



Matter.

For Lease

# Matter Park @ West Henderson

High image office and warehouse space in an emerging market.

Colliers  
INTERNATIONAL

# Location Highlights

**Southwest Corner of Raiders Way and Sunridge Heights Parkway, Henderson, NV 89052**

- West Henderson submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via Starr Interchange and St. Rose Interchange
- Close proximity to Anthem, Inspirada and Henderson Executive Airport

## Project Highlights

- ± 17.64 acres
- 4 Buildings
- ± 297,526 Total SF
- Divisible to ± 2,705 SF
- MR-MP Zoning
- Light Industrial & Warehouse
- Rear Loading Configuration
- Grade & Dock Level Loading Doors
- Office Spec Suites or BTS
- ± 20' & ± 32' Clear Height
- Concrete Tilt Up Construction
- ESRF Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas and Cox
- Completed 2020





# Matter Park @ West Henderson

**For Lease**

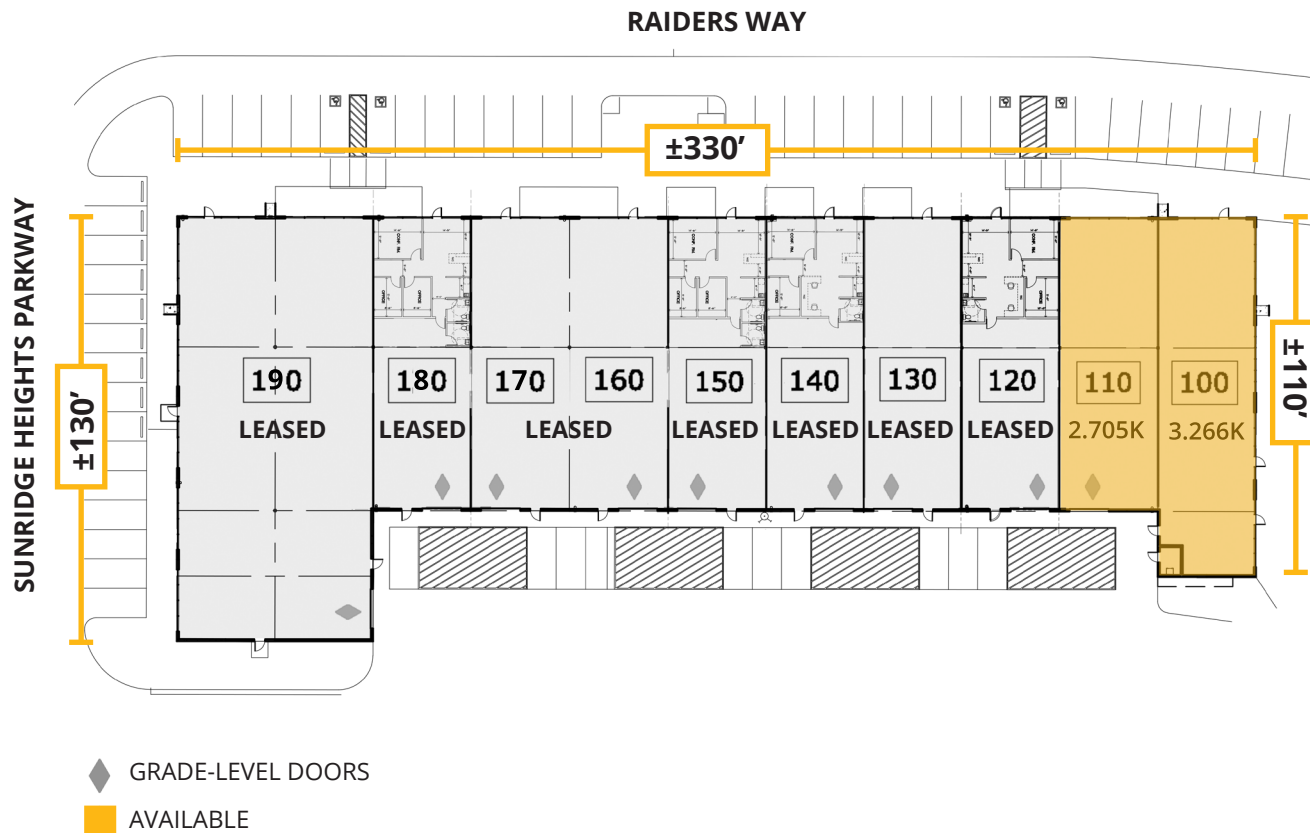
± 2,705 SF - ± 134,025 SF Available



# Matter Park @ West Henderson

1371 Raiders Way

Building 1 - ± 32,748 SF



