



Matter.

For Lease

Matter Logistics Center @ West Cheyenne

A modern industrial park for Nevada's leading companies.



Location Highlights

**Northeast Corner of West Cheyenne Avenue
and Valley Drive, North Las Vegas, NV 89032**

- North Las Vegas submarket
- Immediate access to expanded labor pool
- $\pm$ 500k residents within a 5 mile radius
- Multiple freeway access points
- Close proximity to Las Vegas Strip & Convention Center ($\pm$ 3.8 miles to I-15)
- Rare infill location with multiple nearby amenities

Project Highlights

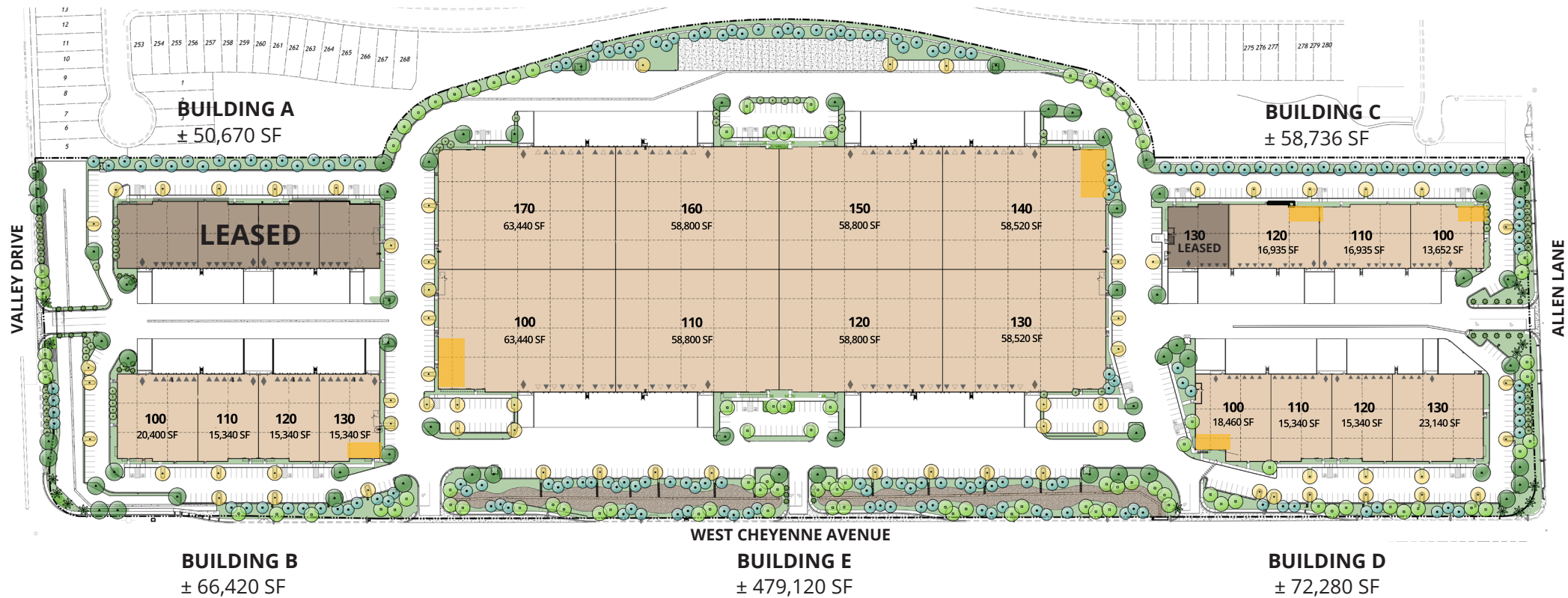
- $\pm$ 41.28 acres
- Five Buildings
- $\pm$ 727,266 Total SF
- Divisible to $\pm$ 13,652 SF
- M-1 Zoning
- Rear and Front Loading Configurations
- Grade & Dock Level Loading Doors
- Office BTS or Spec Suites
- $\pm$ 28' & $\pm$ 36' Clear Height
- Concrete Tilt Up Construction
- ESRF Fire Protection System
- Utility Providers: NV Energy, Southwest Gas, Cox and Century Link
- Delivery Q3 2020



