



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
- $\pm$ 727,926 Total SF
- Divisible to $\pm$ 11,286 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

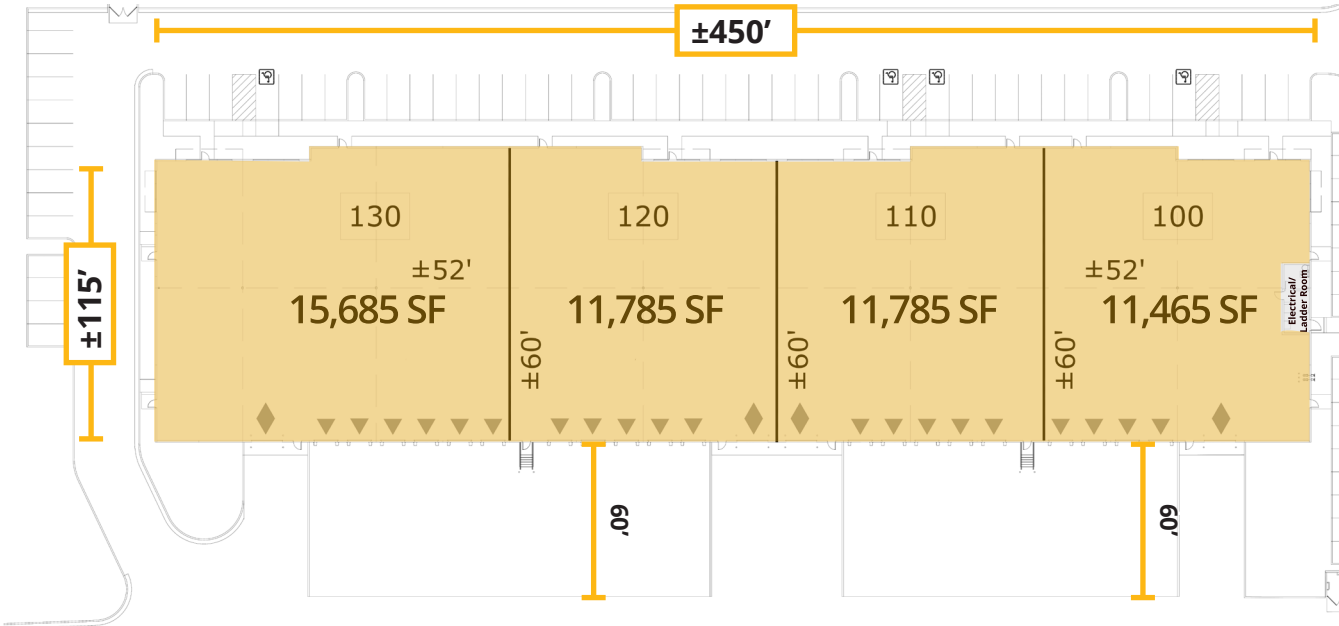
± 11,286 SF - ± 479,579 SF Available



Matter Logistics Center @ West Cheyenne

4208 West Cheyenne Avenue

Building A - ± 50,720 SF



Building Specifications

- ± 50,720 SF
- Divisible to ±11,465 SF
- 20 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 55'
- Staging Bay: 52' x 60'
- ± 1,000 Amps/Building, 277/480 V
- ± 180' Concrete Truck Court
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 72
- Spec Office: TBD

◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

WEST CHEYENNE AVENUE

Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
A	± 50,720	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	± 15,685*	± 1,464	6	1	± 28'	TBD	\$0.12	Available
120	± 11,785*	TBD	5	1	± 28'	TBD	\$0.12	Available
110	± 11,785*	TBD	5	1	± 28'	TBD	\$0.12	Available
100	± 11,465*	TBD	4	1	± 28'	TBD	\$0.12	Available

