

FOR LEASE

VenturePoint Speedway

6226-6292 E. Tropical Pkwy. Bldg. H | North Las Vegas, NV 89115



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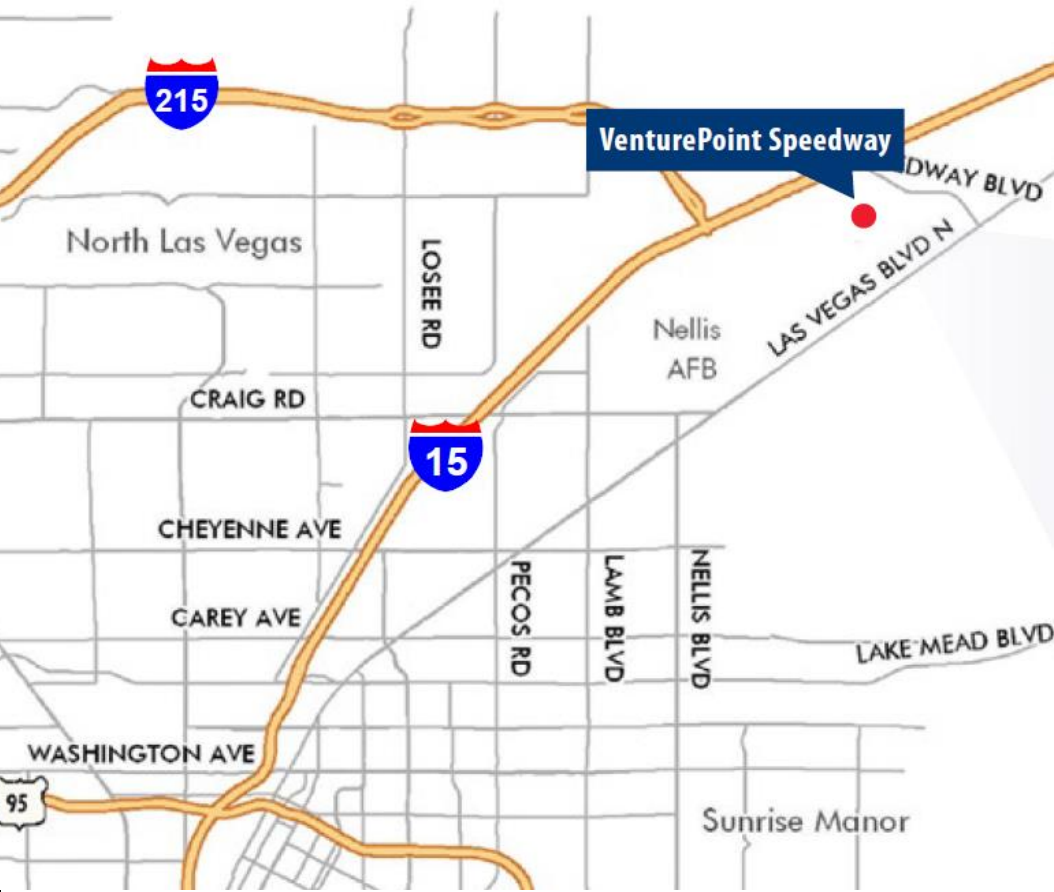
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VenturePoint Speedway Business Park offers industrial units for lease. The project is zoned M-2 and features space ranging in size from 7,100 square feet to 21,120 square feet. Each unit has finished office space with storage mezzanine, warehouse with evaporative coolers, lighting, 24' clearance height and a calculated sprinkler system. VenturePoint Speedway is located next to the world famous Las Vegas Motor Speedway (LVMS) and Interstate (I-15) freeway. It is within fifteen (15) minutes of The Las Vegas Strip and McCarran International Airport.

PROPERTY FEATURES

+/-7,100 SF Available

- Small office with mezzanine storage
- 24' clearance height
- Close proximity to I-15
- Located next to Las Vegas Motor Speedway
- 15 minutes from Las Vegas Strip & McCarran International Airport
- Zoned M-2

AVAILABLE SPACE

Building #	Total SF	Office SF	Warehouse SF	Mezzanine SF	Clearance Height	Grade	Dock	Rate
H	+/- 7,100	+/-800	+/-5,500	+/-800	24FT	1	0	\$0.68 MG

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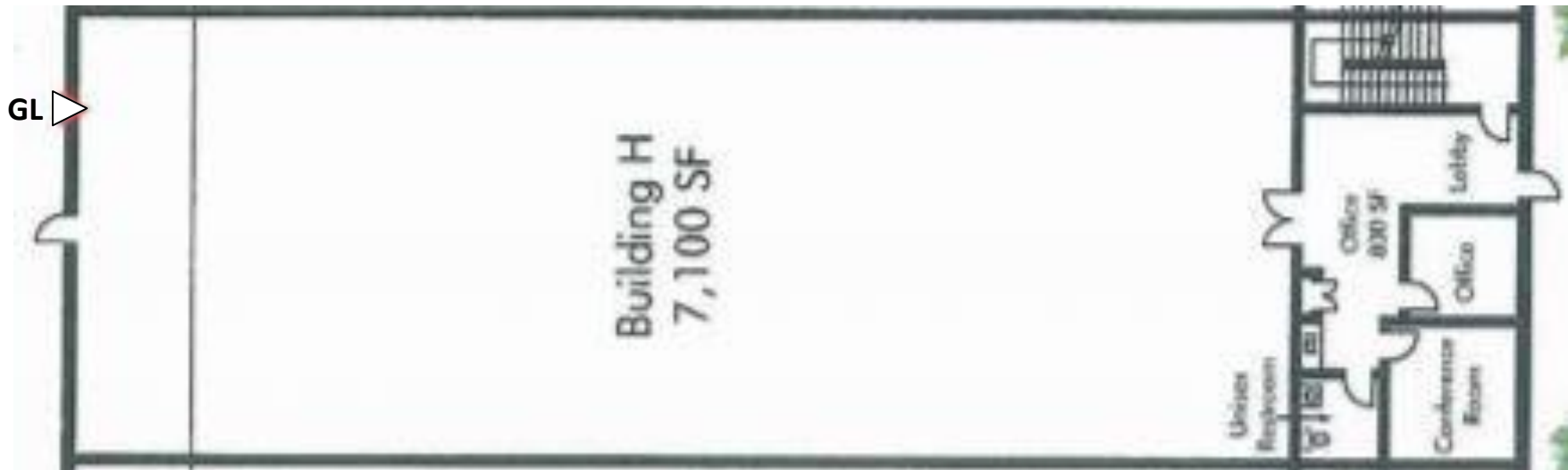
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