Matter Logistics Center @ West Cheyenne

For Lease

± 13,652 SF - ± 479,120 SF Available



- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- △ KNOCKOUT
- SPEC SUITE

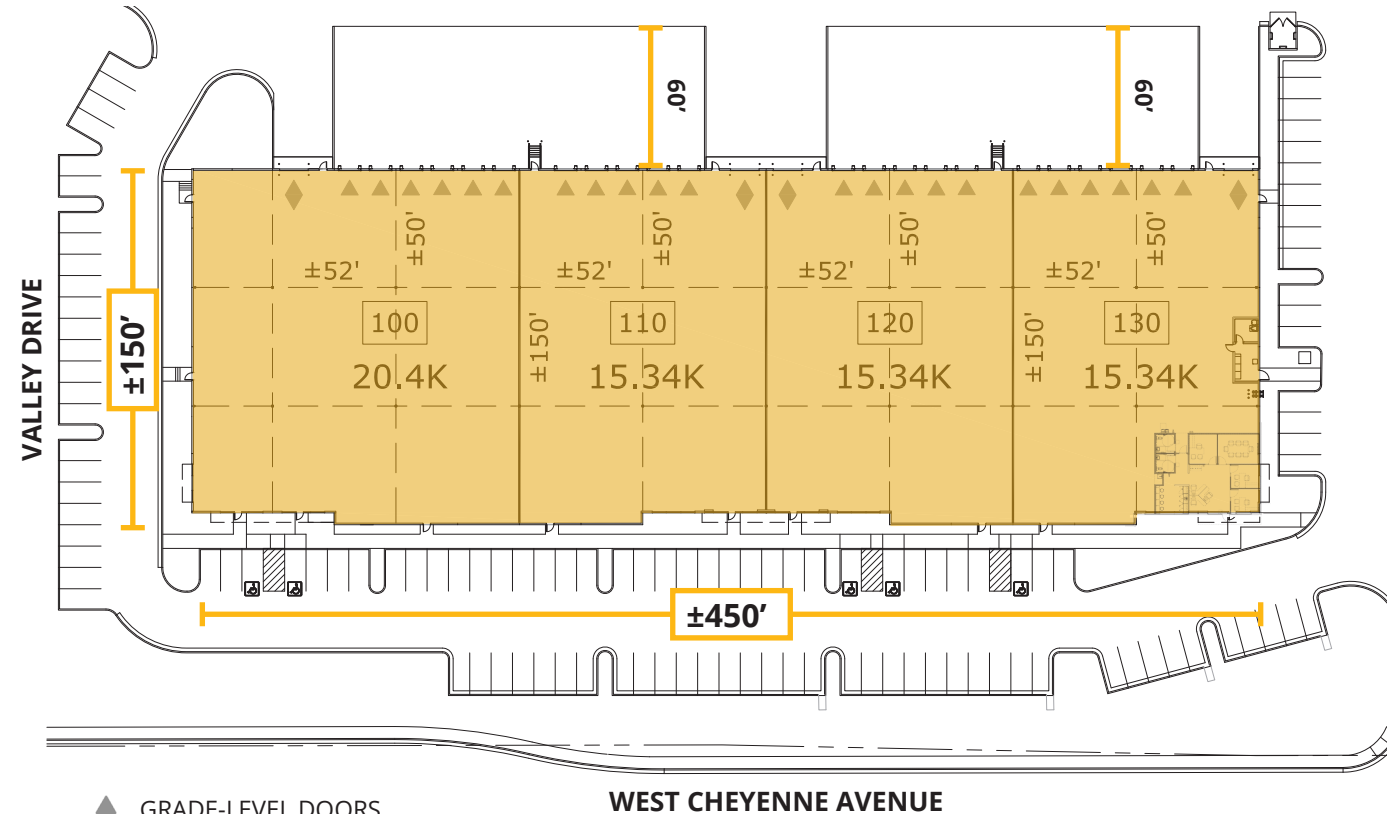
Matter Logistics Center @ West Cheyenne

4204 West Cheyenne Avenue

Building B - ± 66,420 SF

Building Specifications

- ± 66,420 SF
- Divisible to ±15,340 SF
- 22 Dock Doors (9' x 10')
- 4 Grade Level Doors (12' x 14')
- Office Spec Suite or BTS
- ± 28' Clear Height
- Column Spacing (Typical) 52' x 50', 45' x 52'
- Staging Bay: 52' x 50'
- ± 1,200 Amps/Building, 277/480 V
- ± 180' Concrete Truck Court
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 114
- Spec Office: Suite 130 (includes WH Improvements)



◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
B	± 66,420	TBD	22	4	± 28'	TBD	\$0.12	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 15,340*	± 1,464	6	1	± 28'	\$0.64	\$0.12	Available
120	± 15,340*	TBD	5	1	± 28'	\$0.63	\$0.12	Available
110	± 15,340*	TBD	5	1	± 28'	\$0.63	\$0.12	Available
100	± 20,400*	TBD	6	1	± 28'	\$0.64	\$0.12	Available

*Can be combined

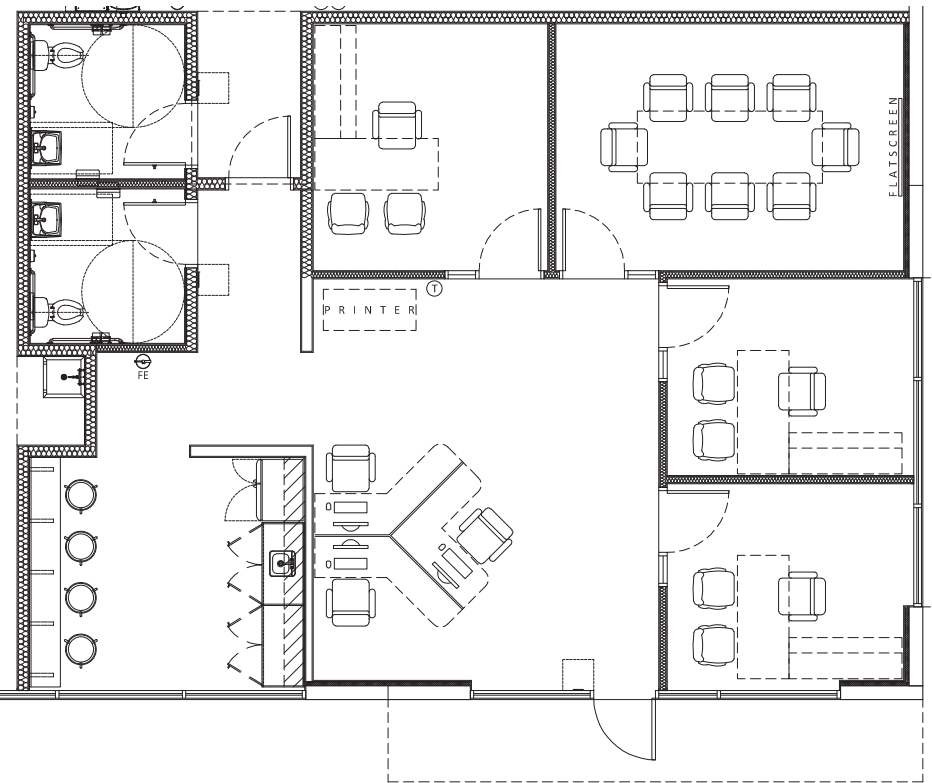
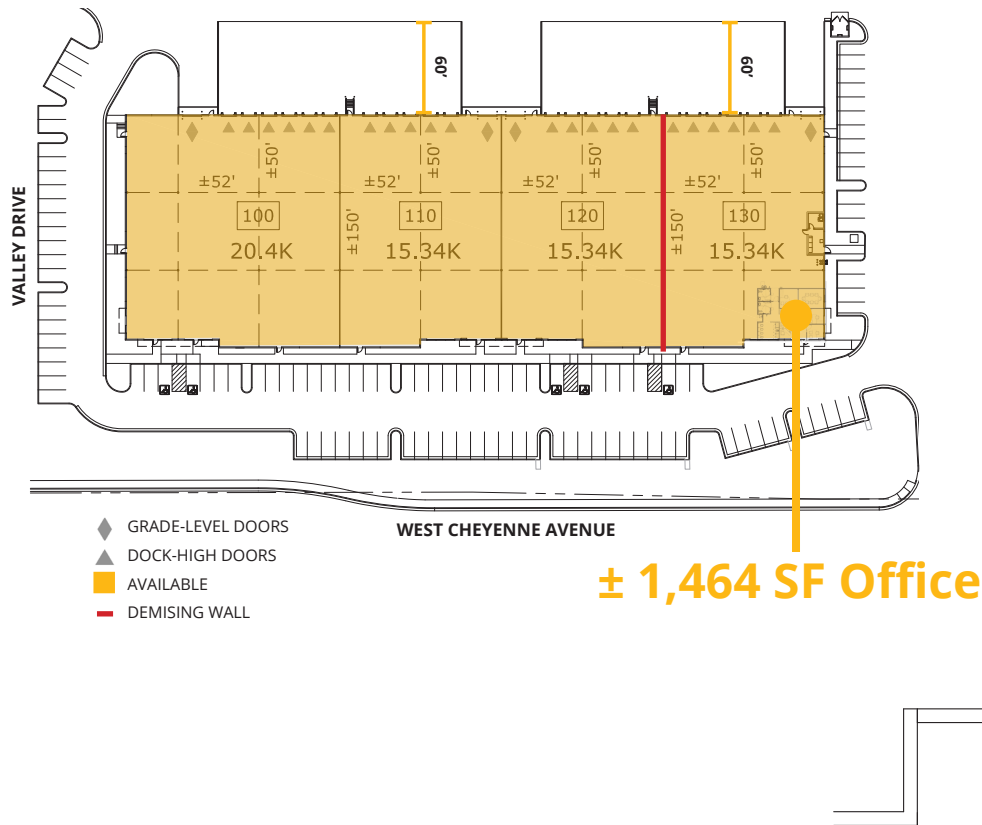
Matter Logistics Center @ West Cheyenne

