



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
- ± 500k residents within a 5 mile radius
- Multiple freeway access points
- Close proximity to Las Vegas Strip & Convention Center (±3.8 miles to I-15)
- Rare infill location with multiple nearby amenities

Project Highlights

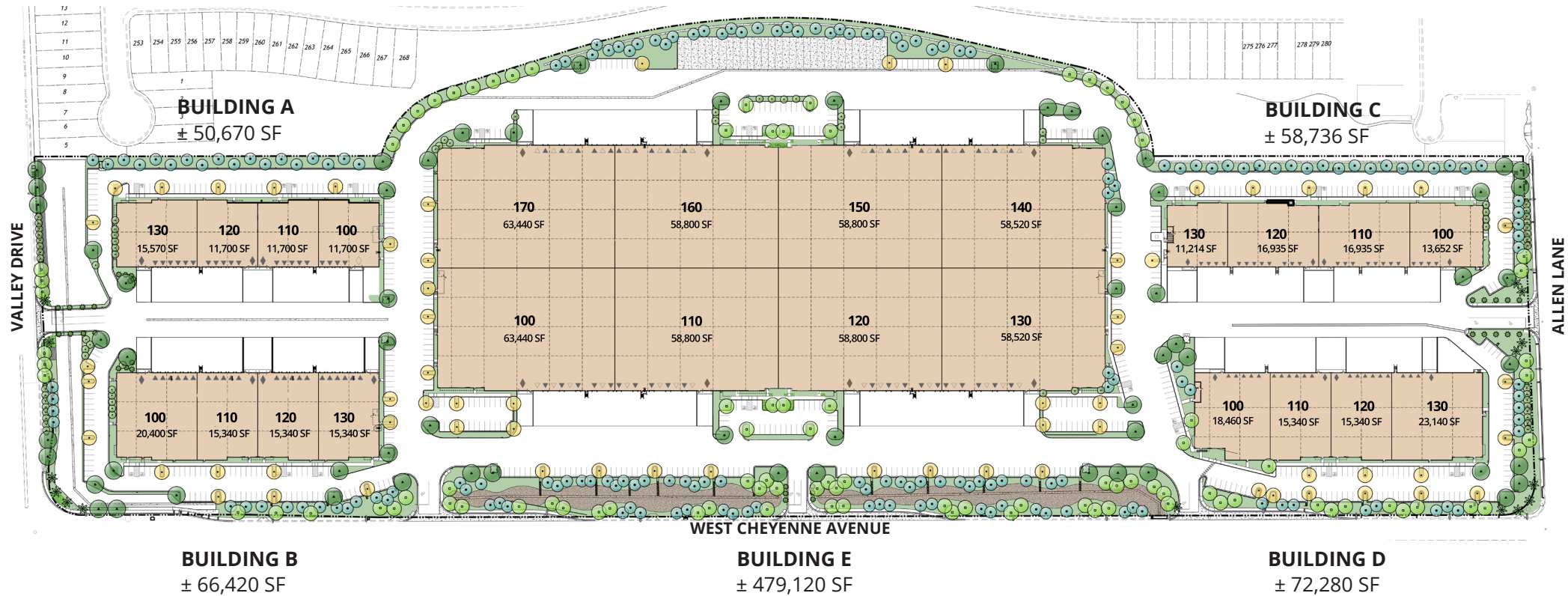
- ± 41.28 acres
- Five Buildings
- ± 727,266 Total SF
- Divisible to ±11,700 SF
- M-1 Zoning
- Rear and Front Loading Configurations
- Grade & Dock Level Loading Doors
- Office BTS or Spec Suites
- ± 28' & ± 36' Clear Height
- Concrete Tilt Up Construction
- ESRF Fire Protection System
- Utility Providers: NV Energy, Southwest Gas, Cox and Century Link
- Delivery Q3 2020



