



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





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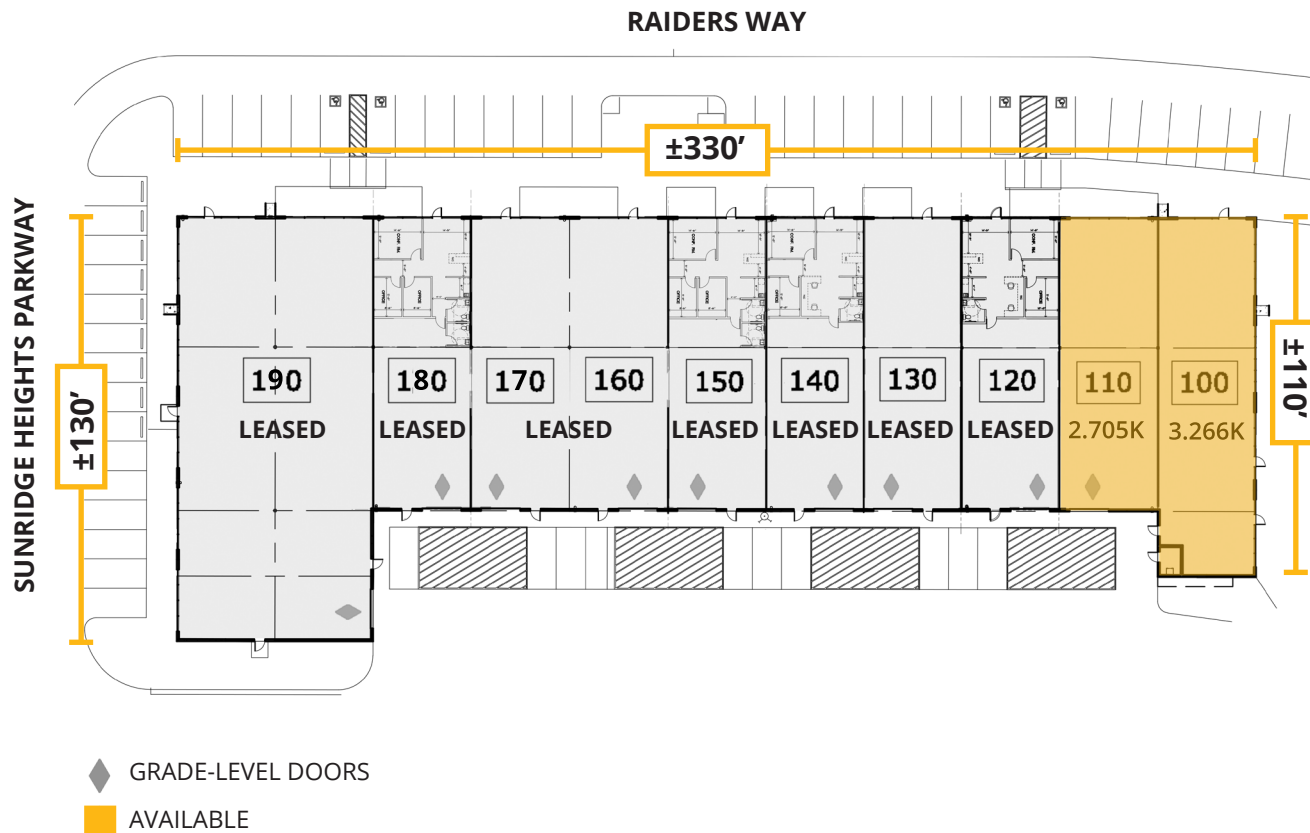
± 2,705 SF - ± 5,971 Available



