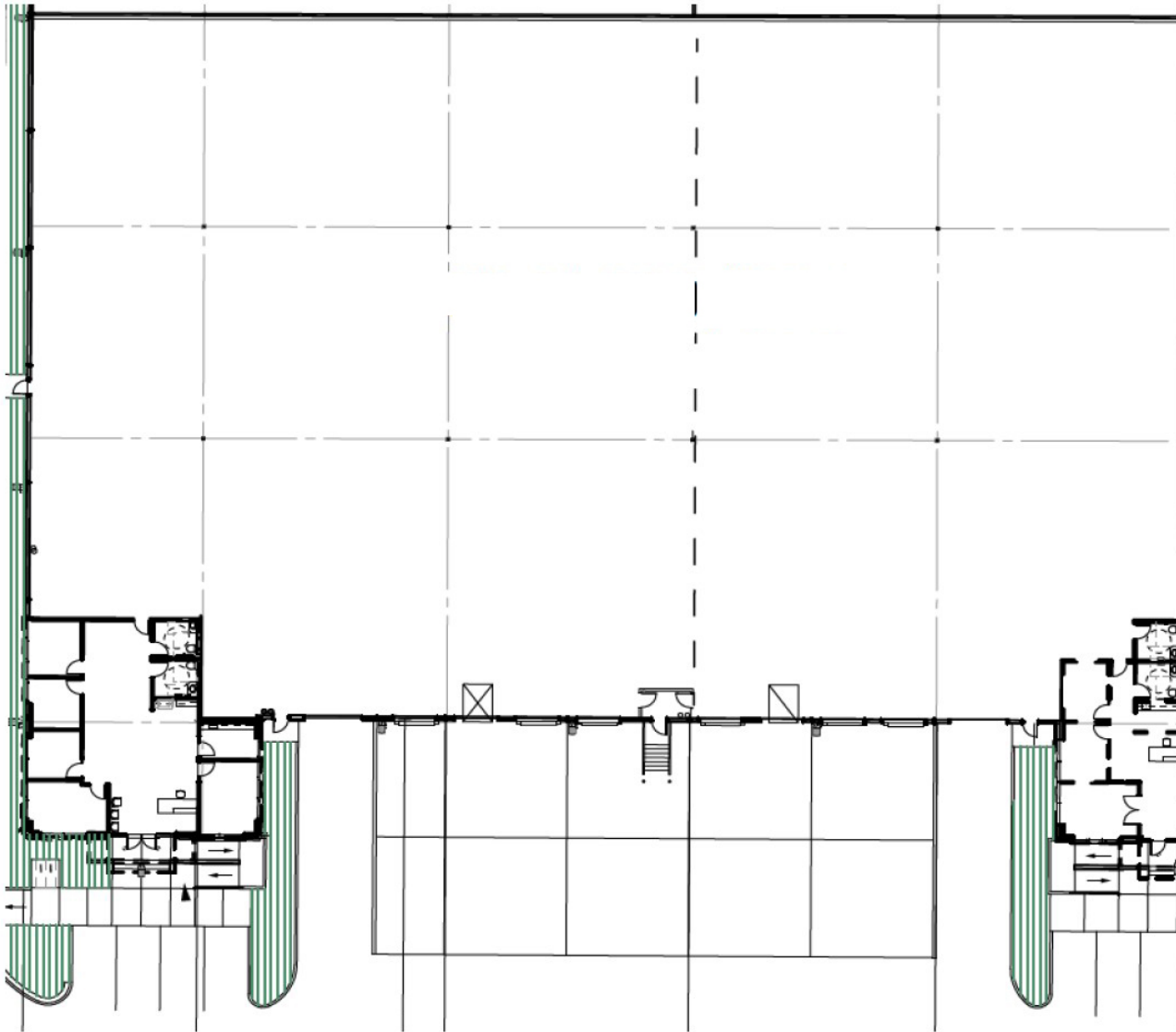


Site Plan

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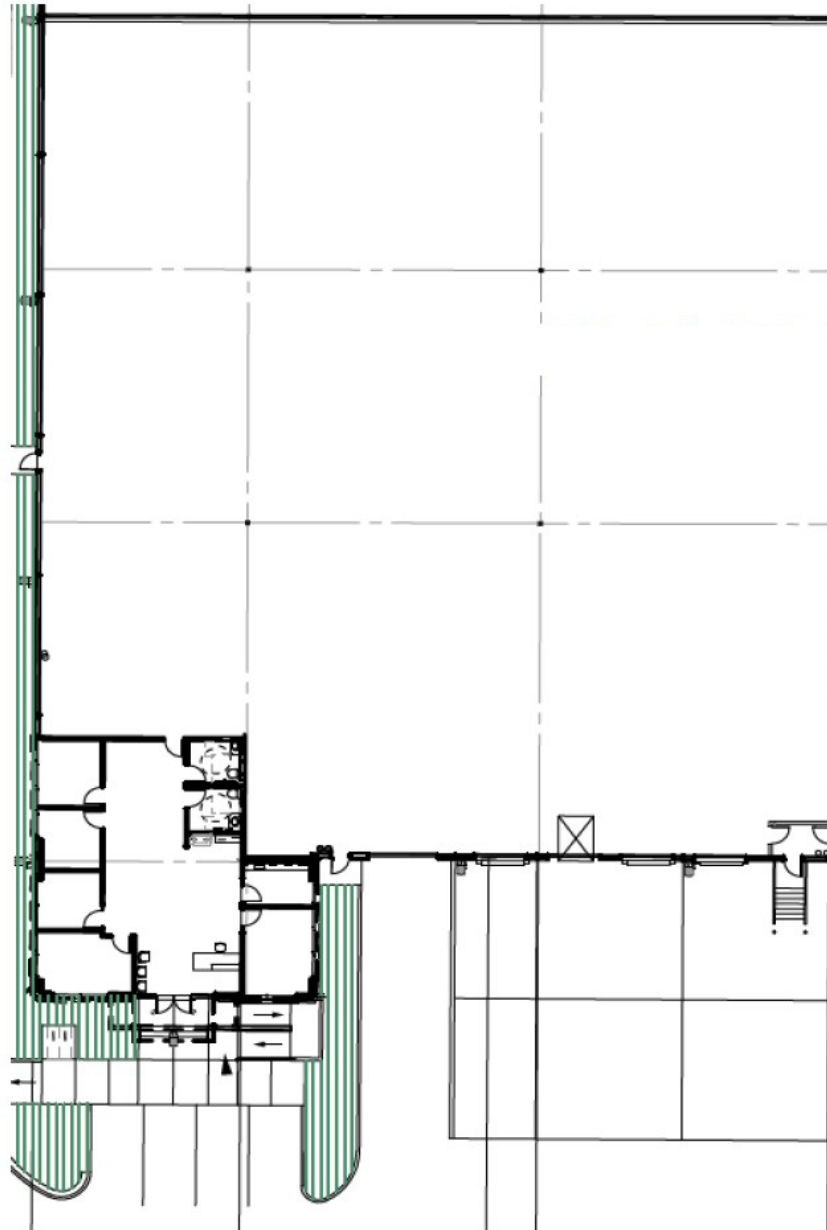
Suite 100/105

- + ±37,622 SF
- + ±2,997 SF office
- + 34' Clear height
- + Eight (8) dock high doors
 - + Two (2) pit levelers
- + Two (2) grade level doors
- + ESFR fire sprinklers
- + R-38 roof insulation



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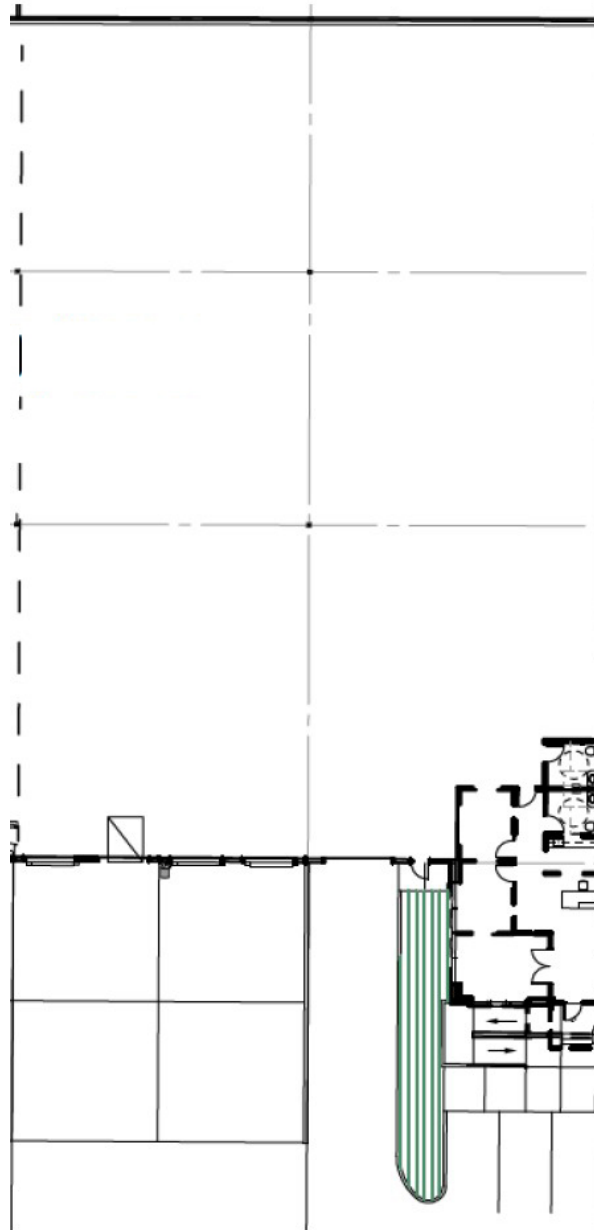


Suite 100

- + ±21,867 SF
- + ±1,969 SF office
- + 34' Clear height
- + Four (4) dock high doors
 - + One (1) pit leveler
- + One (1) grade level door
- + ESFR fire sprinklers

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Suite 105

- + ±15,755 SF
- + ±1,028 SF office
- + 34' Clear height
- + Four (4) dock high doors
 - + One (1) pit leveler
- + One (1) grade level door
- + ESFR fire sprinklers

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