



For Lease - PHASE II

Matter Park @ West Henderson

Phase II of high image office and warehouse space in an emerging submarket.



Matter.

Location Highlights

Southwest Corner of Raiders Way and Executive Terminal Drive, Henderson, NV 89052

- West Henderson Submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via Starr Interchange & St. Rose Interchange
- Close proximity to Anthem, Inspirada and Henderson Executive Airport

Project Highlights

- ± 11.51 acres
- 3 Buildings
- ± 183,948 Total SF
- MR-MP Zoning
- Light Industrial & Warehouse
- Rear Loading Configuration
- Grade & Dock Level Loading Doors
- ± 28 Clear Height
- Concrete Tilt Up Construction
- ESFR Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas, Cox and Century Link
- Broke Ground Q4 2020





Matter Park @ West Henderson (Phase II)

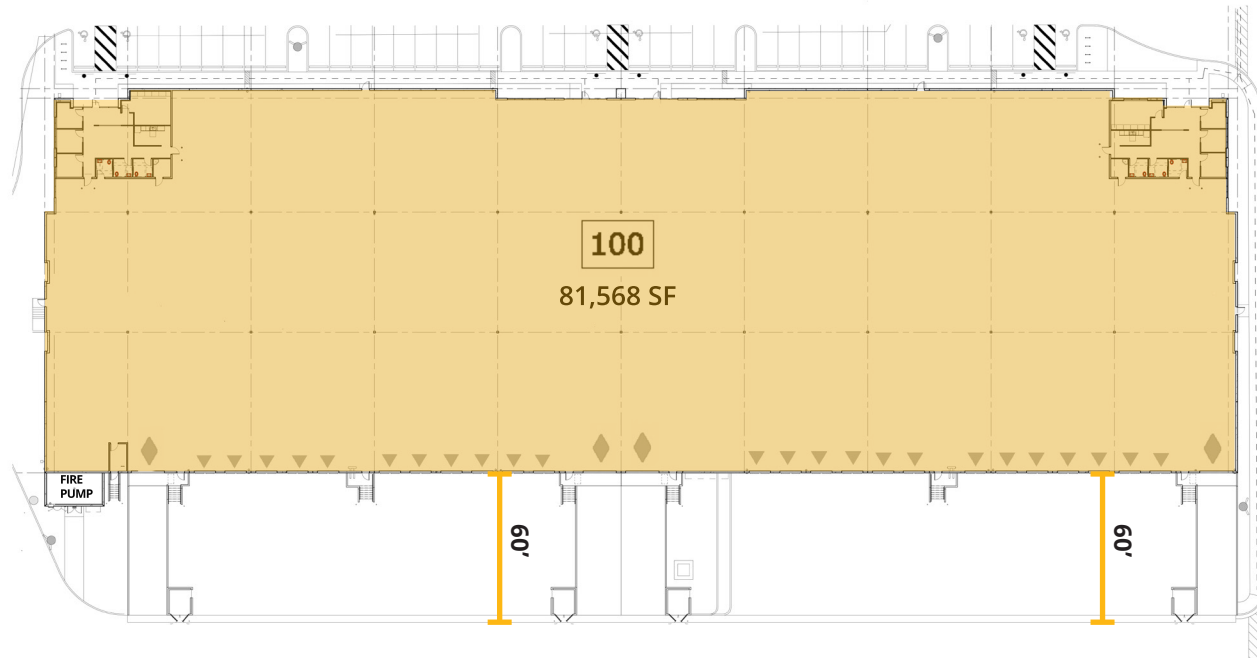
1415 Raiders Way

Building 1 - ± 81,568 SF

Building Specifications

- ± 81,568 SF
- 4 Grade Level Doors (14' x 16')
- 24 Dock Level Doors (9' x 10')
- Office BTS or Spec Suites
- ± 28' Clear Height
- Column Spacing (Typical) 52' x 60' , 52' x 50'
- ± 180' truck court with a 60' concrete dock apron
- ± 1600 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 110
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Potential Spec Suites: 100 & 130

*Can be combined



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

Suite	Available SF	Potential Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN
100	± 81,568*	TBD	24	4	± 28'	TBD	TBD