*Can be combined

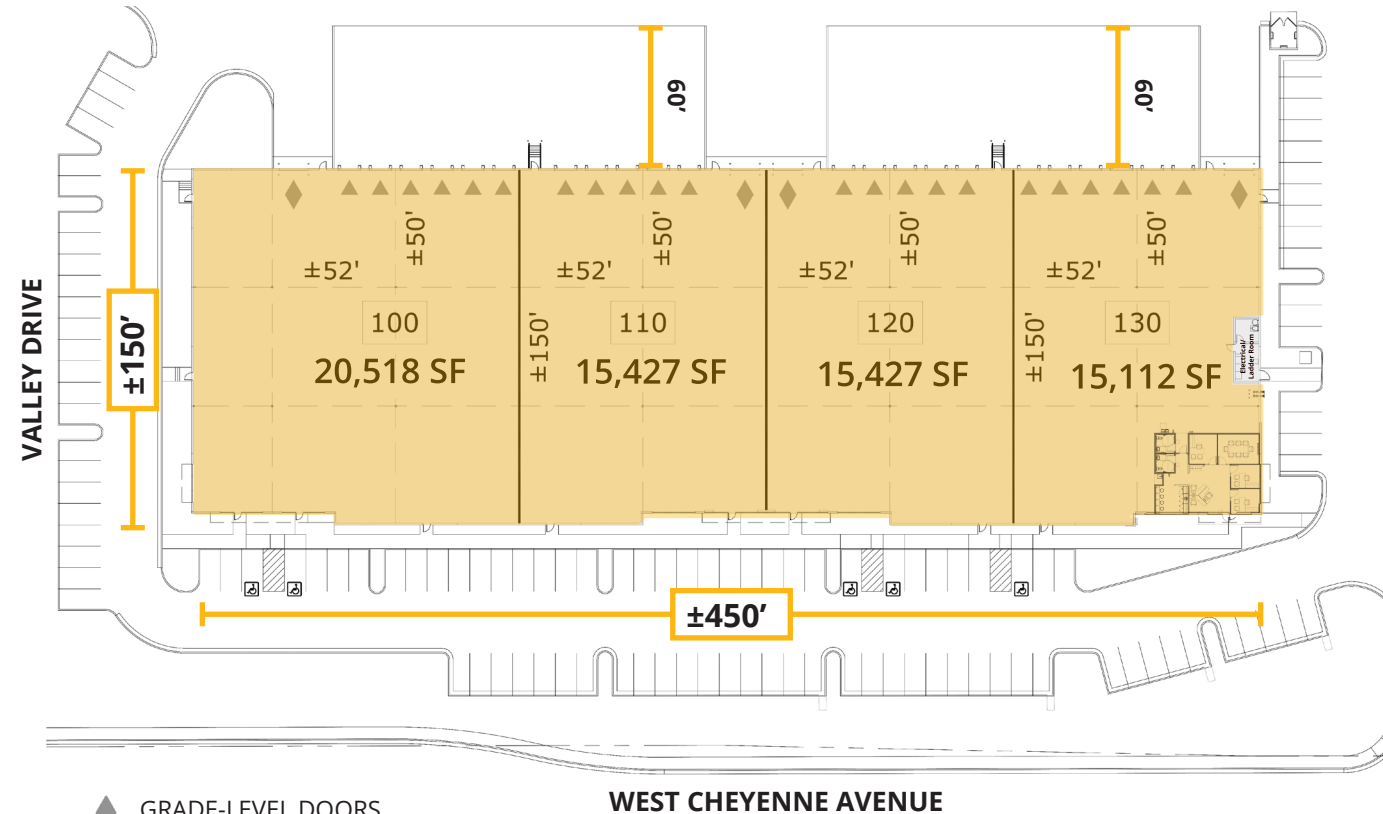
Matter Logistics Center @ West Cheyenne

4204 West Cheyenne Avenue

Building B - ± 66,484 SF

Building Specifications

- ± 66,484 SF
- Divisible to ±15,112 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)



Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
B	± 66,484	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	± 15,112*	± 1,464	6	1	± 28'	\$0.64	\$0.12	Available
120	± 15,427*	TBD	5	1	± 28'	\$0.63	\$0.12	Available
110	± 15,427*	TBD	5	1	± 28'	\$0.63	\$0.12	Available
100	± 20,518*	TBD	6	1	± 28'	\$0.64	\$0.12	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