Spec Suites

4204 West Cheyenne Ave

Building B - ± 66,420 SF

Suite 130



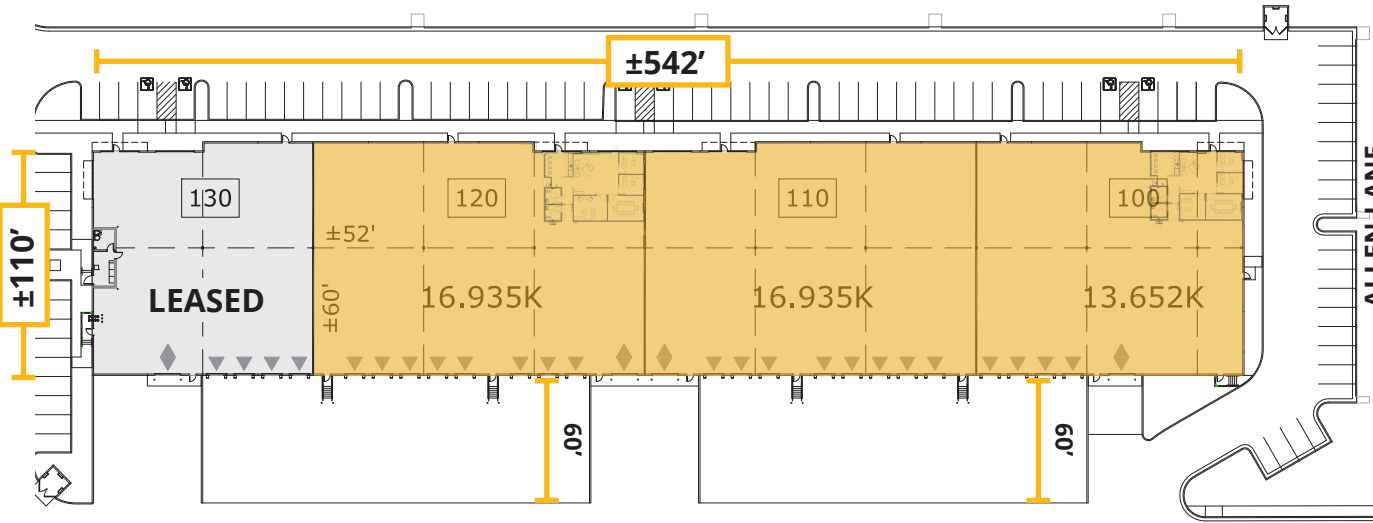
Matter Logistics Center @ West Cheyenne

3778 West Cheyenne Avenue

Building C - ± 58,736 SF

Building Specifications

- ± 58,736 SF
- Divisible to ±13,652 SF
- 24 Dock Doors (9' x 10')
- 4 Grade Level Doors (12' x 14')
- Office Spec Suite or BTS
- ± 28' Clear Height
- Column Spacing (Typical) 52' x 50', 52' x 60', 52' x 45'8"
- Staging Bay: 52' x 60'
- ± 1,200 Amps/Building, 277/480 V
- ± 180' Concrete Truck Court
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 90
- Spec Office: Suite 100 & 120 (includes WH Improvements)



- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- AVAILABLE

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
120	± 16,935*	± 1,464	8	1	± 28'	\$0.62	\$0.12	Available
110	± 16,935*	TBD	8	1	± 28'	\$0.62	\$0.12	Available
100	± 13,652*	± 1,464	4	1	± 28'	\$0.64	\$0.12	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