# Matter Park @ West Henderson

1371 Raiders Way

Building 1 - ± 32,748 SF



## Building Specifications

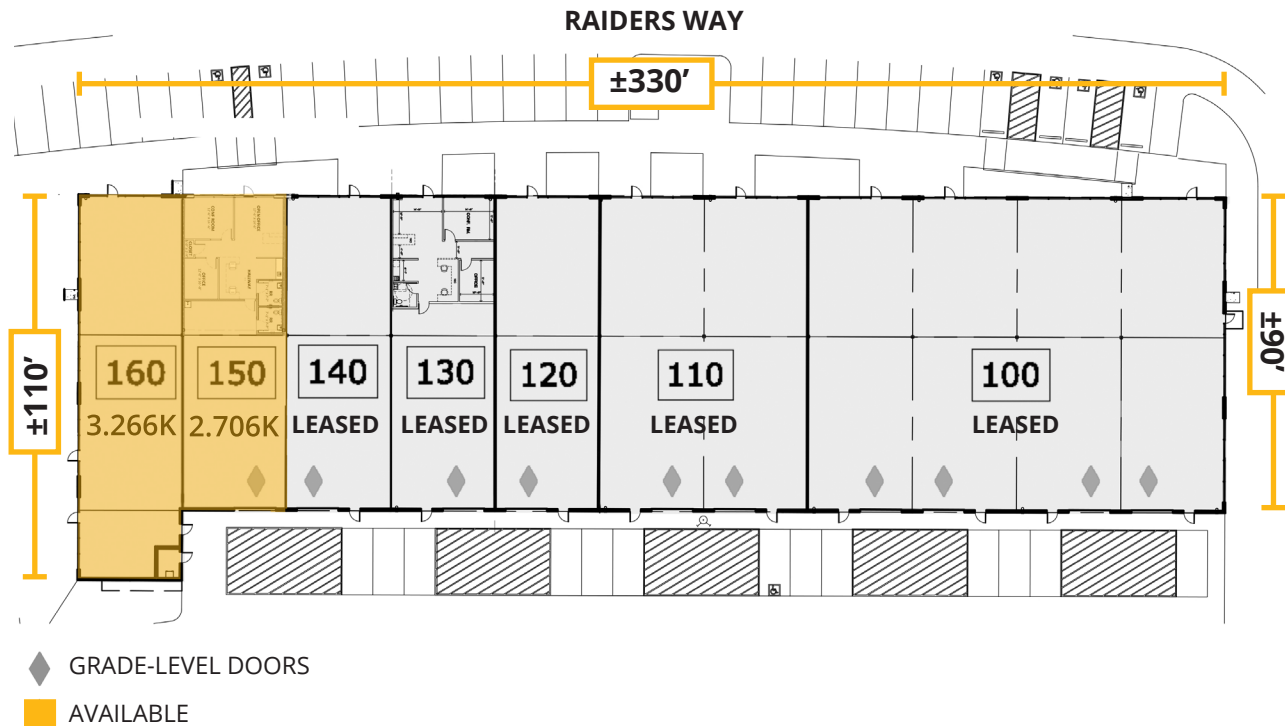
- ± 32,748 SF
- Divisible to ± 2,705 SF
- 9 Grade Level Doors (12' x 14')
- Office BTS or Spec Suites
- ± 20' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 109
- Parking Ratio: 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: 88
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Spec Suite: 130 & 150

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*	± 1,010 Spec	0	1	± 20'	\$1.35	\$0.16	<b>Available</b>