*Can be combined

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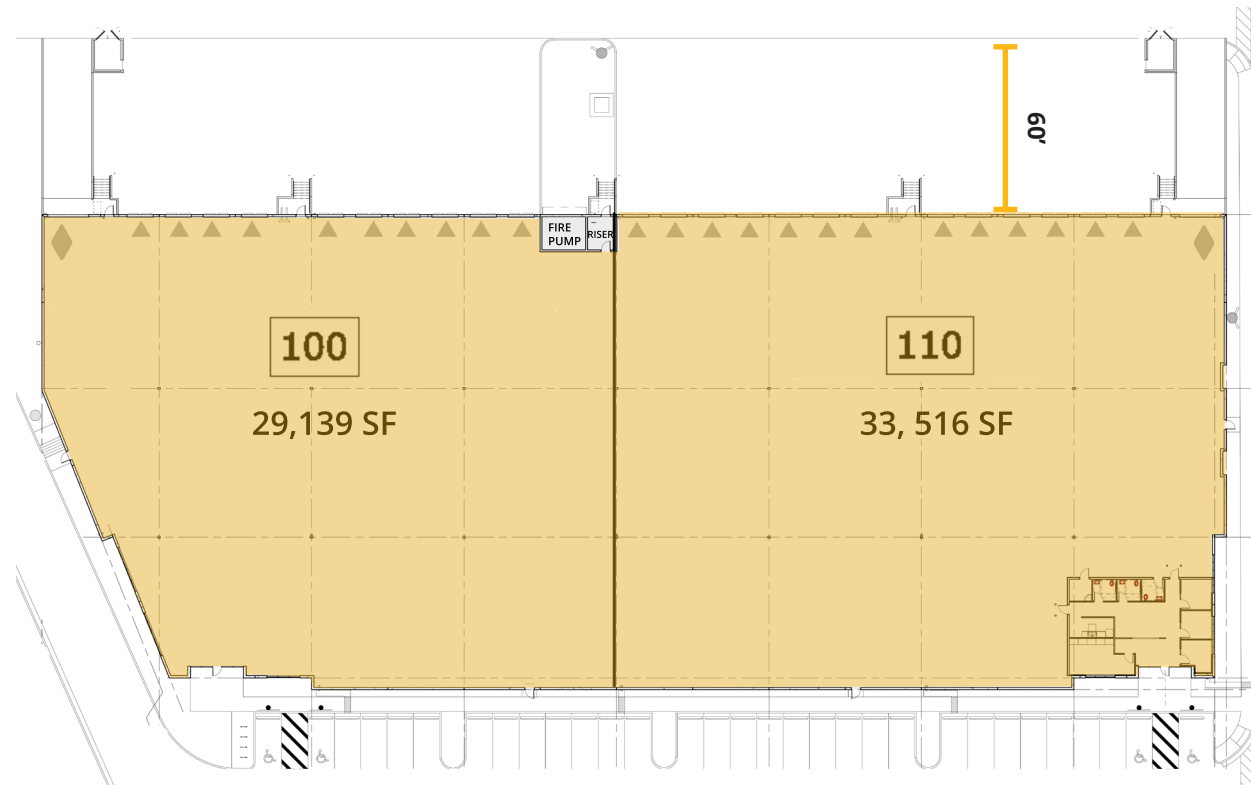
1423 Raiders Way

Building 2 - ± 62,655 SF

Building Specifications

- ± 62,655 SF
- Divisible to ± 29,139 SF
- 2 Grade Level Doors (14' x 16')
- 23 Dock Level Doors (9' x 10')
- Office BTS or Spec Suites
- ± 28' Clear Height
- Column Spacing (Typical) 52' x 60' , 52' x 50'
- ± 180' truck court with a 60' concrete dock apron
- ± 1600 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 61
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Potential Spec Suite: 110

*Can be combined



◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

Bldg.	Available SF	Potential Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN
2	± 62,655	TBD	23	2	± 28'	TBD	TBD
Suite	Available SF	Potential Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN
110	± 33,516*	± 1,800	13	1	± 28'	TBD	TBD
100	± 29,139*	TBD	10	1	± 28'	TBD	TBD

