



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



± 2,705 SF - ± 5,971 Available

BUILDING 2
± 30,348 SF

BUILDING 1
± 32,748 SF

BUILDING 3
± 134,025 SF

BUILDING 4
± 100,405 SF

PHASE II

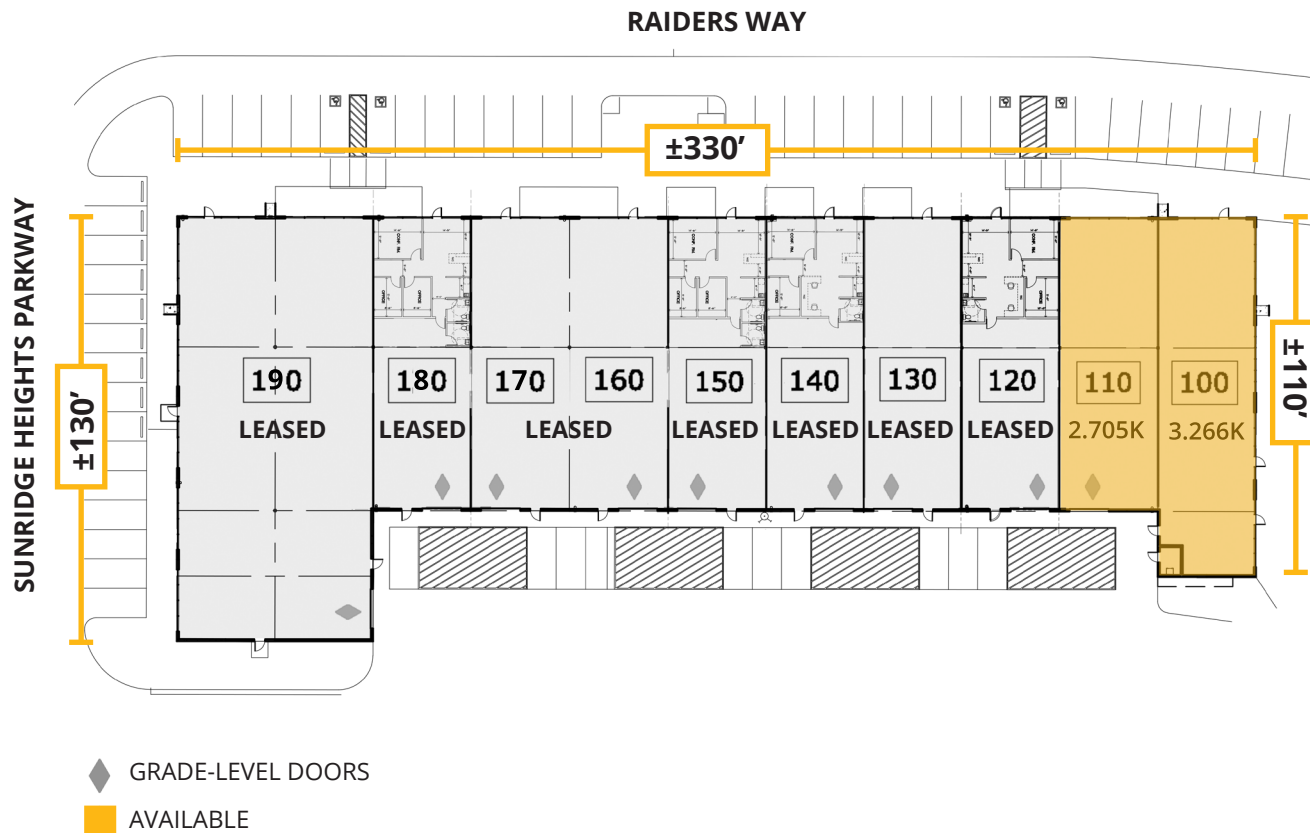
GRADE-LEVEL DOORS

DOCK-HIGH DOORS

Matter Park @ West Henderson

1371 Raiders Way

Building 1 - ± 32,748 SF



Building Specifications

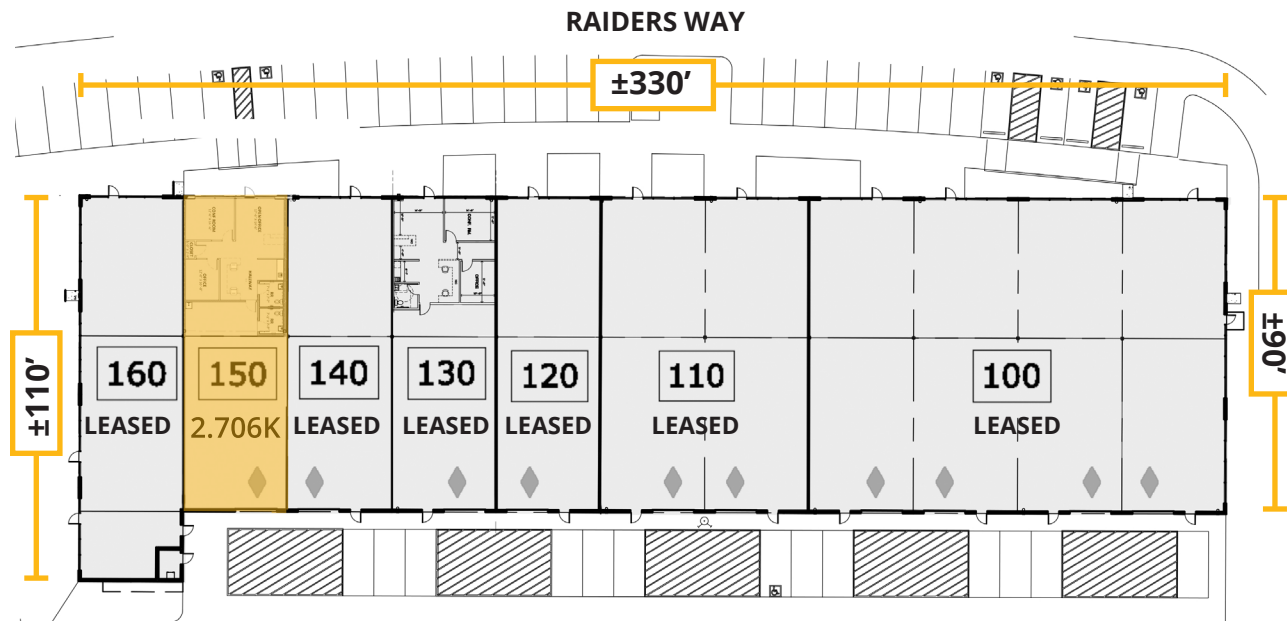
- ± 32,748 SF
- Divisible to ± 2,705 SF
- 9 Grade Level Doors (12' x 14')
- Office BTS or Spec Suites
- ± 20' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 109
- Parking Ratio: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

