



Building 1
± 685,080 SF

Building 2
± 249,480 SF

For Lease

Matter Logistics @ North 15

Meticulously planned industrial warehouse space.

Colliers

Matter.

Location Highlights

Northeast corner of E. North Belt Road and Nicco Way, North Las Vegas, NV

- Located in the heart of the North Las Vegas Speedway Submarket
- Close proximity to Harry Reid International Airport, I-15 & 215 Freeways
- Less than 20 minutes to the Las Vegas Strip
- Access to serving over 77 million+ people within a one-day truck drive.

Project Highlights

- ± 42.68 Acres
- 2 Buildings
- ± 934,560 Total SF
- M-2 Industrial Zoning
- Industrial & Warehouse Uses
- Cross Dock & Rear Loading Configuration
- Grade Level & Dock High Loading Doors
- ± 36'-40' Clear Height
- Trailer Parking
- Concrete Tilt Up Construction
- ESFR Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas, & Cox
- Estimated Delivery Q2 2023





Matter Logistics
@ North 15
For Lease
5850 & 5880 E. North Belt Road
± 249,480 SF - ± 685,080 SF



Matter Logistics @ North 15

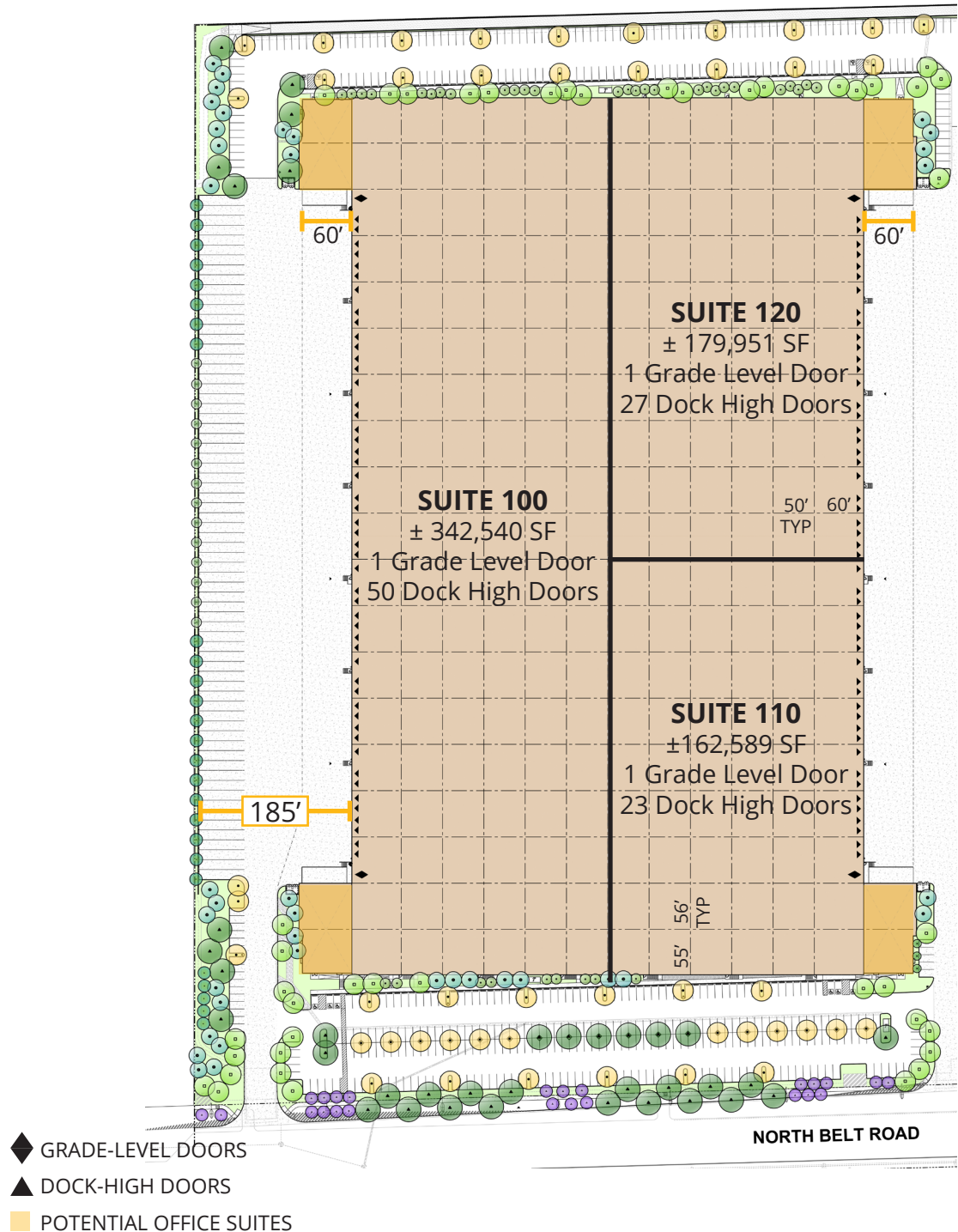
Building 1 - ± 685,080 SF
5850 E. North Belt Road