Spec Suites

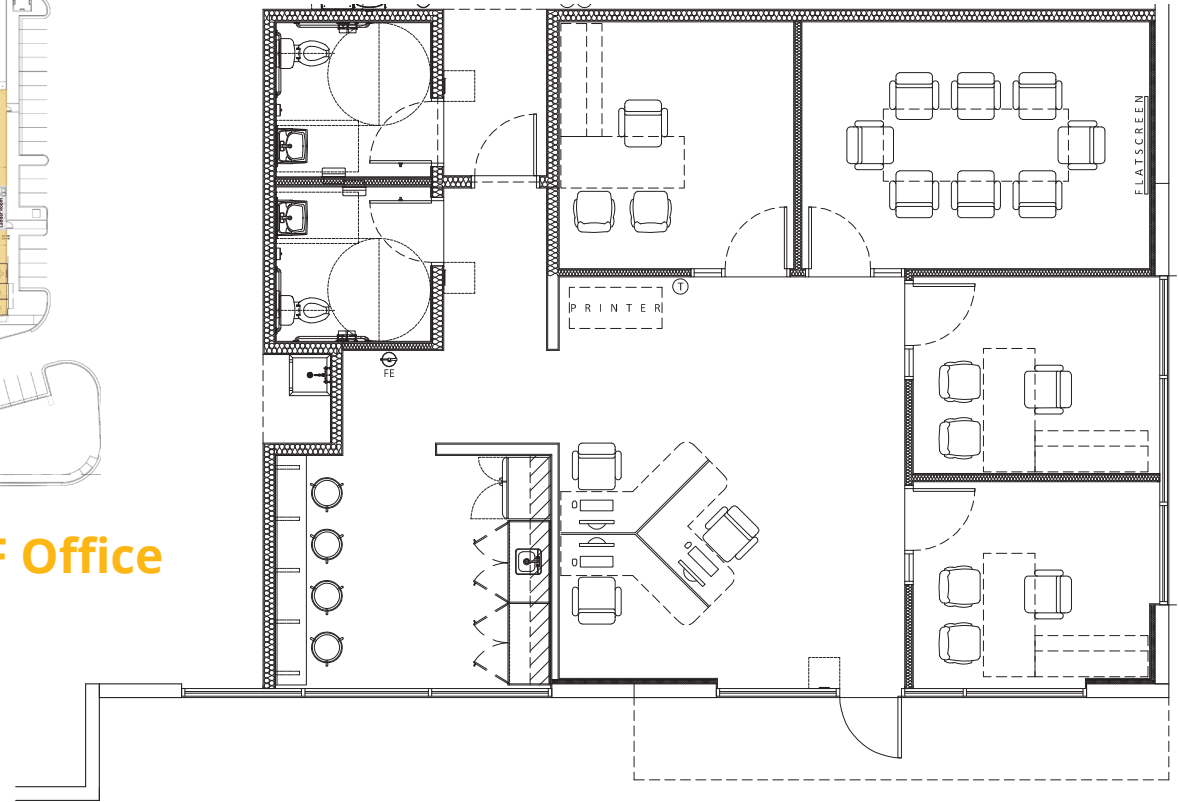
4204 West Cheyenne Ave

Building B - ± 66,484 SF

Suite 130



± 1,464 SF Office



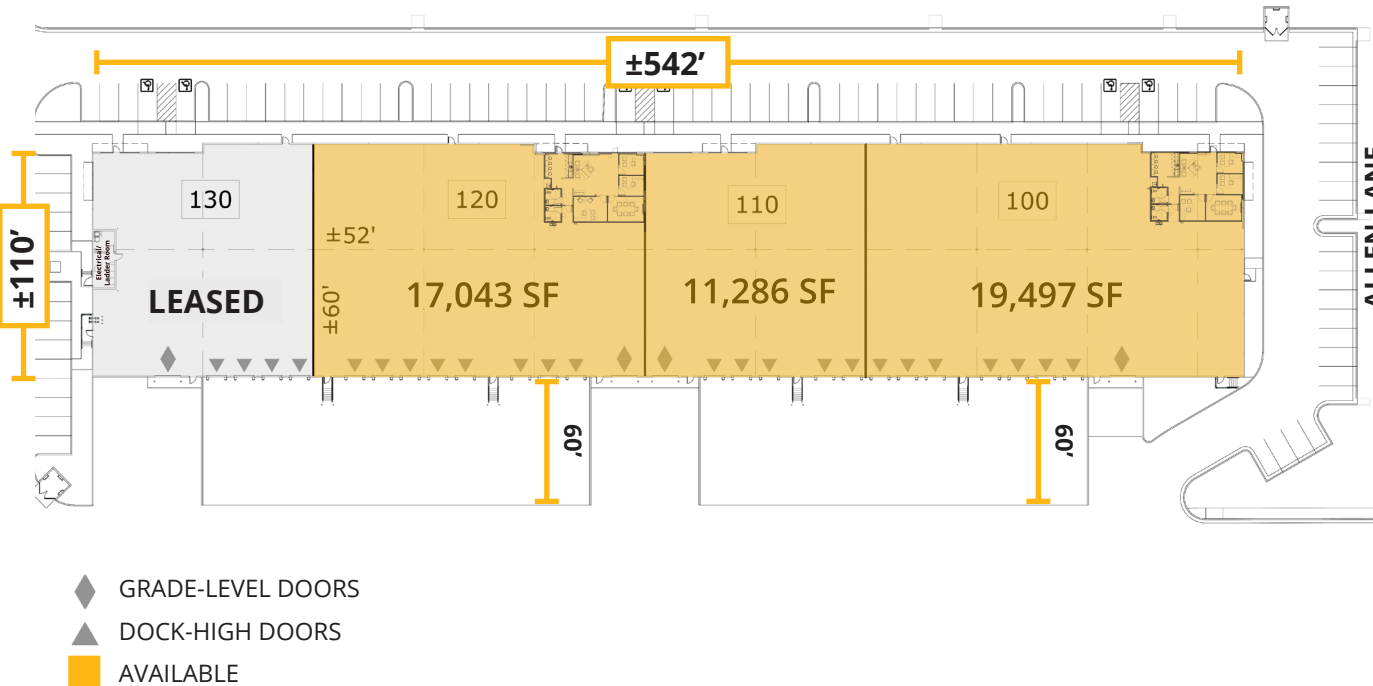
Matter Logistics Center @ West Cheyenne

3778 West Cheyenne Avenue

Building C - ± 58,794 SF

Building Specifications

- ± 58,794 SF
- Divisible to ±11,286 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)



Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
120	± 17,043*	± 1,464	8	1	± 28'	\$0.62	\$0.12	Available
110	± 11,286*	TBD	5	1	± 28'	\$0.62	\$0.12	Available
100	± 19,479*	± 1,464	7	1	± 28'	\$0.64	\$0.12	Available