Spec Suites

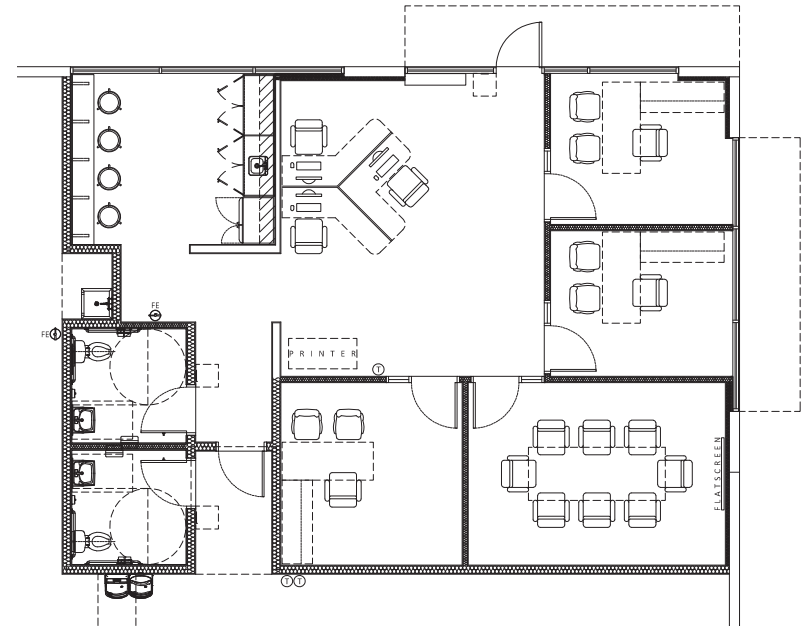
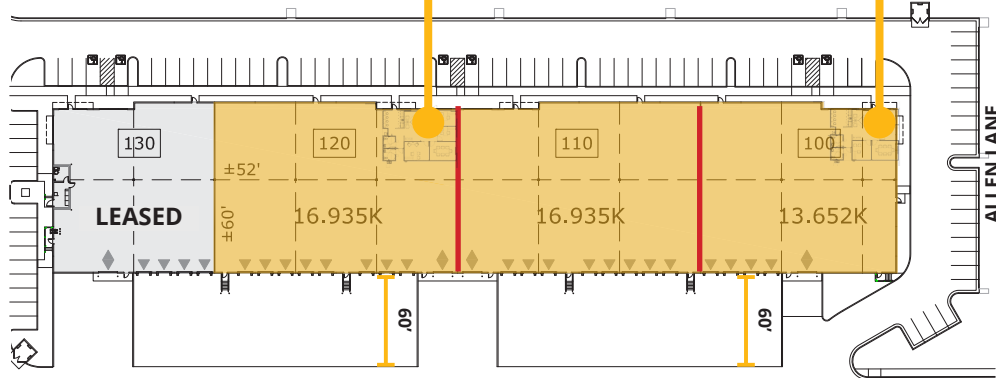
3778 West Cheyenne Ave