Matter Logistics Center @ West Cheyenne

For Lease

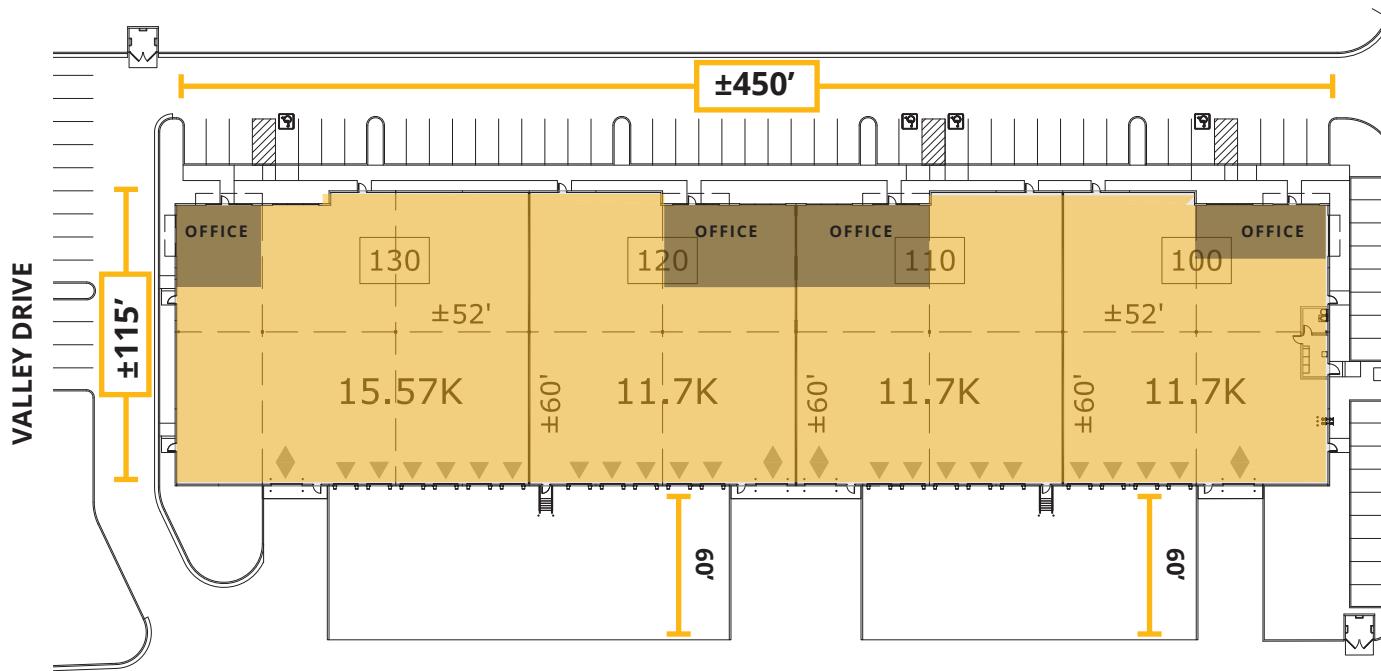
± 11,700 SF - ± 479,120 SF Available



Matter Logistics Center @ West Cheyenne

4208 West Cheyenne Avenue

Building A - ± 50,670 SF



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

Building Specifications

- ± 50,670 SF
- Divisible to ±11,700 SF
- 20 Dock Doors (9' x 10')
- 4 Grade Level Doors (12' x 14')
- Office Spec Suites or BTS
- 28' Clear Height
- Column Spacing (Typical) 52' x 60', 52' x 50', 52' x 55'
- Staging Bay: 52' x 60'
- ± 1,000 Amps/Building, 277/480 V
- ± 180' Truck Court includes 60' Concrete Dock Apron
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 73
- Spec Office: Suite 100, 110, 120, 130

Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
A	± 50,670	TBD	20	4	± 28'	\$0.58	\$0.09	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 15,570*	± 900	6	1	± 28'	\$0.63	\$0.09	Available
120	± 11,700*	± 1,200	5	1	± 28'	\$0.64	\$0.09	Available
110	± 11,700*	± 1,200	5	1	± 28'	\$0.64	\$0.09	Available
100	± 11,700*	± 900	4	1	± 28'	\$0.63	\$0.09	Available