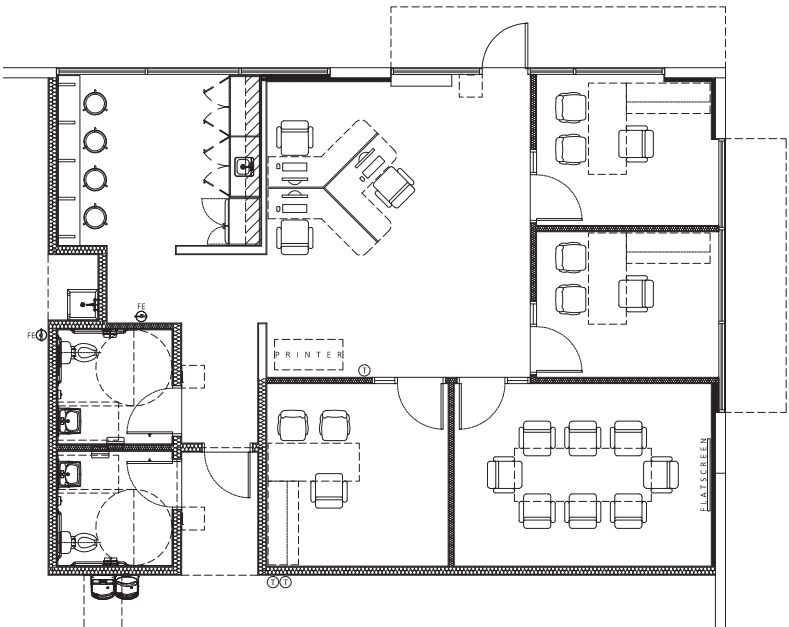
*Can be combined

Matter Logistics Center @ West Cheyenne

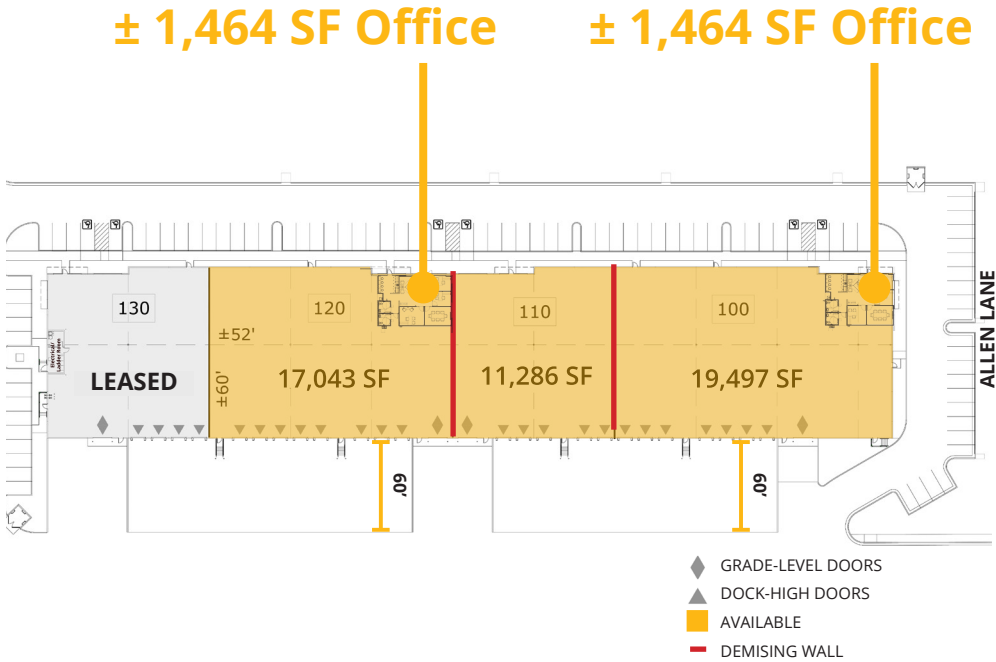
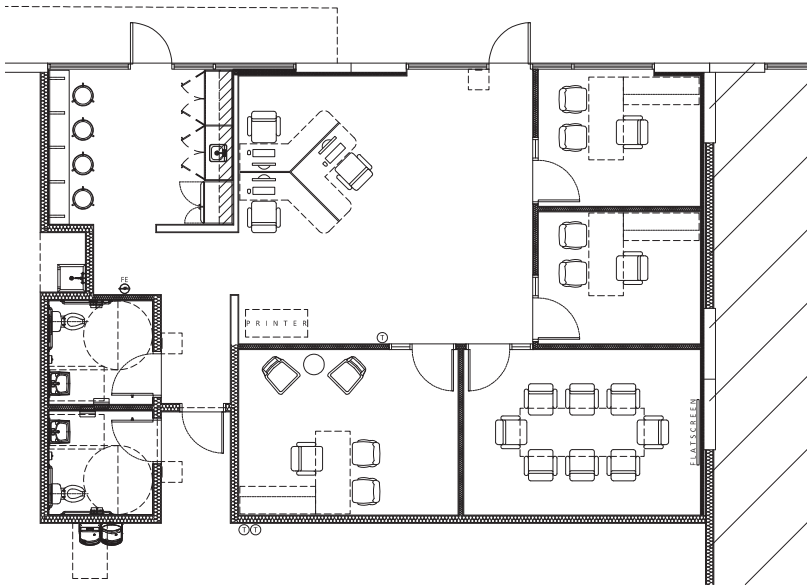
Spec Suites