## Building Specifications

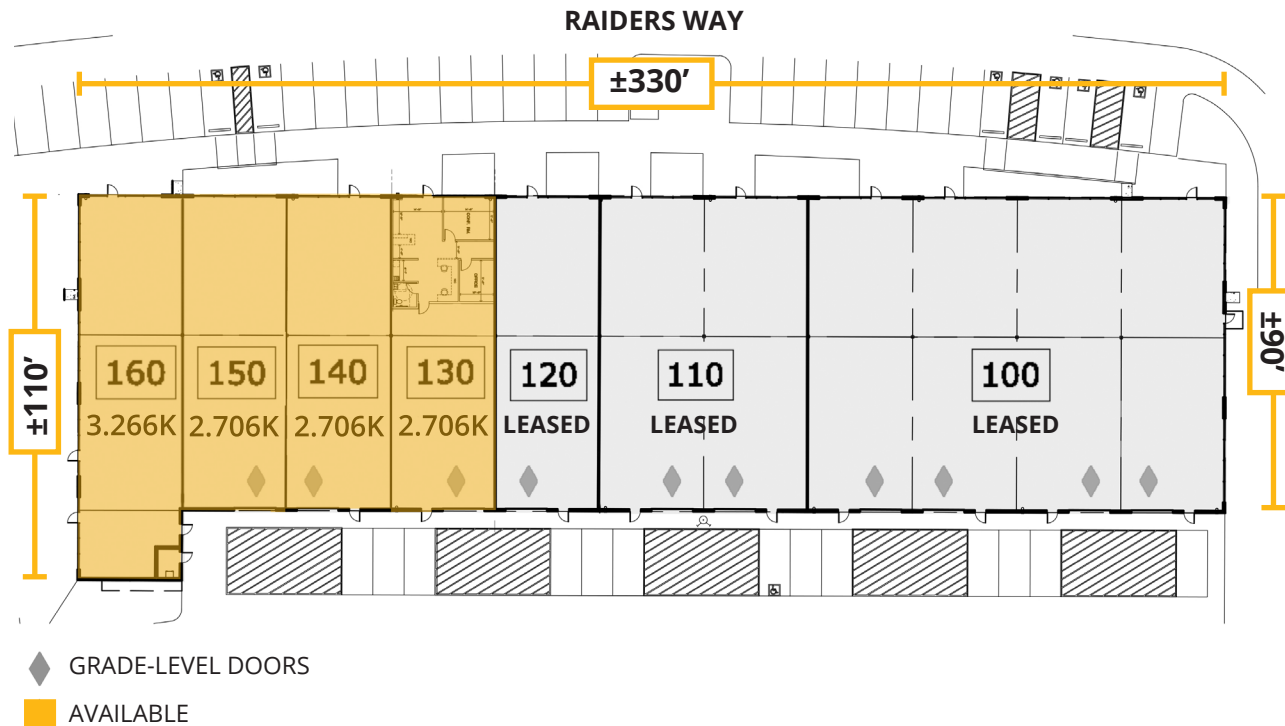
- ± 32,748 SF
- Divisible to ± 2,705 SF
- 9 Grade Level Doors (12' x 14')
- Office BTS or Spec Suites
- ± 20' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 108
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse

Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
110/100	± 5,971	TBD	0	1	± 20'	TBD	\$0.16	Available

# Matter Park @ West Henderson

## 1395 Raiders Way

Building 2 - ± 30,348 SF



### Building Specifications

- ± 30,348 SF
- Divisible to ± 2,706 SF
- 10 Grade Level Doors (12' x 14')
- Office BTS or Spec Suites
- ± 20' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 89
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Spec Suite: 130

Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
160	± 3,266*	TBD	0	1	± 20'	TBD	\$0.16	<b>Available</b>
150	± 2,706*	TBD	0	1	± 20'	\$1.35	\$0.16	<b>Available</b>
140	± 2,706*	TBD	0	1	± 20'	\$1.35	\$0.16	<b>Available</b>
130	± 2,706*	± 870 Spec	0	1	± 20'	\$1.35	\$0.16	<b>Available</b>