*Can be combined

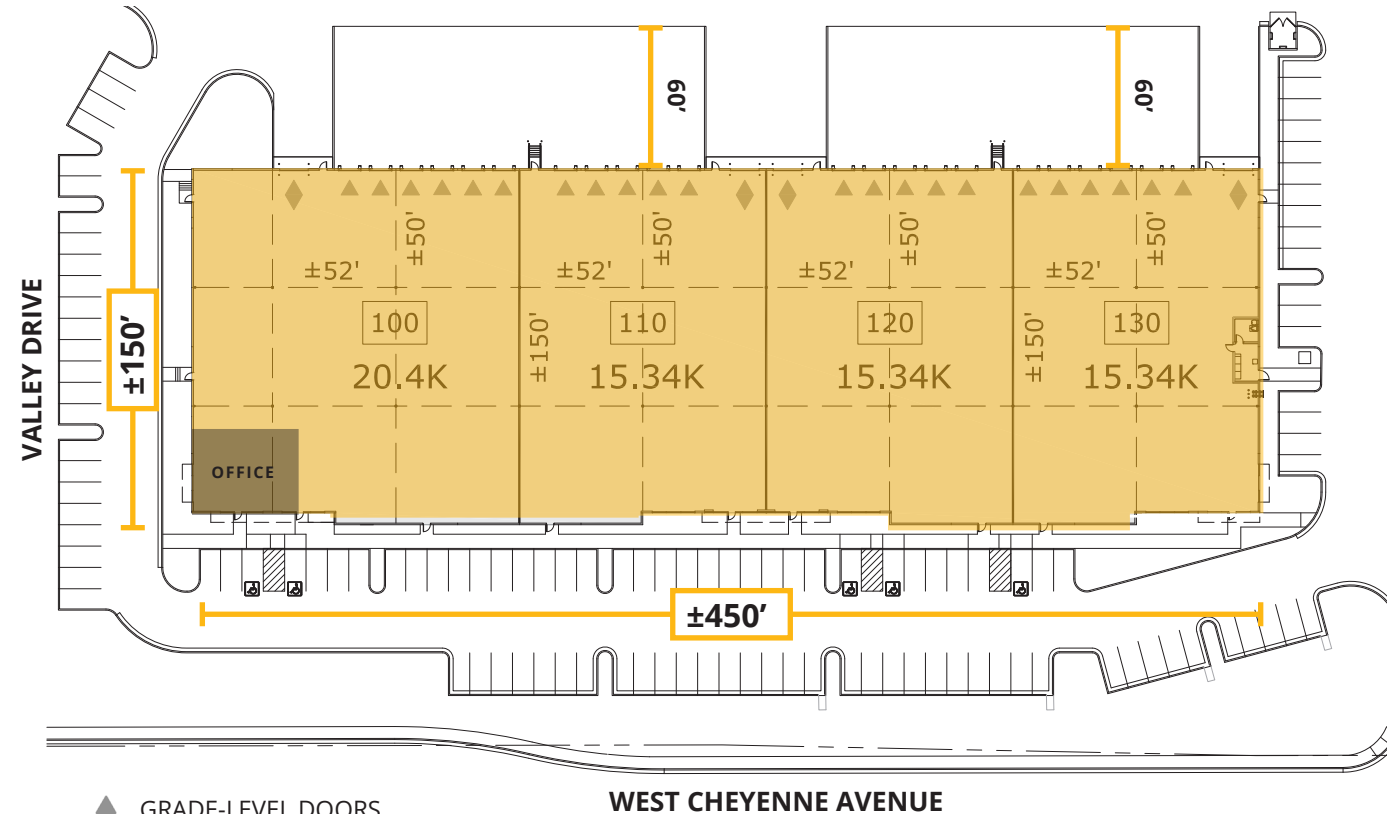
Matter Logistics Center @ West Cheyenne

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' Truck Court includes 60' Concrete Dock Apron
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 114
- Spec Office: Suite 100