3778 West Cheyenne Ave
Building C - ± 58,794 SF

Suite 100



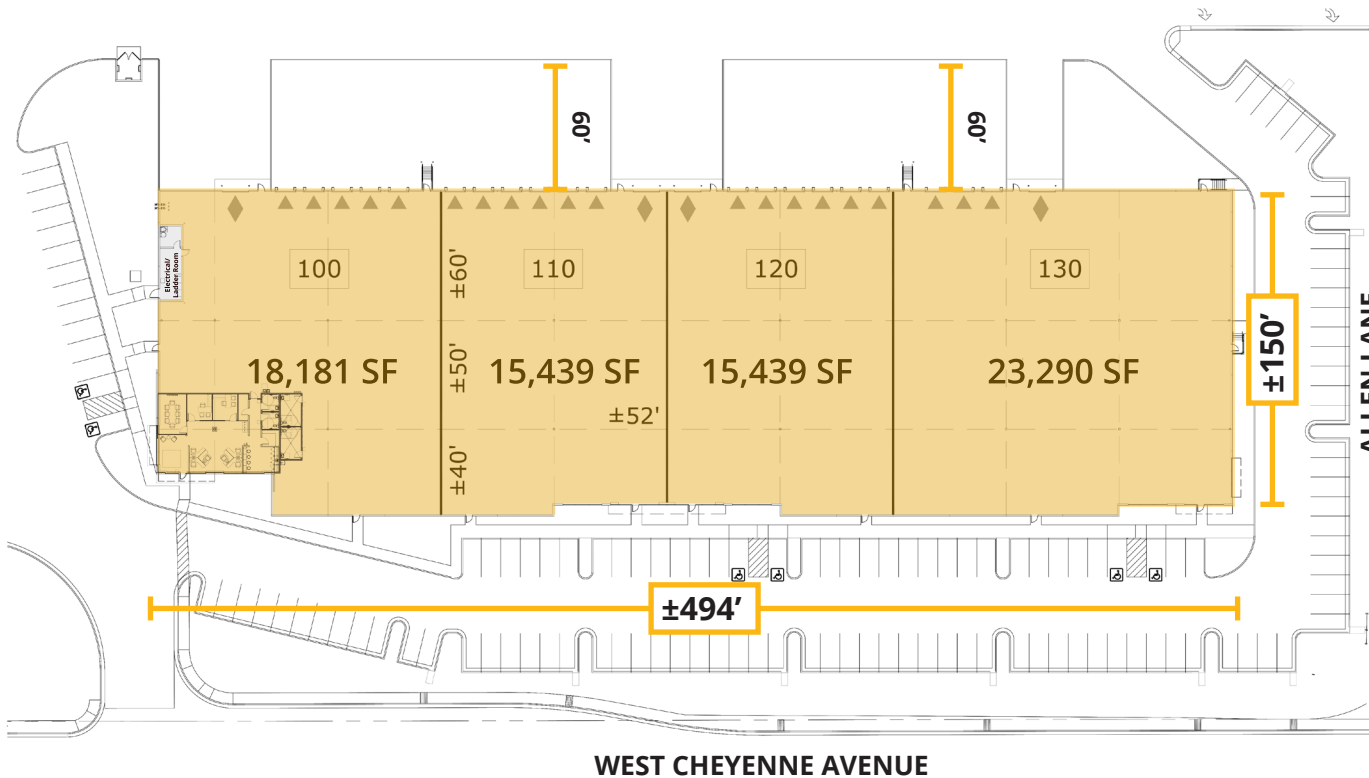
Suite 120



Matter Logistics Center @ West Cheyenne

3774 West Cheyenne Avenue

Building D - ± 72,349 SF



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

Building Specifications

- ± 72,349 SF
- Divisible to ±15,439 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	± 72,349	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	± 23,290*	TBD	3	1	± 28'	\$0.66	\$0.12	Available
120	± 15,439*	TBD	6	1	± 28'	\$0.65	\$0.12	Available
110	± 15,439*	TBD	6	1	± 28'	\$0.65	\$0.12	Available
100	± 18,181*	± 2,279	5	1	± 28'	\$0.66	\$0.12	Available