◆ GRADE-LEVEL DOORS
 ■ AVAILABLE

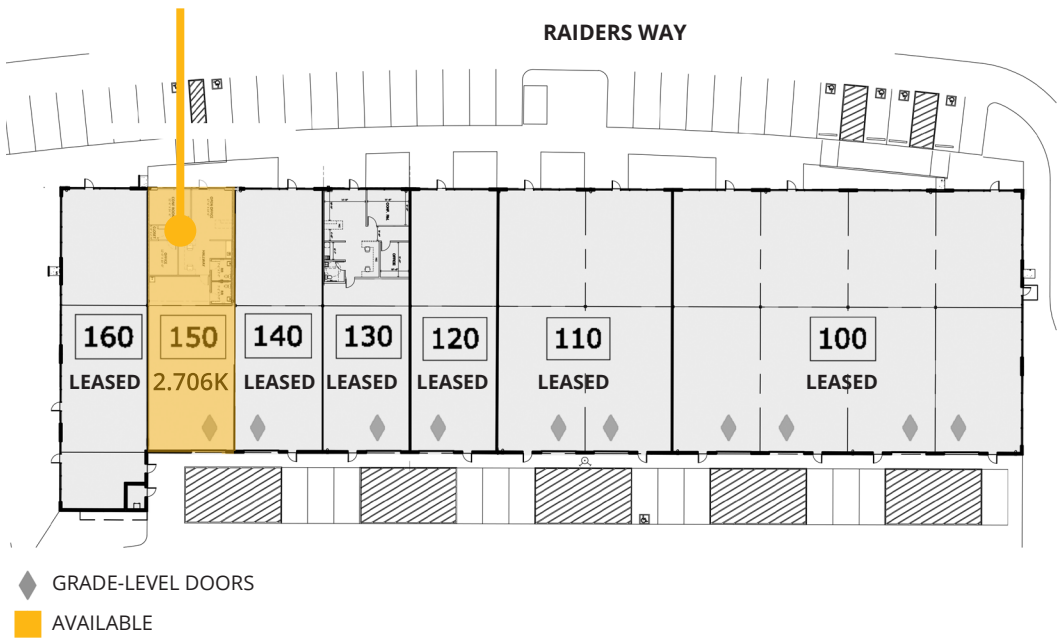
Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
150	± 2,706*	± 1,010 Spec	0	1	± 20'	\$1.35	\$0.16	Available

Matter Park @ West Henderson

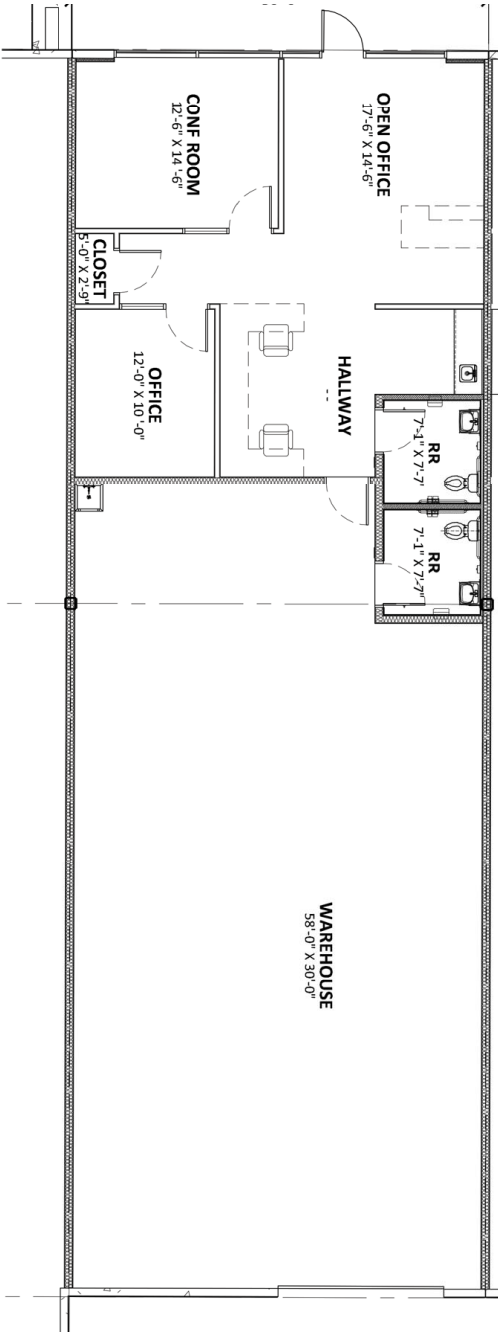
Spec Suites

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



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