\*Can be combined

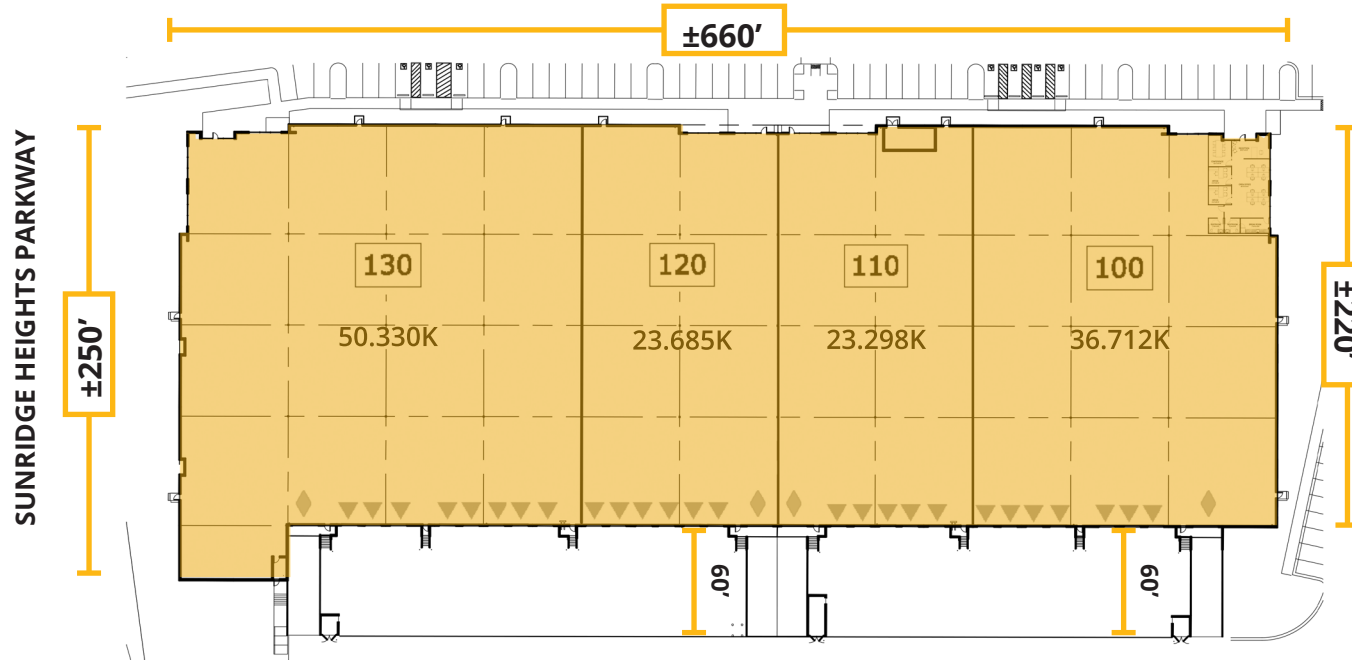




# Matter Park @ West Henderson

1379 Raiders Way

Building 3 - ± 134,025 SF



◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

## Building Specifications

- ± 134,025 SF
- Divisible to ± 23,298 SF
- 26 Dock Doors (9' x 10')
- 4 Grade Level Doors (14' x 16')
- Office BTS or Spec Suites
- ± 32' Clear Height
- Column Spacing (Typical) 60' x 60', 54' x 60', 54' x 50'
- Staging Bay: 50' x 54', 60' x 60'
- ± 180' truck court with a 60' concrete dock apron
- ± 1,600 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 150
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Spec Suite: 100

Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 50,330*	TBD	8	1	± 32'	\$0.72-0.82	\$0.12	<b>Available</b>
120	± 23,685*	TBD	6	1	± 32'	\$0.72-0.82	\$0.12	<b>Available</b>
110	± 23,298*	TBD	5	1	± 32'	\$0.72-0.82	\$0.12	<b>Available</b>
100	± 36,712*	± 1,624 Spec	7	1	± 32'	\$0.72-0.82	\$0.12	<b>Available</b>