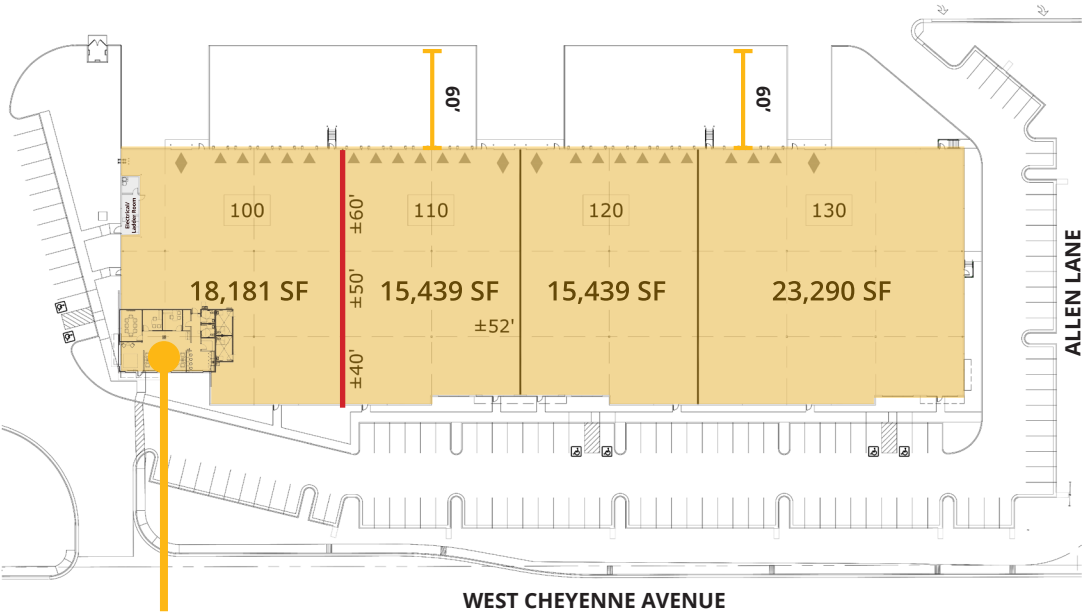
*Can be combined

Matter Logistics Center @ West Cheyenne

Spec Suites

3774 West Cheyenne Ave

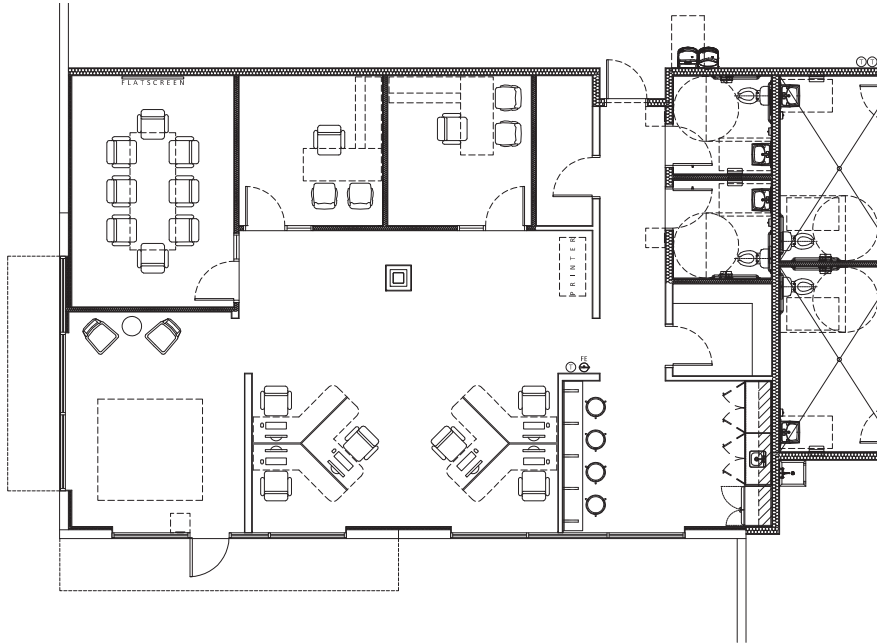
Building D - ± 72,349 SF



± 2,279 SF Office

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

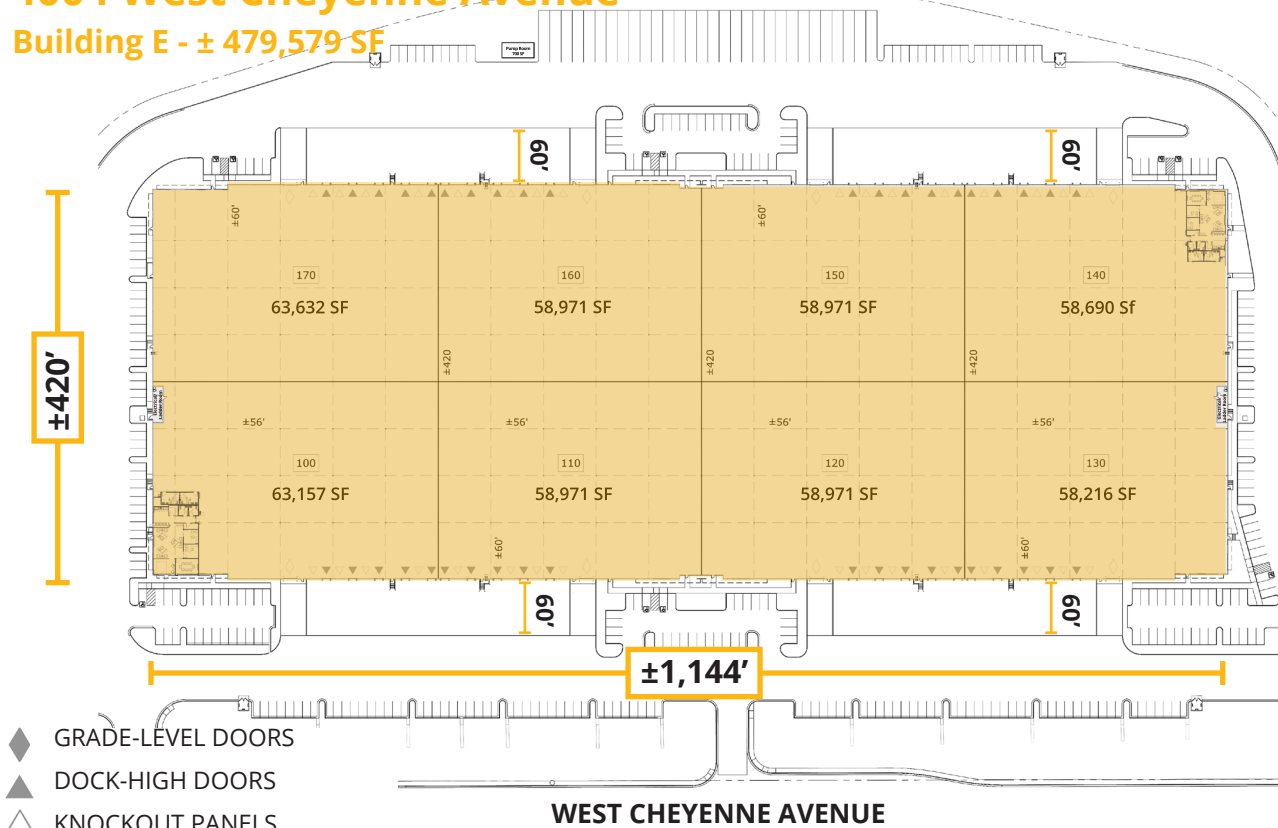
Suite 100



Matter Logistics Center @ West Cheyenne

4004 West Cheyenne Avenue

Building E - ± 479,579 SF



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

Building Specifications

- ± 479,579 SF
- Divisible to ±58,216 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	± 479,579	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	± 63,632*	TBD	5	1	± 36'	\$0.51	\$0.10	Available
160	± 58,971*	TBD	5	1	± 36'	\$0.51	\$0.10	Available
150	± 58,971*	TBD	5	1	± 36'	\$0.51	\$0.10	Available
140	± 58,690*	± 2,279	5	1	± 36'	\$0.51	\$0.10	Available
130	± 58,216*	TBD	5	1	± 36'	\$0.53	\$0.10	Available
120	± 58,971*	TBD	5	1	± 36'	\$0.53	\$0.10	Available
110	± 58,971*	TBD	5	1	± 36'	\$0.53	\$0.10	Available
100	± 63,157*	± 2,279	5	1	± 36'	\$0.53	\$0.10	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