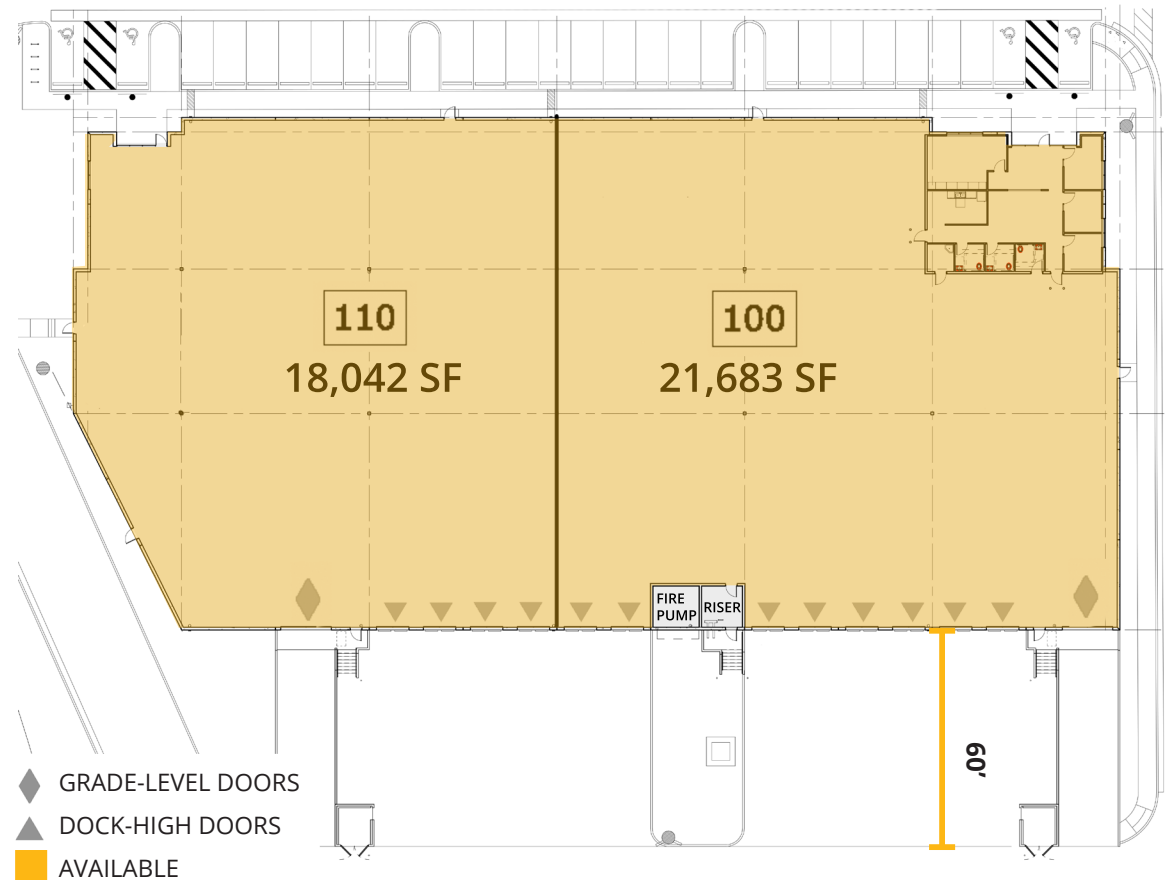
*Can be combined

Matter Park @ West Henderson (Phase II)

1431 Raiders Way
Building 3 - ± 39,725 SF

Building Specifications

- ± 39,725 SF
- Divisible to ± 18,042 SF
- 2 Grade Level Doors (14' x 16')
- 12 Dock Level Doors (9' x 10')
- Office BTS or Spec Suites
- ± 28' Clear Height
- Column Spacing (Typical) 52' x 60' , 52' x 40'
- ± 120' truck court with a 60' concrete dock apron
- ± 1200 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 57
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Potential Spec Suite: 100



Bldg.	Available SF	Potential Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN
3	± 39,725	TBD	12	2	± 28'	TBD	TBD
Suite	Available SF	Potential Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN
110	± 18,042*	TBD	4	1	± 28'	TBD	TBD
100	± 21,683*	± 1,800	8	1	± 28'	TBD	TBD

*Can be combined

LOCATION

DISTANCE (MILES)

I-15	± 2.03
I-215	± 4.44
McCarran Airport	± 10.6
Las Vegas Strip	± 11.6
California Border	± 31

STARR INTERCHANGE

LAS VEGAS BOULEVARD

ST ROSE PARKWAY

BERMUDA ROAD

S. MARYLAND PKWY

SEVEN HILLS

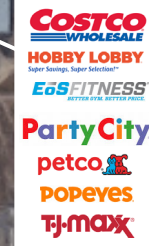
PHASE I

SITE

RAIDERS WAY

VOLUNTEER BOULEVARD

INSPIRADA





Matter.



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