- ◆ 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'	\$0.60	\$0.09	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 15,340*	TBD	6	1	± 28'	\$0.64	\$0.09	Available
120	± 15,340*	TBD	5	1	± 28'	\$0.63	\$0.09	Available
110	± 15,340*	TBD	5	1	± 28'	\$0.63	\$0.09	Available
100	± 20,400*	± 1,200	6	1	± 28'	\$0.64	\$0.09	Available

*Can be combined

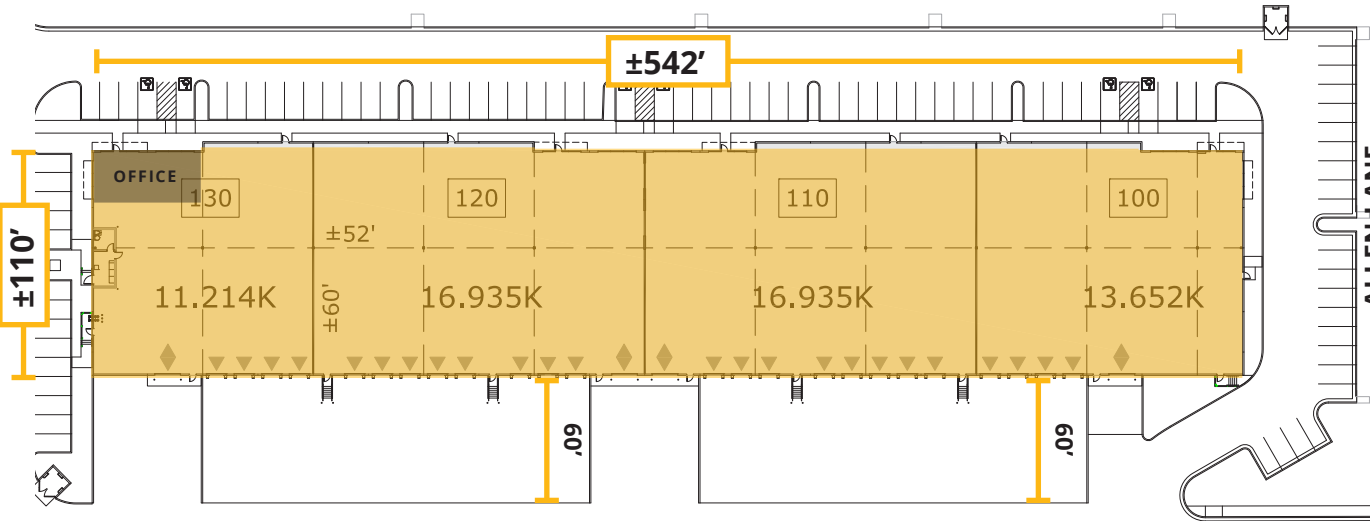
Matter Logistics Center @ West Cheyenne

3778 West Cheyenne Avenue

Building C - ± 58,736 SF

Building Specifications

- ± 58,736 SF
- Divisible to ±11,214 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'
- ± 1,000 Amps/Building, 277/480 V
- ± 180' Truck Court includes 60' Concrete Dock Apron
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 90
- Spec Office: Suite 130



◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

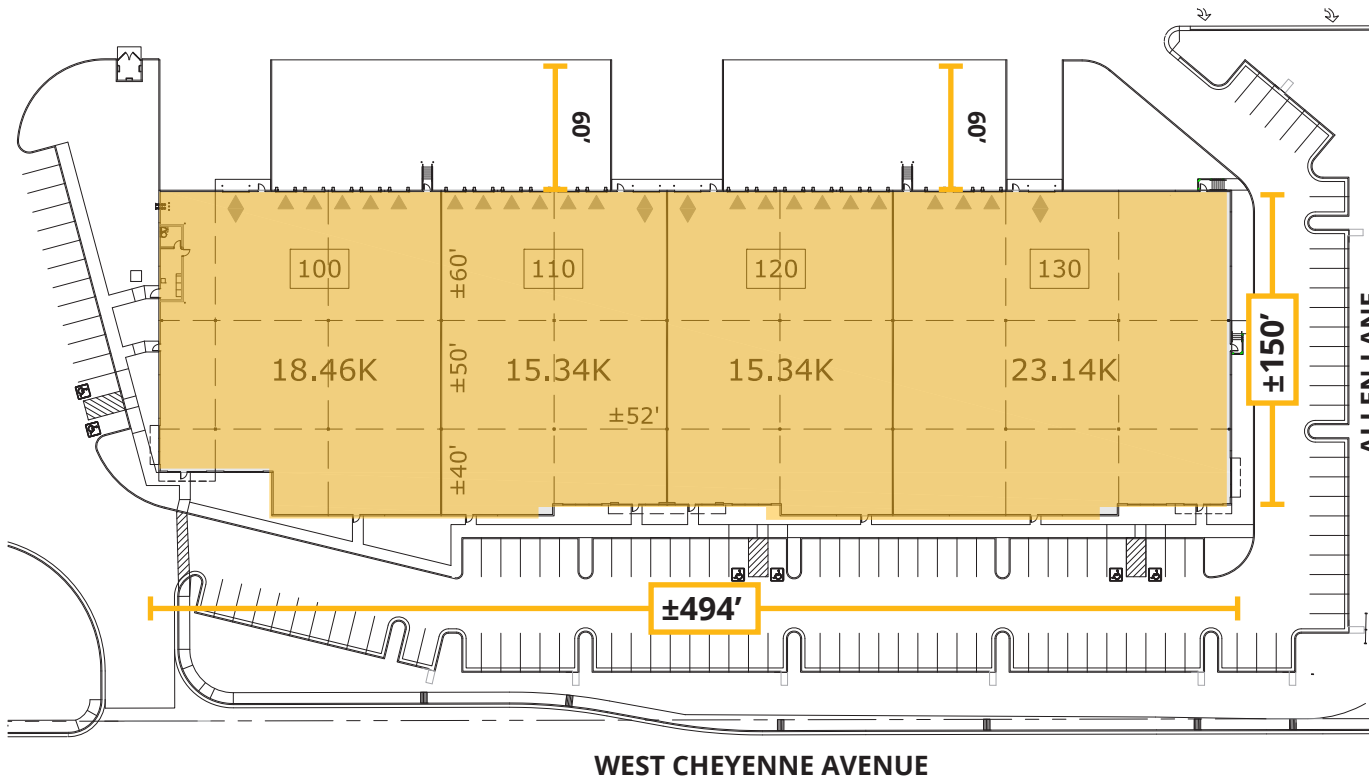
Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
C	± 58,736	TBD	24	4	± 28'	\$0.58	\$0.09	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 11,214*	± 1,100	4	1	± 28'	\$0.64	\$0.09	Available
120	± 16,935*	TBD	8	1	± 28'	\$0.62	\$0.09	Available
110	± 16,935*	TBD	8	1	± 28'	\$0.62	\$0.09	Available
100	± 13,652*	TBD	4	1	± 28'	\$0.64	\$0.09	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

3774 West Cheyenne Avenue

Building D - ± 72,280 SF



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'
- ± 1,000 Amps/Building, 277/480 V
- ± 180' Truck Court includes 60' Concrete Dock Apron
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 128

