For Lease

Matter Logistics @ North 15

Meticuously planned industrial warehouse space.

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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
- ± 32’-40’ Clear Height
- Trailer Parking
- Concrete Tilt Up Construction
- ESFR Fire Protection Systems
- Clerestory Windows
- Utility Providers: NV Energy, Southwest Gas, & Cox
- Estimated Delivery Q3 2023

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For Lease

5850 & 5880 E. North Belt Road

± 249,480 SF - ± 685,080 SF

◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

POTENTIAL OFFICE SUITES

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Building 1 - ± 685,080 SF

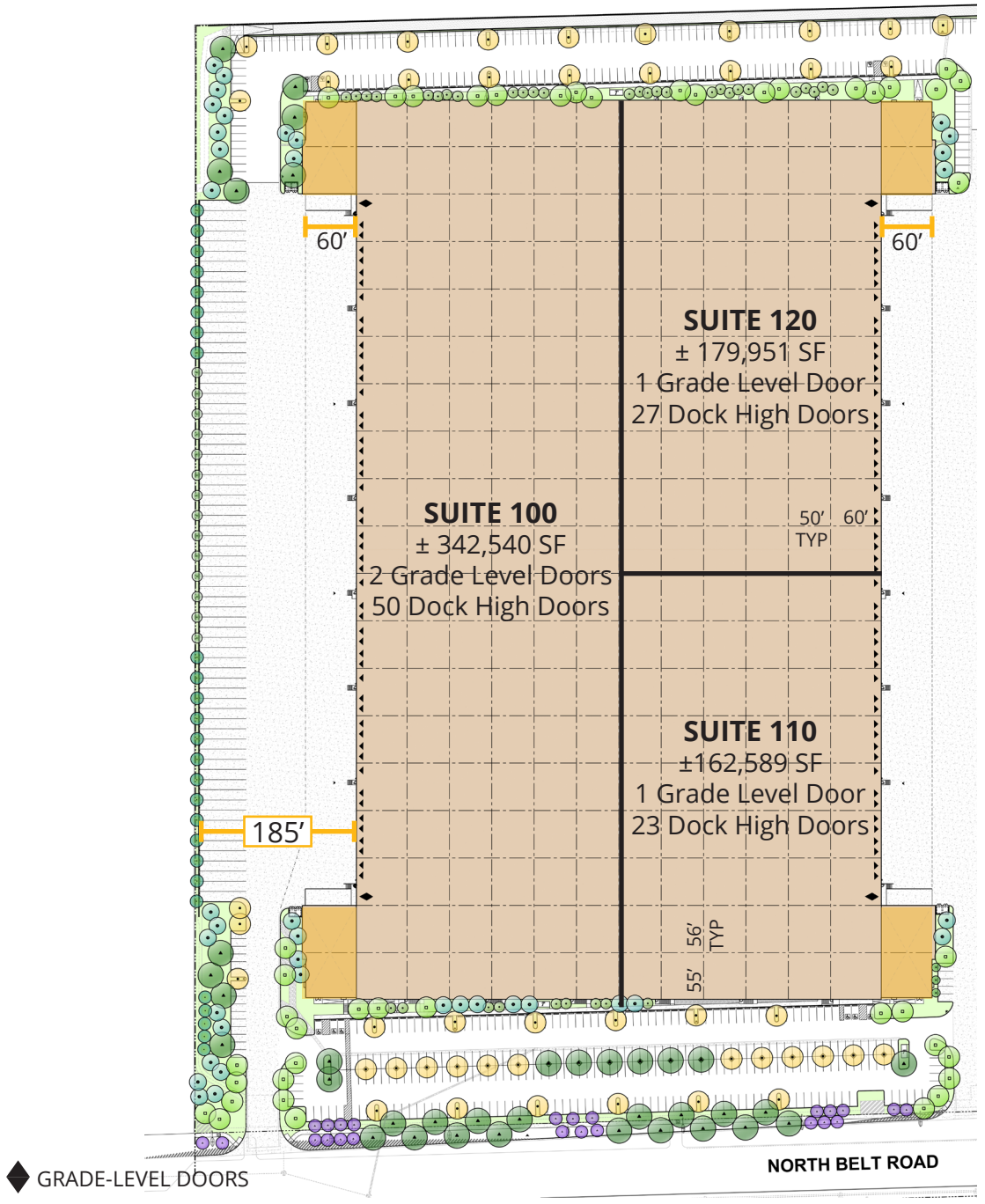
5850 E. North Belt Road

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
- 7” Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 214 Skylights
- Parking Provided: 527 Stalls
- 69 Trailer Stalls

*Can be combined

POTENTIAL DIVISIBILITY



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Matter Logistics @ North 15

Building 2 - ± 249,480 SF

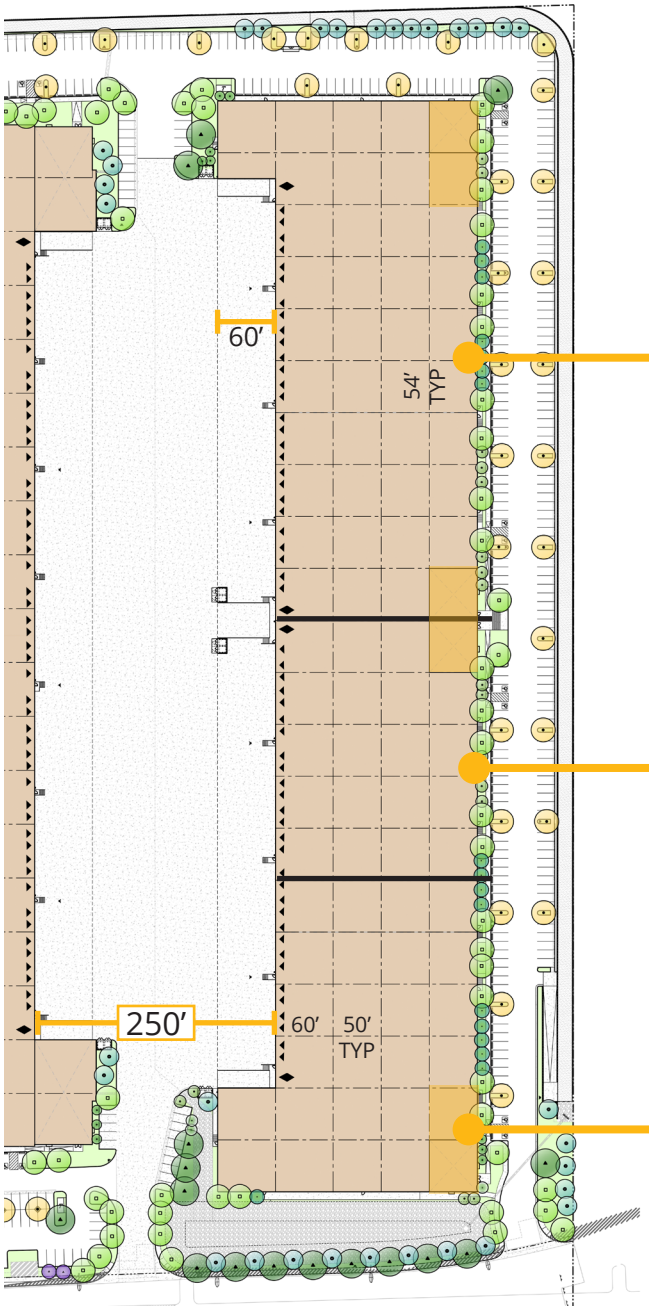
5880 E. North Belt Road

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
- ± 32’ 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-19 Insulation
- 77 Skylights
- Parking Provided: 277 Stalls