Building C - ± 58,736 SF

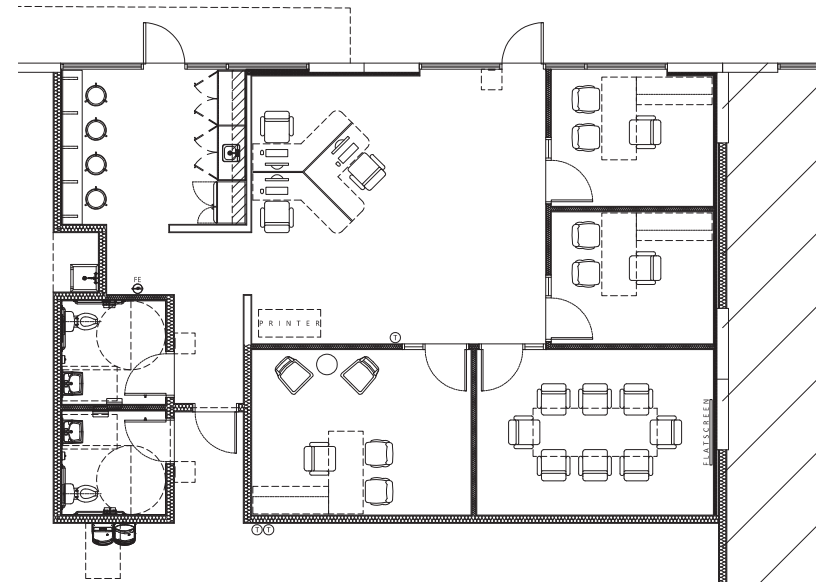
Suite 100

± 1,464 SF Office

± 1,464 SF Office



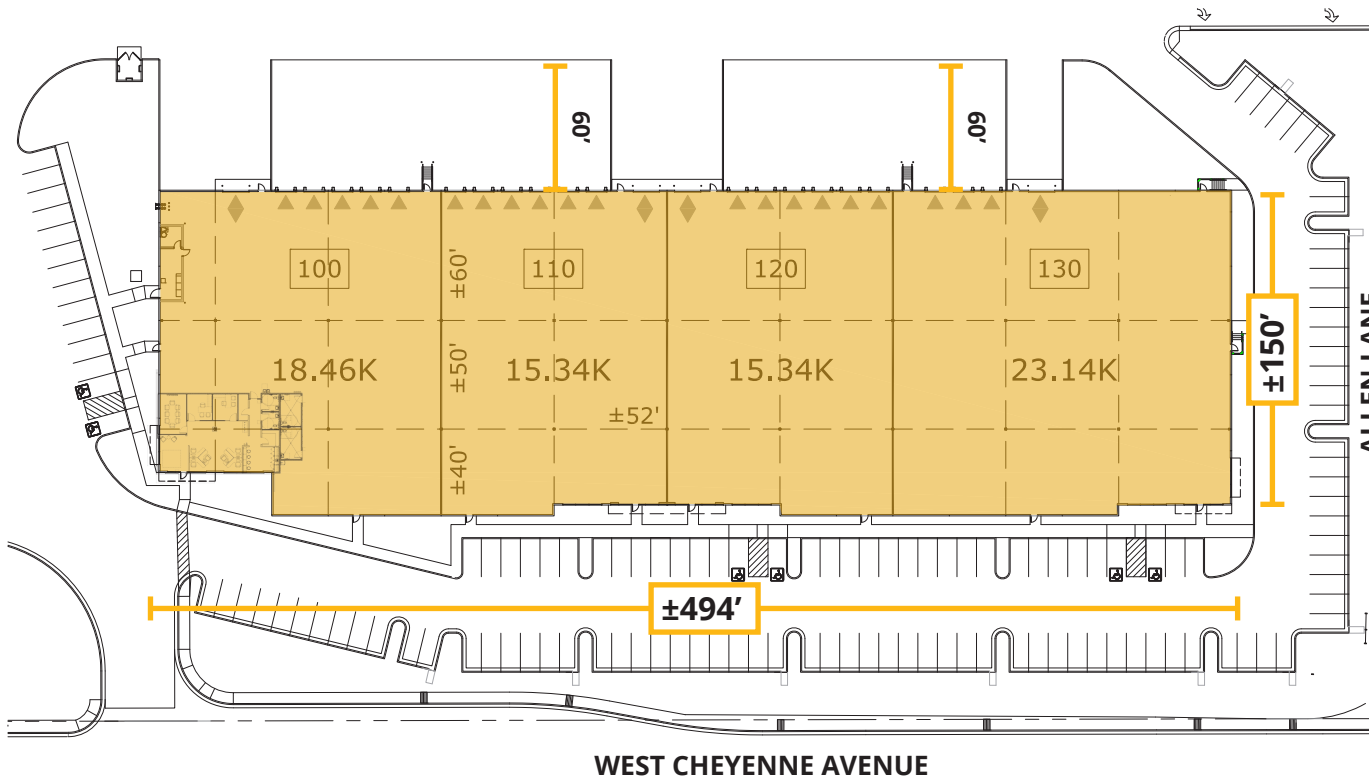
Suite 120



Matter Logistics Center @ West Cheyenne

3774 West Cheyenne Avenue

Building D - ± 72,280 SF



- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- AVAILABLE

Building Specifications

- ± 72,280 SF
- Divisible to ±15,340 SF
- 20 Dock Doors (9' x 10')
- 4 Grade Level Doors (12' x 14')
- Office BTS
- ± 28' Clear Height
- Column Spacing (Typical) 52' x 50', 52' x 60', 52' x 40', 52' x 35'
- Staging Bay: 52' x 60'
- ± 1,600 Amps/Building, 277/480 V
- ± 180' Concrete Truck Court
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 128
- Spec Suite: 100 (includes WH Improvements)

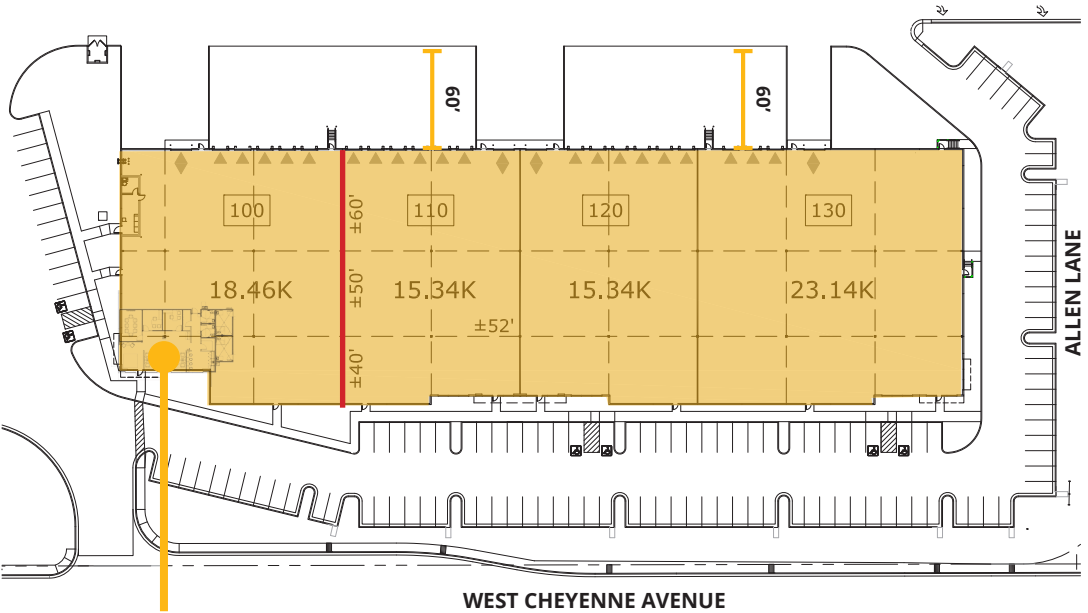
Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
D	± 72,280	TBD	20	4	± 28'	TBD	\$0.12	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 23,140*	TBD	3	1	± 28'	\$0.66	\$0.12	Available
120	± 15,340*	TBD	6	1	± 28'	\$0.65	\$0.12	Available
110	± 15,340*	TBD	6	1	± 28'	\$0.65	\$0.12	Available
100	± 18,460*	± 2,279	5	1	± 28'	\$0.66	\$0.12	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