Spec Suites

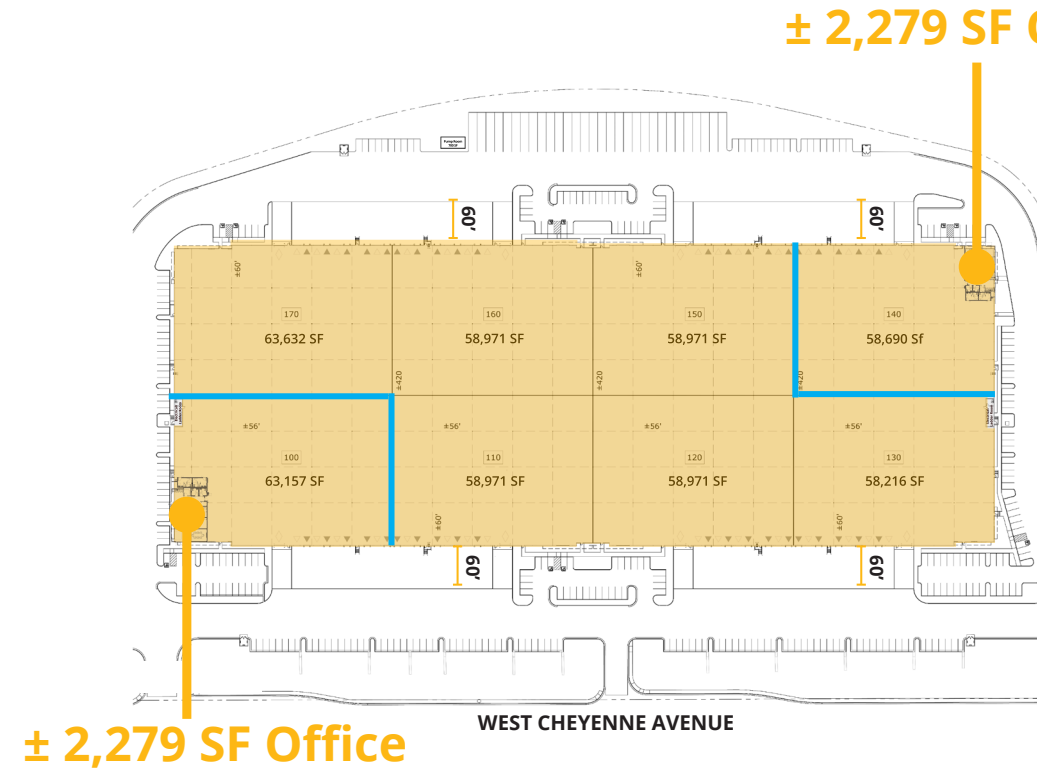
4004 West Cheyenne Ave

Building E - ± 479,579 SF

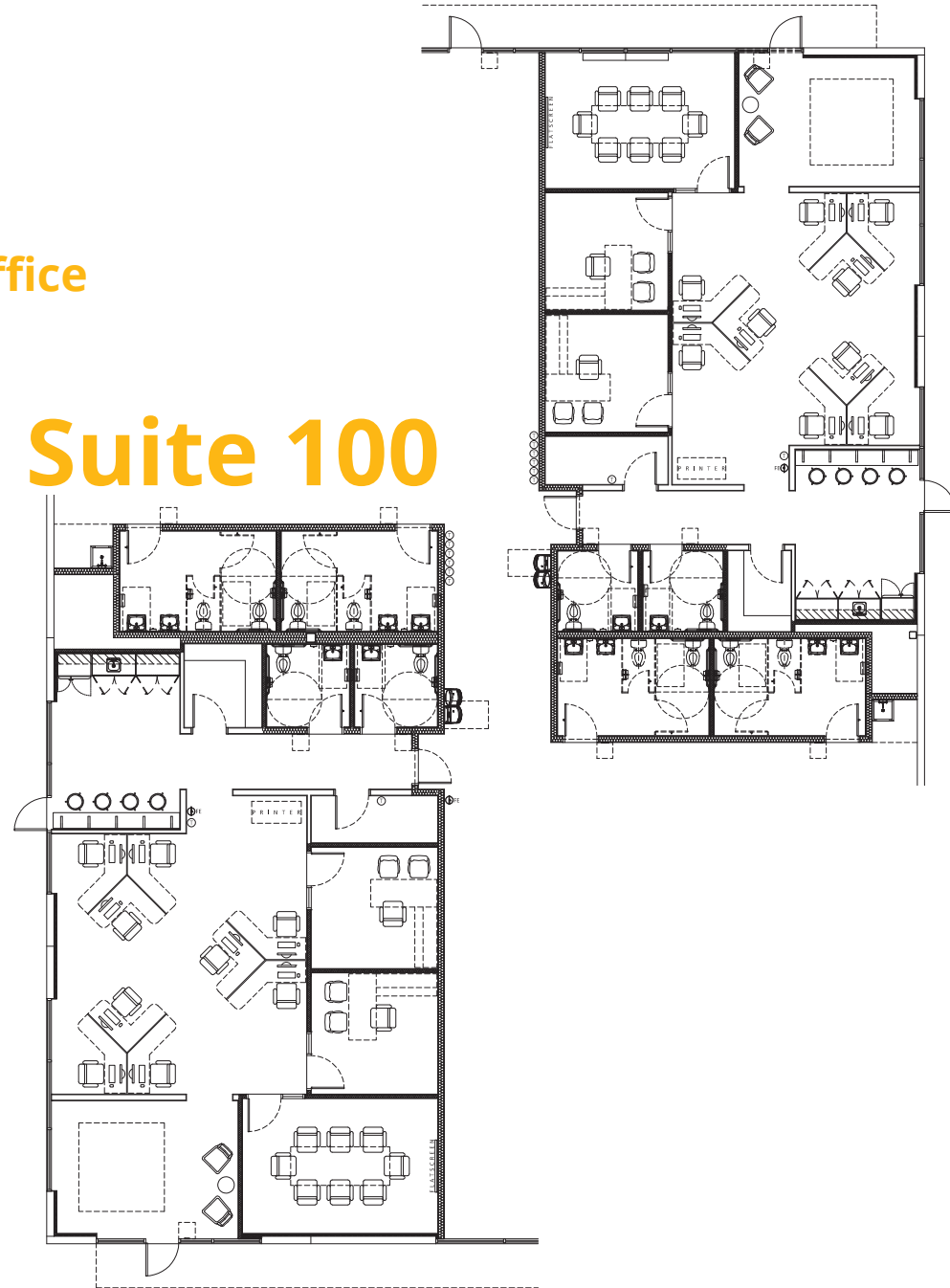
Suite 140

± 2,279 SF Office

Suite 100



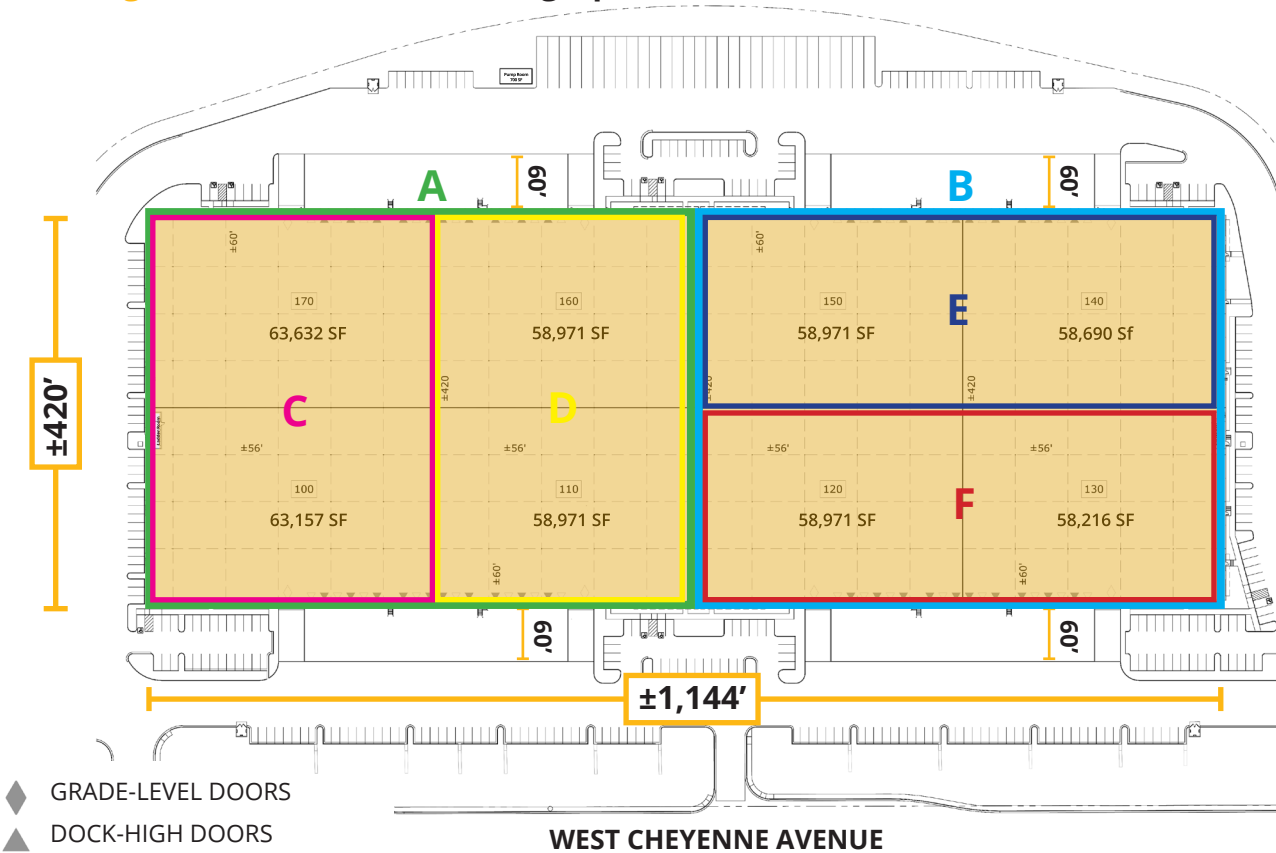
- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- △ KNOCKOUT PANELS
- AVAILABLE
- PERMITTED DEMISING WALL - BUILT WHEN LEASED



Matter Logistics Center @ West Cheyenne

4004 West Cheyenne Avenue

Building E - ± 479,579 SF - Demising Options



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

Building Specifications

- ± 479,579 SF
- Divisible to ± 58,216 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	± 244,731	TBD	20	4	± 36'	\$0.50	\$0.10	Available
B	± 234,848	TBD	20	4	± 36'	\$0.50	\$0.10	Available
C	± 126,789	TBD	10	2	± 36'	\$0.51	\$0.10	Available
D	± 117,942	TBD	10	2	± 36'	\$0.51	\$0.10	Available
E	± 117,661	TBD	10	2	± 36'	\$0.51	\$0.10	Available
F	± 117,187	TBD	10	2	± 36'	\$0.51	\$0.10	Available

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



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, SIOR
Colliers International
leasing by Doherty
Industrial Group
jerry.doty@colliers.com

702-836-3735

License # NV-S.0172045

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC, Matter Real Estate Group and related entities have no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.