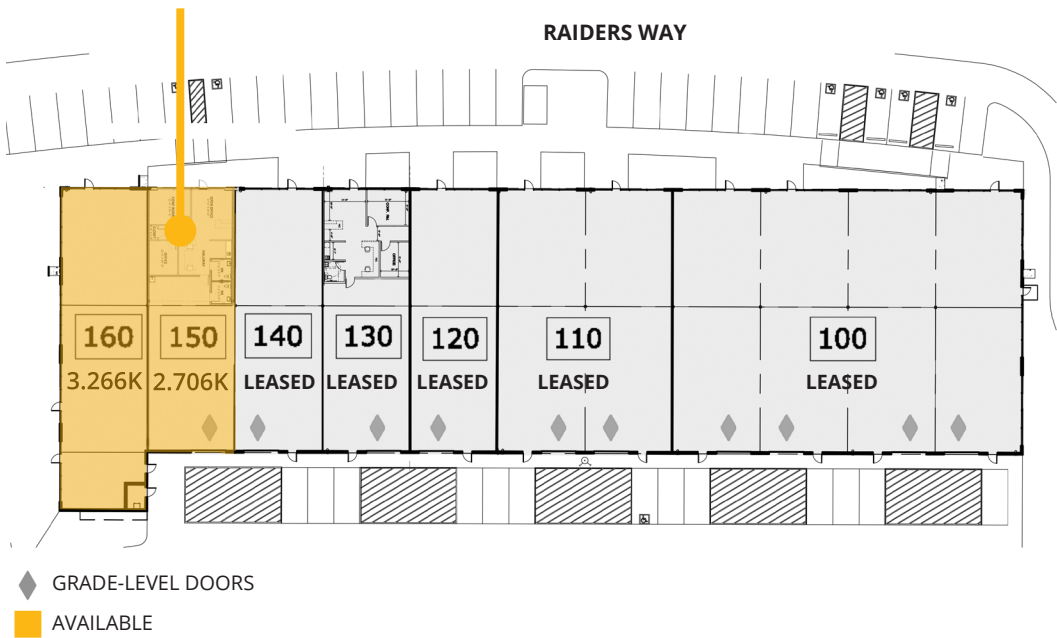
\*Can be combined

# Matter Park @ West Henderson

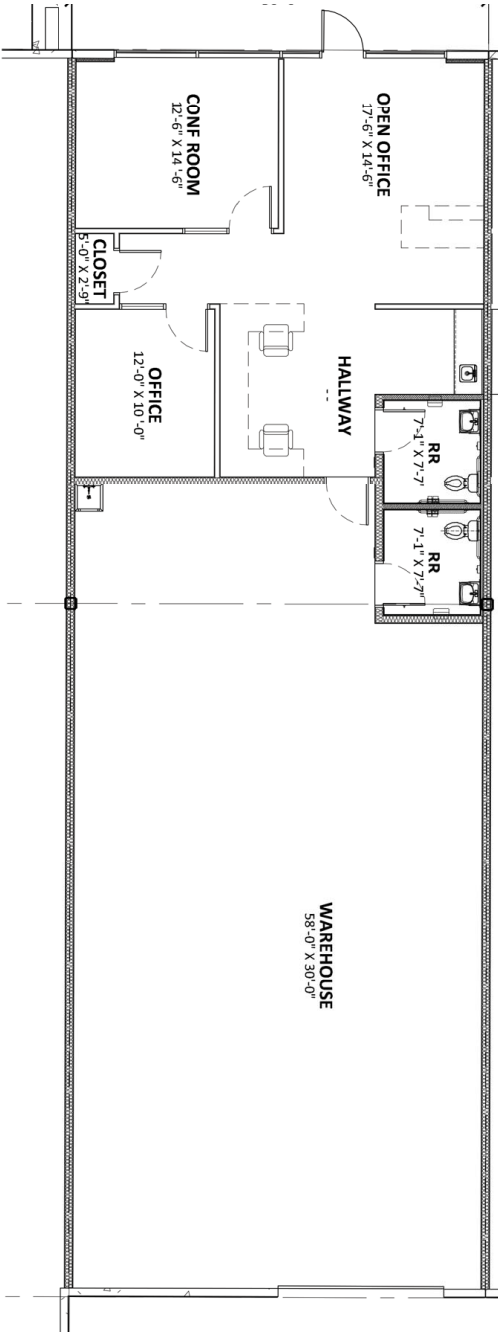
## Spec Suites

1395 Raiders Way  
Building 2 - ± 30,348 SF

± 1,010 SF Office  
Under Construction



150





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





# Matter.

**Ownership contact**

Tom van Betten  
Vice President  
of Strategic Partnerships  
tom.vanbetten@matterrealestate.com

**619-379-3500**

**Matter Real Estate Group**  
**matterrealestate.com**

**Leasing/Sales contact**

Paul Sweetland, SIOR  
*Colliers International*  
*leasing by Doherty*  
*Industrial Group*  
paul.sweetland@colliers.com

**702-836-3750**

License # NV-S.0043604

**Leasing/Sales contact**

Chris Lane, SIOR, CCIM  
*Colliers International*  
*leasing by Doherty*  
*Industrial Group*  
chris.lane@colliers.com

**702-836-3728**

License # NV-S.0166896

**Leasing/Sales contact**

Jerry Doty  
*Colliers International*  
*leasing by Doherty*  
*Industrial Group*  
jerry.doty@colliers.com

**702-836-3735**

License # NV-S.0172045

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