Building Specifications

- ± 685,080 SF
- Divisible to ± 162,589 SF (Can Combine Suites)
- 4 Grade Level Doors (14' x 16')
- 100 Dock High Doors (9' x 10')
- Office BTS or Spec Suite
- ± 40' Clear Height
- Approximately 50' X 56' Bays and 60' Typical Speed Bays
- ± 185' truck court with a 60' concrete dock apron
- ± 8,000 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-30 Insulation
- Parking Provided: 462 Stalls
- 69 Trailer Stalls

*Can be combined

POTENTIAL DIVISIBILITY



Matter Logistics @ North 15

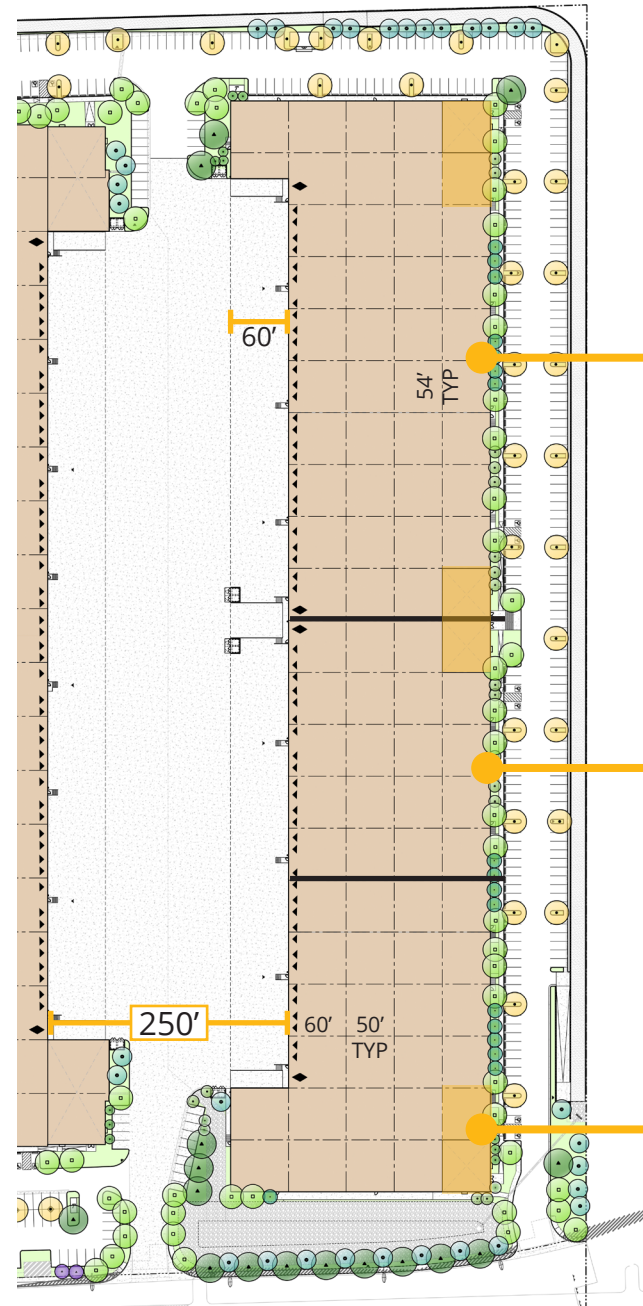
Building 2 - ± 249,480 SF
5880 E. North Belt Road

Building Specifications

- ± 249,480 SF
- Divisible to ± 56,681 SF (Can Combine Suites)
- 4 Grade Level Doors (14' x 16')
- 56 Dock High Doors (9' x 10')
- Office BTS or Spec Suite
- ± 36' Clear Height
- Approximately 50' X 54' Bays and 60' Typical Speed Bays
- ± 210' Concrete Truck Court
- ± 4,000 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-30 Insulation
- Parking Provided: 290 Stalls

*Can be combined

- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- POTENTIAL OFFICE SUITES





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