*Can be combined

POTENTIAL DIVISIBILITY



SUITE 120
± 118,255 SF
1 Grade Level Door
27 Dock High Doors

SUITE 110
± 56,681 SF
1 Grade Level Door
16 Dock High Doors

SUITE 100
± 74,544 SF
1 Grade Level Door
13 Dock High Doors

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

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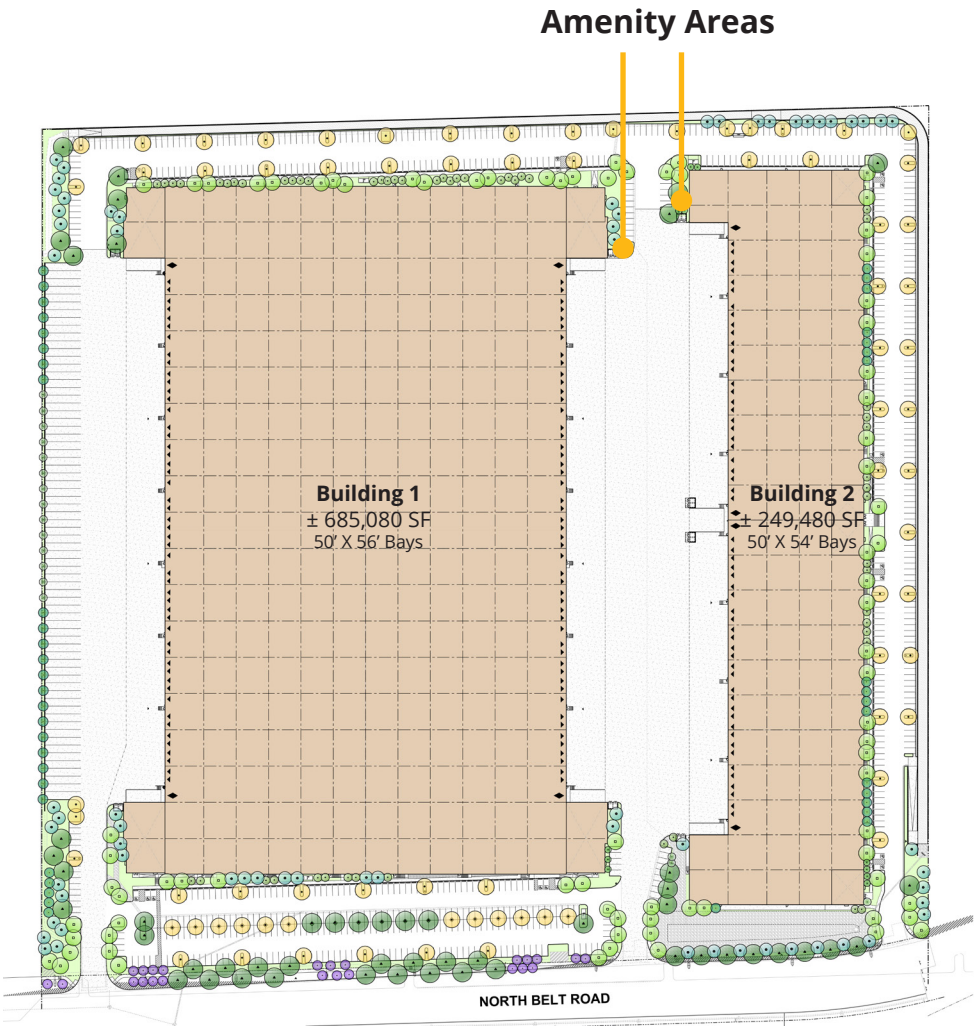
Employee Amenities

Fully shaded outdoor dining and relaxation area located at each building for employee use.



LOCATION	DISTANCE (MILES)
I-15	± 0.80
I-215	± 0.90
Harry Reid Airport	± 18.1
Las Vegas Strip	± 13.2
California Border	± 52.6

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