Spec Suites

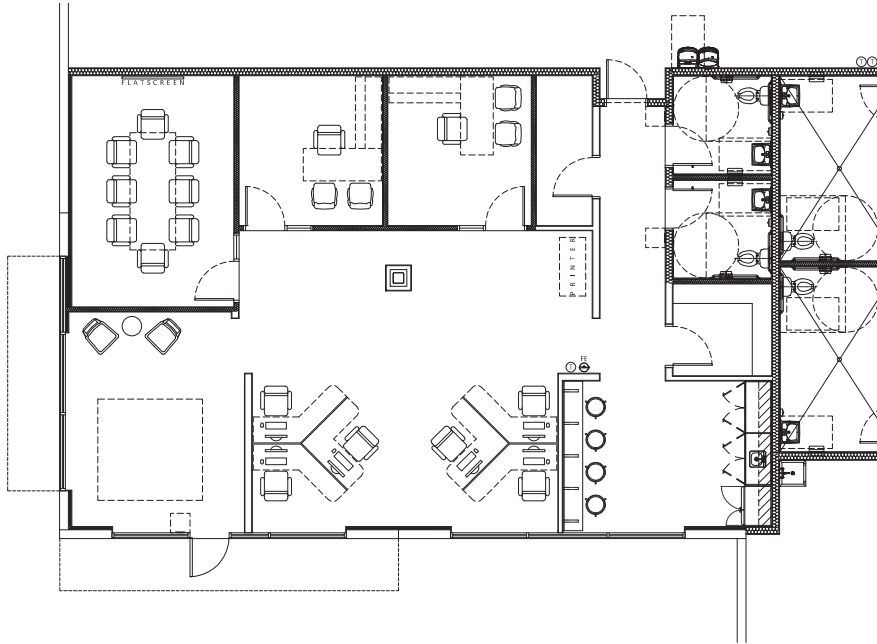
3774 West Cheyenne Ave
Building D - ± 72,280



± 2,279 SF Office

- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- AVAILABLE
- DEMISING WALL

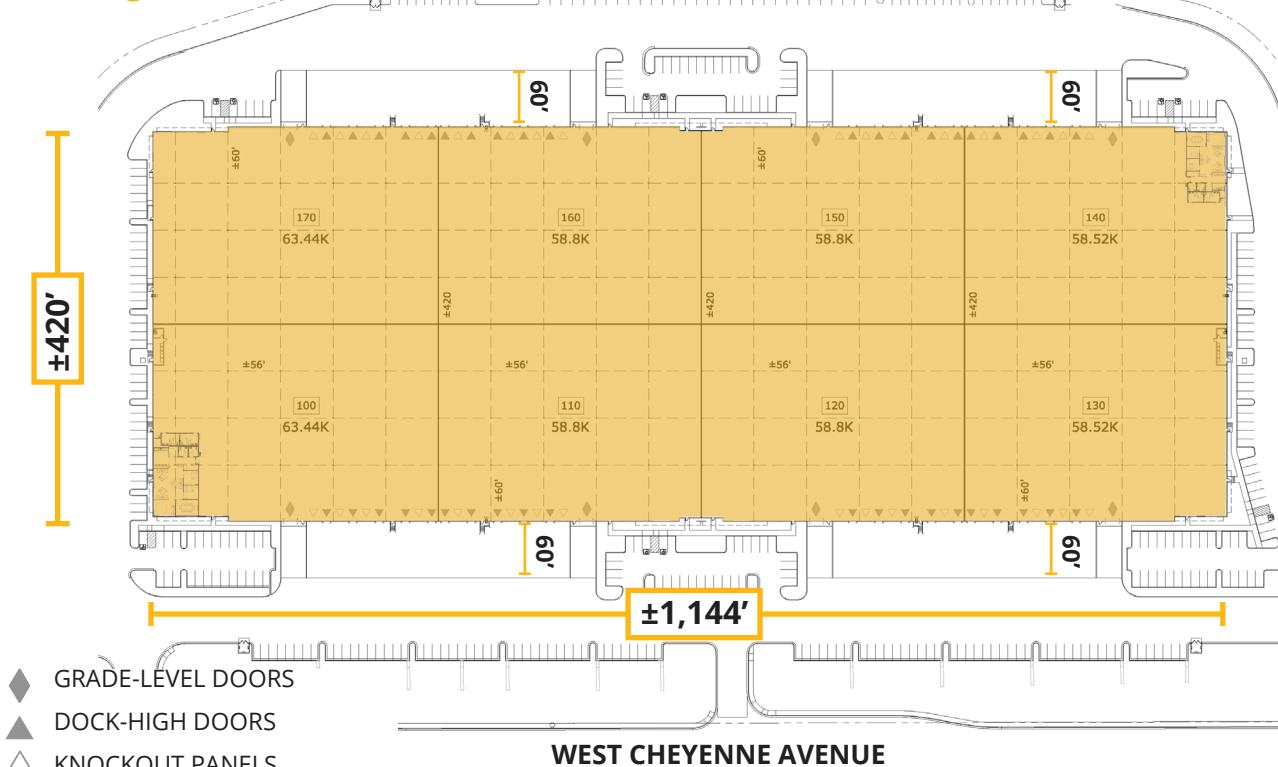
Suite 100



Matter Logistics Center @ West Cheyenne

4004 West Cheyenne Avenue

Building E - ± 479,120 SF



- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- △ KNOCKOUT PANELS
- AVAILABLE

Building Specifications

- ± 479,120 SF
- Divisible to ±58,520 SF
- 40 Dock Doors (9' x 10')
- 32 Knock-Out Panels
- 8 Grade Level Doors (14' x 16')
- Office Spec Suite or BTS
- Up to ± 36' Clear Height
- Column Spacing (Typical) 56' x 60', 56' x 55', 56' x 50'
- Staging Bay: 56' x 60'
- Two ± 2,500 Amps/Building, 277/480 V
- ± 130' Concrete Truck Court
- 30 Trailer Parking Spots
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 315
- Spec Office: Suite 100 & 140

Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
E	± 479,120	TBD	40	8	± 36'	\$0.48	\$0.10	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
170	± 63,440*	TBD	5	1	± 36'	\$0.51	\$0.10	Available
160	± 58,800*	TBD	5	1	± 36'	\$0.51	\$0.10	Available
150	± 58,800*	TBD	5	1	± 36'	\$0.51	\$0.10	Available
140	± 58,520*	± 2,279	5	1	± 36'	\$0.51	\$0.10	Available
130	± 58,520*	TBD	5	1	± 36'	\$0.53	\$0.10	Available
120	± 58,800*	TBD	5	1	± 36'	\$0.53	\$0.10	Available
110	± 58,800*	TBD	5	1	± 36'	\$0.53	\$0.10	Available
100	± 63,440*	± 2,279	5	1	± 36'	\$0.53	\$0.10	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

Spec Suites

4004 West Cheyenne Ave
Building E - ± 479,120 SF

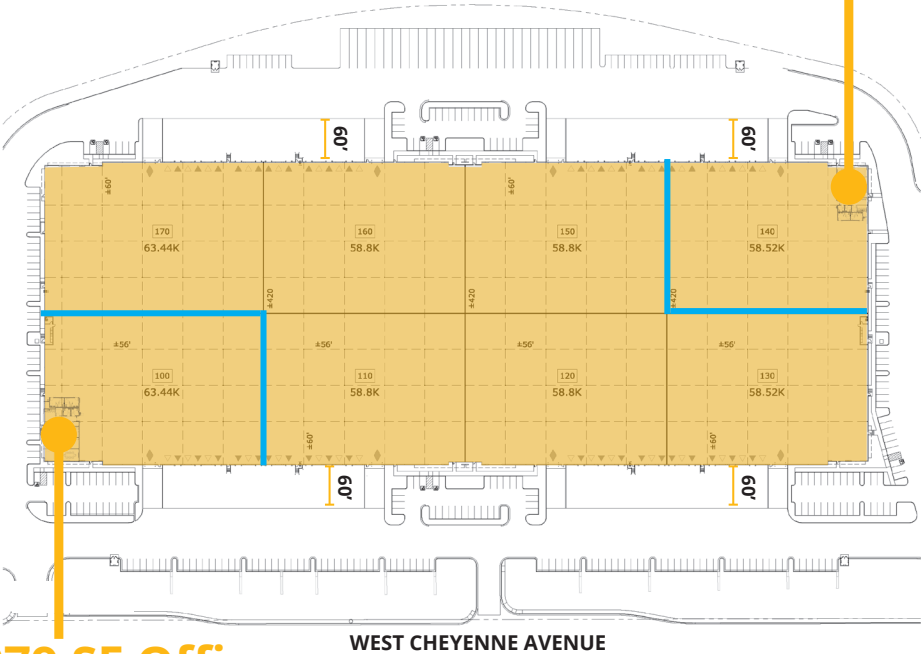
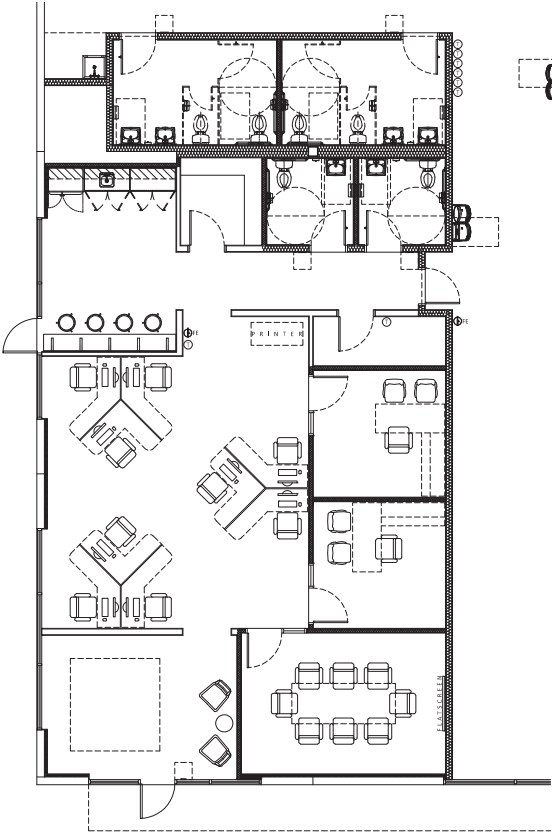
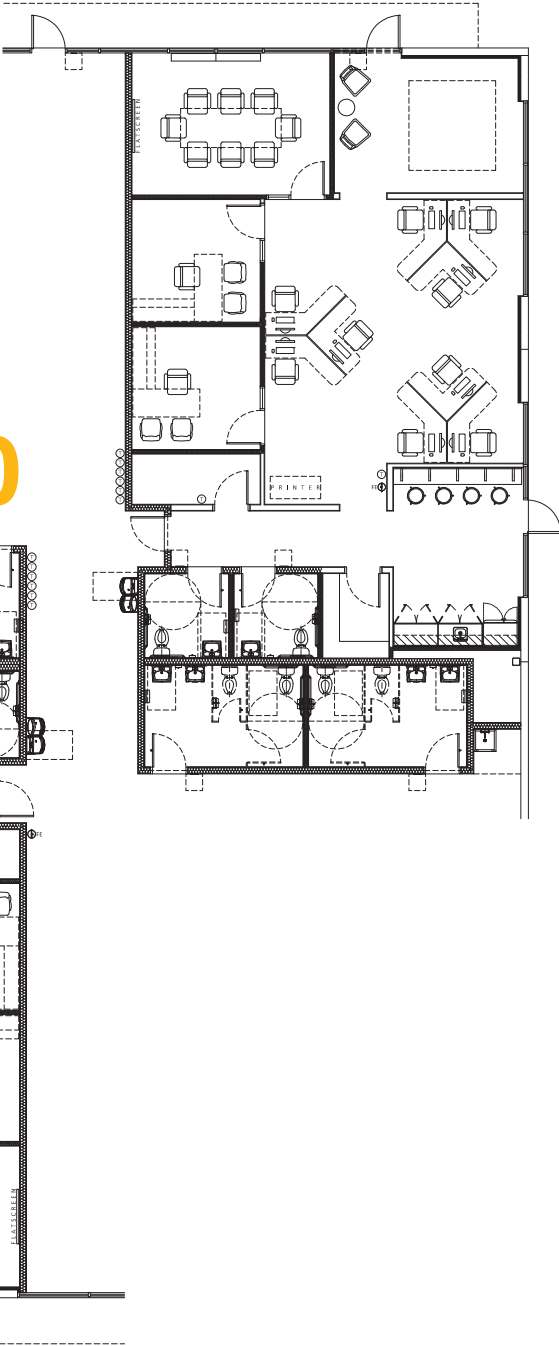
Suite 140