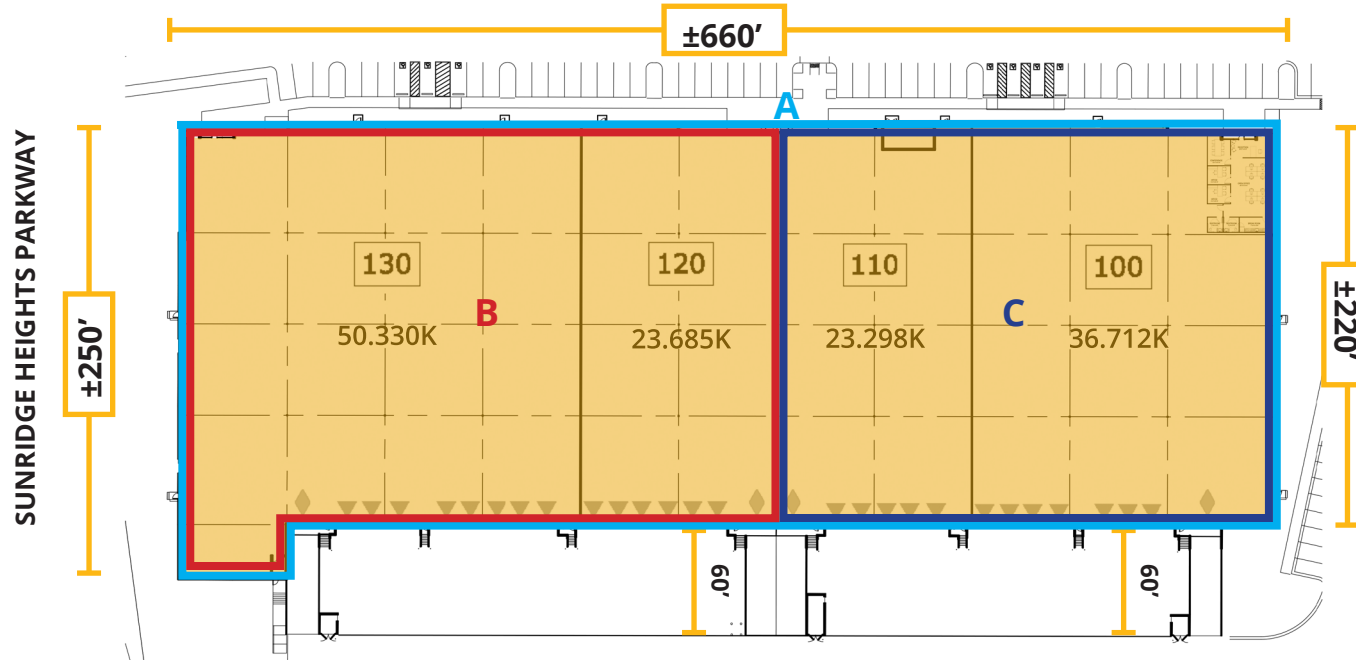
\*Can be combined

# Matter Park @ West Henderson

1379 Raiders Way

Building 3 - ± 134,025 SF

## DEMISING OPTIONS



◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

## Building Specifications

- ± 134,025 SF
- Divisible to ± 23,298 SF
- 26 Dock Doors (9' x 10')
- 4 Grade Level Doors (14' x 16')
- Office BTS or Spec Suites
- ± 32' Clear Height
- Column Spacing (Typical) 60' x 60', 54' x 60', 54' x 50'
- Staging Bay: 50' x 54', 60' x 60'
- ± 180' truck court with a 60' concrete dock apron
- ± 1,600 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 150
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Spec Suite: C

Option	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
A	± 134,025	± 1,624 Spec	26	4	± 32'	TBD	\$0.12	<b>Available</b>
B	± 74,015	TBD	14	2	± 32'	TBD	\$0.12	<b>Available</b>
C	± 60,010	± 1,624 Spec	12	2	± 32'	TBD	\$0.12	<b>Available</b>