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

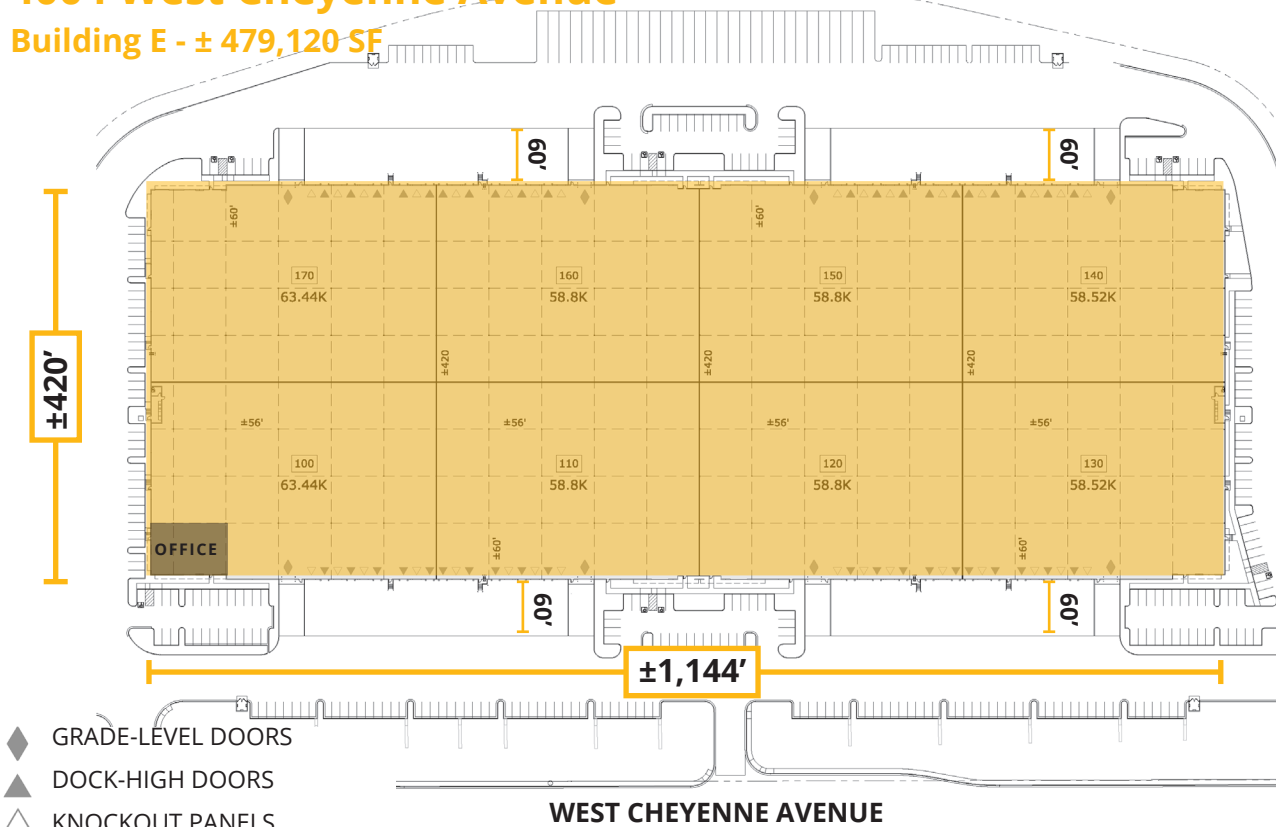
Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
D	± 72,280	TBD	20	4	± 28'	\$0.59	\$0.09	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 23,140*	TBD	3	1	± 28'	\$0.66	\$0.09	Available
120	± 15,340*	TBD	6	1	± 28'	\$0.65	\$0.09	Available
110	± 15,340*	TBD	6	1	± 28'	\$0.65	\$0.09	Available
100	± 18,460*	TBD	5	1	± 28'	\$0.66	\$0.09	Available

*Can be combined

Matter Logistics Center @ West Cheyenne

4004 West Cheyenne Avenue

Building E - ± 479,120 SF



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' Truck Court includes 60' Concrete Dock Apron
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 315
- Spec Office: Suite 100