± 2,279 SF Office

Suite 100

± 2,279 SF Office

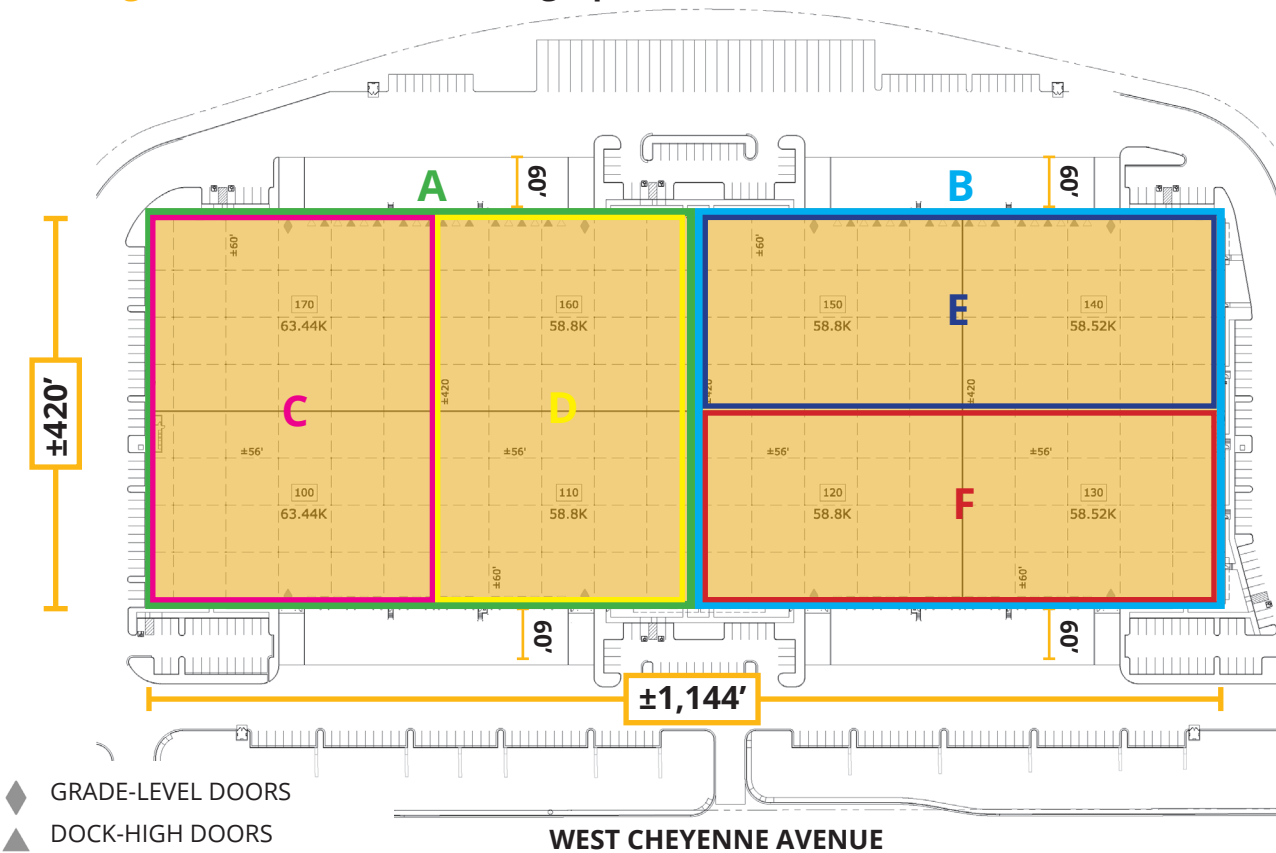
- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- △ KNOCKOUT PANELS
- AVAILABLE
- PERMITTED DEMISING WALL - BUILT WHEN LEASED



Matter Logistics Center @ West Cheyenne

4004 West Cheyenne Avenue

Building E - ± 479,120 SF - Demising Options



Building Specifications

- ± 479,120 SF
- Divisible to ±58,520 SF
- 40 Dock Doors (9' x 10')
- 32 Knock-Out Panels
- 8 Grade Level Doors (14' x 16')
- Office Spec Suite or BTS
- Up to ± 36' Clear Height
- Column Spacing (Typical) 56' x 60', 56' x 55', 56' x 50'
- Staging Bay: 56' x 60'11
- Two ± 2,500 Amps/Building, 277/480 V
- ± 130' Concrete Truck Court
- 30 Trailer Parking Spots
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 315
- Spec Office: Suite 100 & 140

Option	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
A	± 244,480	TBD	20	4	± 36'	\$0.50	\$0.10	Available
B	± 234,640	TBD	20	4	± 36'	\$0.50	\$0.10	Available
C	± 126,880	TBD	10	2	± 36'	\$0.51	\$0.10	Available
D	± 117,600	TBD	10	2	± 36'	\$0.51	\$0.10	Available
E	± 117,320	TBD	10	2	± 36'	\$0.51	\$0.10	Available
F	± 117,320	TBD	10	2	± 36'	\$0.51	\$0.10	Available

LOCATION	DISTANCE (MILES)
I-15	± 2.77
I-95	± 2.24
North Las Vegas Airport	± 0.09
Las Vegas Strip	± 10



Matter.

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