



For Sale

Matter Business Park @ Warm Springs

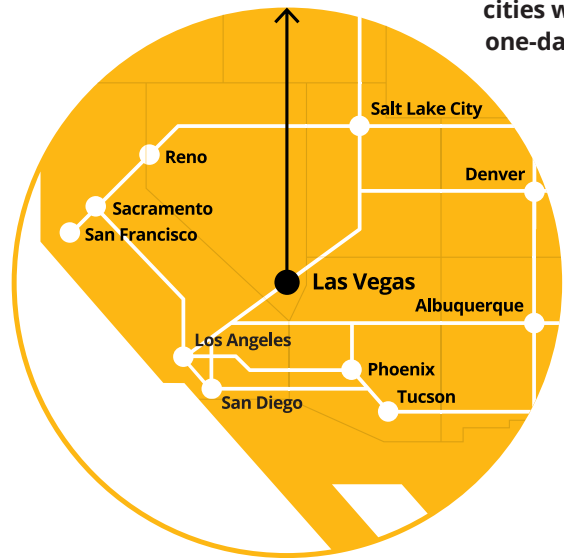
**A rare opportunity to buy in the
desired southwest submarket.**

This light industrial, office/warehouse project is located in the thriving southwest sub-market. With close proximity to the Las Vegas Strip as well as the Summerlin and Rhodes Ranch communities, it will service tourism-related industries and meet local business demand. A modern design paired with high functionality differentiates Matter Business Park @ Warm Springs and brings some needed relief to new businesses.

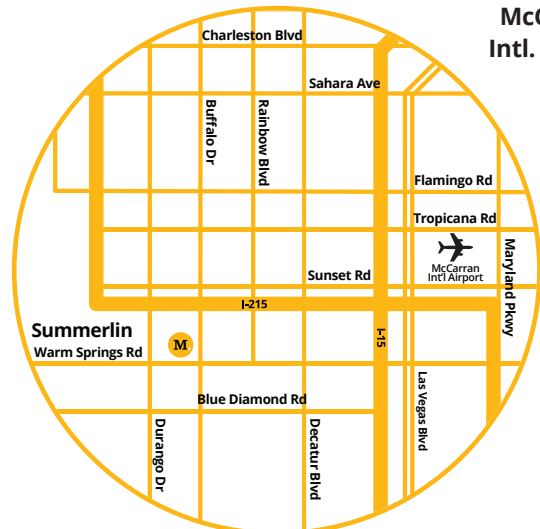
**7930 West Warm Springs Road &
7925 West Arby Avenue, Las Vegas, NV 89113**

750 miles

Seven major cities within a one-day drive

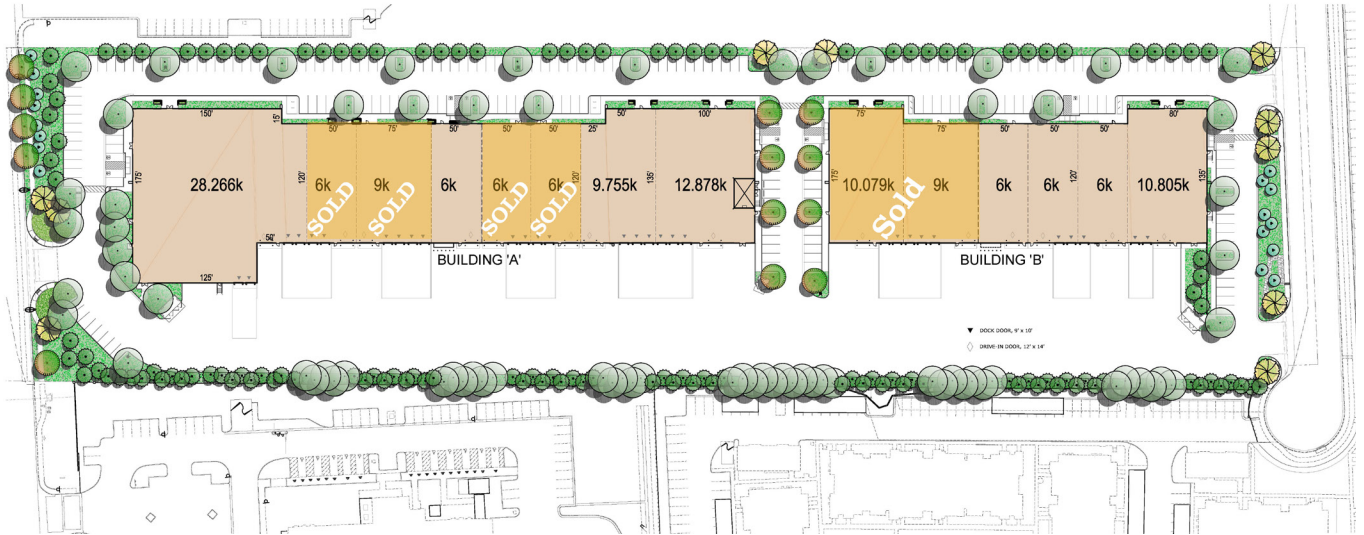


9 miles from
McCarran
Intl. Airport



Matter Business Park @ Warm Springs:

Flexible space for occupiers that seek the benefits of ownership.



136K
sq ft light industrial

2
condominium-style buildings

6-47.9K
sq ft min/max unit sizes

1
mile from I-215 and I-15 (nearby access)

24'
clear height

2nd
story mezzanine space (select units)

ESFR
sprinkler system

2 dock + 1 grade
doors per unit (select units have 3 docks)

Matter.

Matter Real Estate Group
4105 Sorrento Valley Boulevard
San Diego CA 92121
858-882-0900

385 Pilot Road, Suite D
Las Vegas NV 89119
702-522-2010

matterrealestate.com

Ownership contact

Tom van Betten
vice president of development,
Matter Real Estate Group

tom.vanbetten@matterrealestate.com
858-882-0900

Sales contact

Paul Sweetland, SIOR
Colliers International
leasing by Doherty Industrial Group

paul.sweetland@colliers.com
702-836-3750



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