\*Additional Demising Options Available



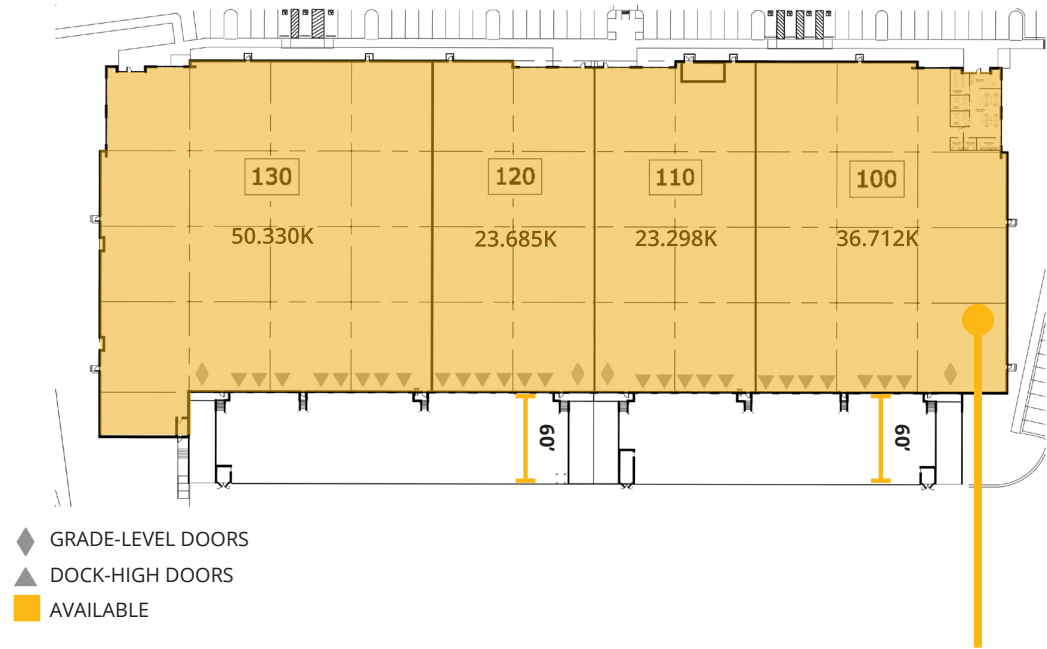
# Matter Park @ West Henderson

100

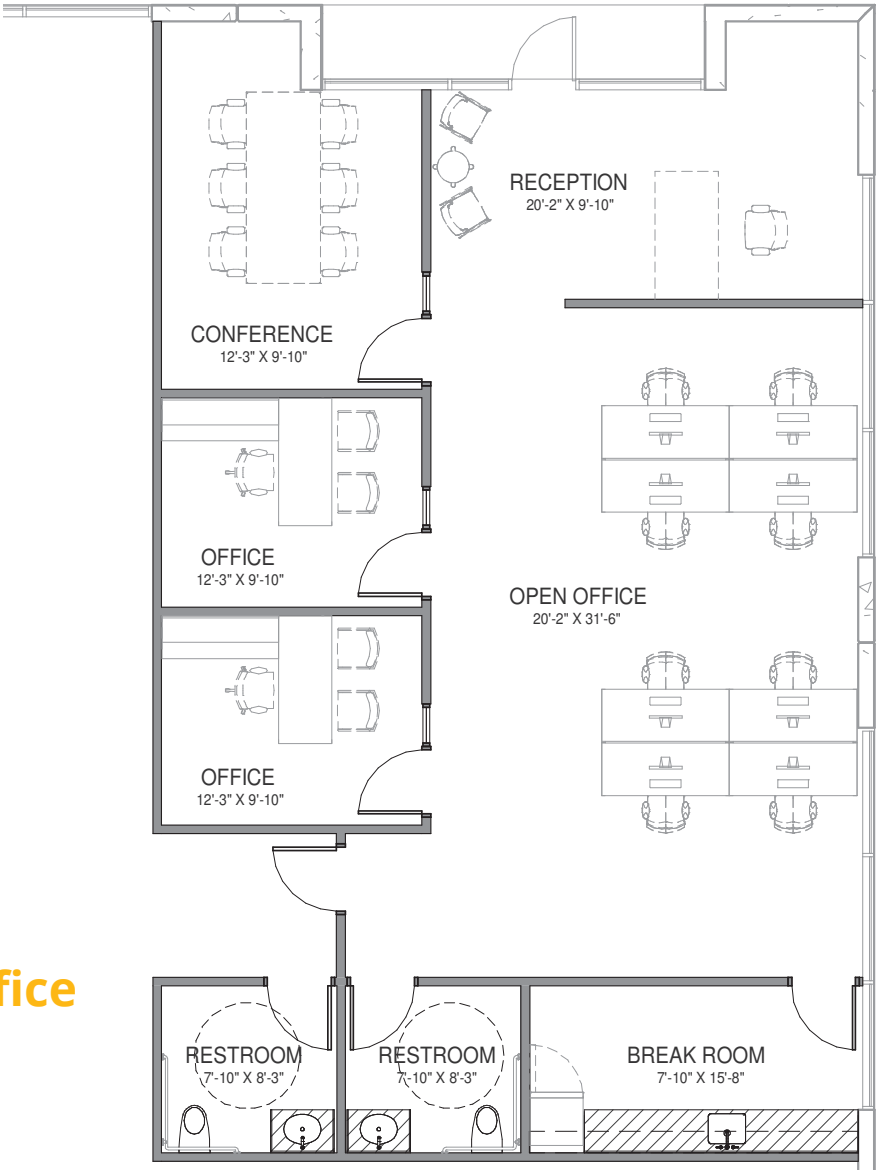
## Spec Suites

1379 Raiders Way  
Building 3 - ± 134,025 SF

SUNRIDGE HEIGHTS PARKWAY



± 1,624 SF Office





LOCATION	DISTANCE (MILES)
I-15	± 2.03
I-215	± 4.44
McCarran Airport	± 10.6
Las Vegas Strip	± 11.6
California Border	± 31





# Matter.

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