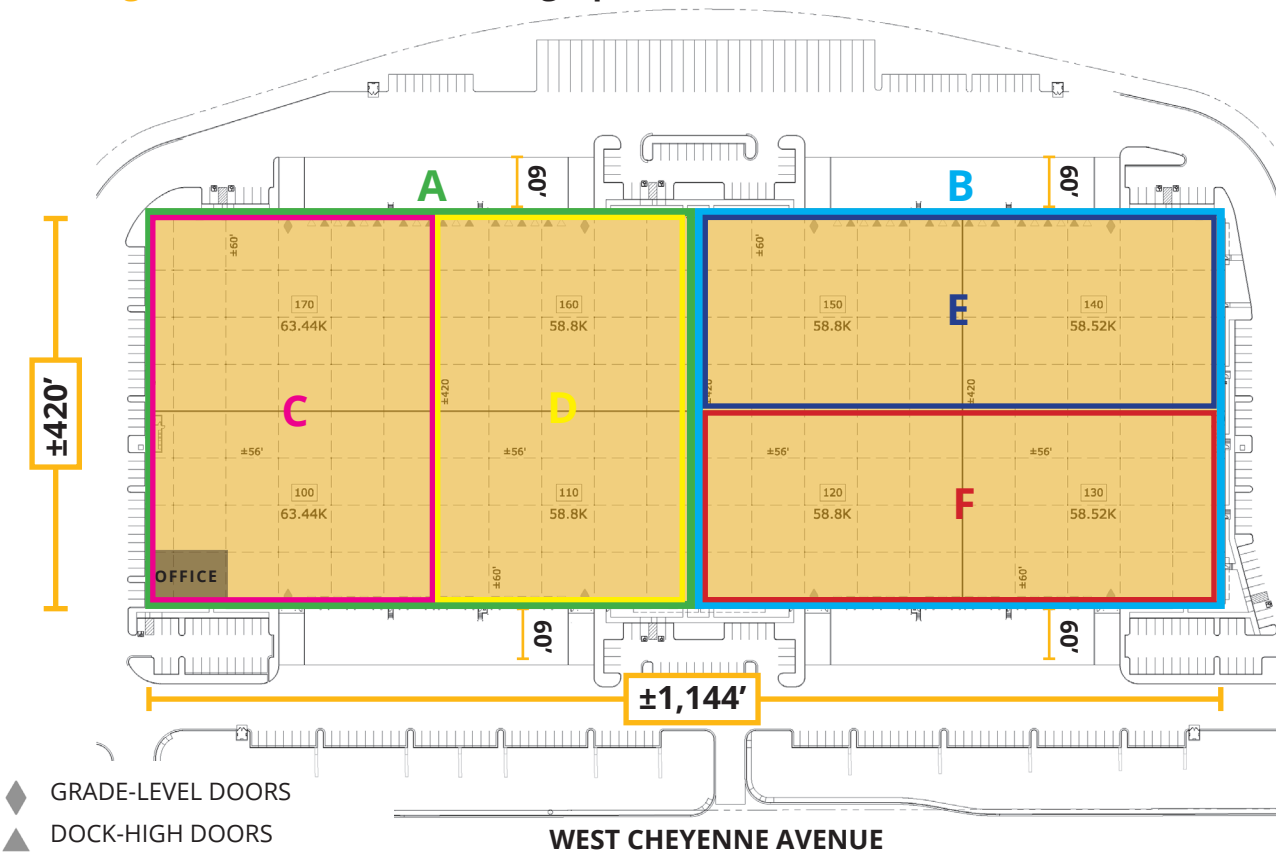
Building	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
E	± 479,120	TBD	40	8	± 36'	\$0.48	\$0.09	Available
Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
170	± 63,440*	TBD	5	1	± 36'	\$0.51	\$0.09	Available
160	± 58,800*	TBD	5	1	± 36'	\$0.51	\$0.09	Available
150	± 58,800*	TBD	5	1	± 36'	\$0.51	\$0.09	Available
140	± 58,520*	TBD	5	1	± 36'	\$0.51	\$0.09	Available
130	± 58,520*	TBD	5	1	± 36'	\$0.53	\$0.09	Available
120	± 58,800*	TBD	5	1	± 36'	\$0.53	\$0.09	Available
110	± 58,800*	TBD	5	1	± 36'	\$0.53	\$0.09	Available
100	± 63,440*	± 1,500	5	1	± 36'	\$0.53	\$0.09	Available

*Can be combined

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' Truck Court includes 60' Concrete Dock Apron
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Spaces: 315
- Spec Office: Suite 100

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	\$0.09	Available
B	± 234,640	TBD	20	4	± 36'	\$0.50	\$0.09	Available
C	± 126,880	TBD	10	2	± 36'	\$0.51	\$0.09	Available
D	± 117,600	TBD	10	2	± 36'	\$0.51	\$0.09	Available
E	± 117,320	TBD	10	2	± 36'	\$0.51	\$0.09	Available
F	± 117,320	TBD	10	2	± 36'	\$0.51	\$0.09	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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