

Up to
±6,400
Amps/3-Phase
Available in
±291,072 SF



For Lease

Matter Logistics @ North 15

Meticulously planned industrial warehouse space.

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
- ± 935,929 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



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Building 1

± 145,536 - ±291,072 SF Available

5850 E. North Belt Road



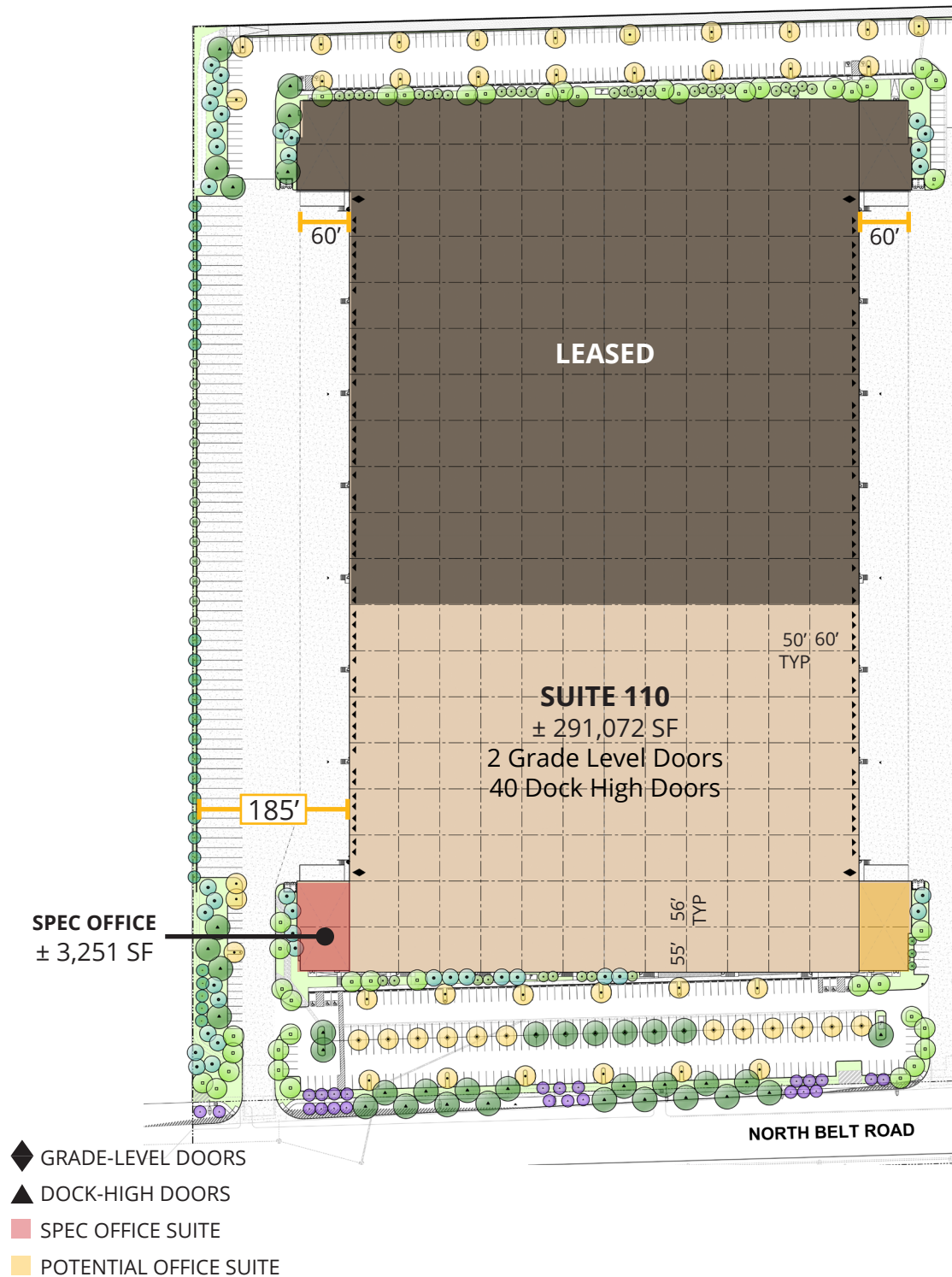
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Building 1

5850 E. North Belt Road

Building Specifications

- ± 291,072 SF
- Divisible to ± 145,536 SF
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±3,251 SF)
- ± 40' Clear Height
- Approximately 50' X 56' Bays and 60' Typical Speed Bays
- ± 185' truck court with a 60' concrete dock apron
- ± 6,400 Amps, 277/480 V, 3-Phase Power
- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 214 Skylights (Building)
- Parking Provided: 224 Stalls
- 27 Trailer Stalls



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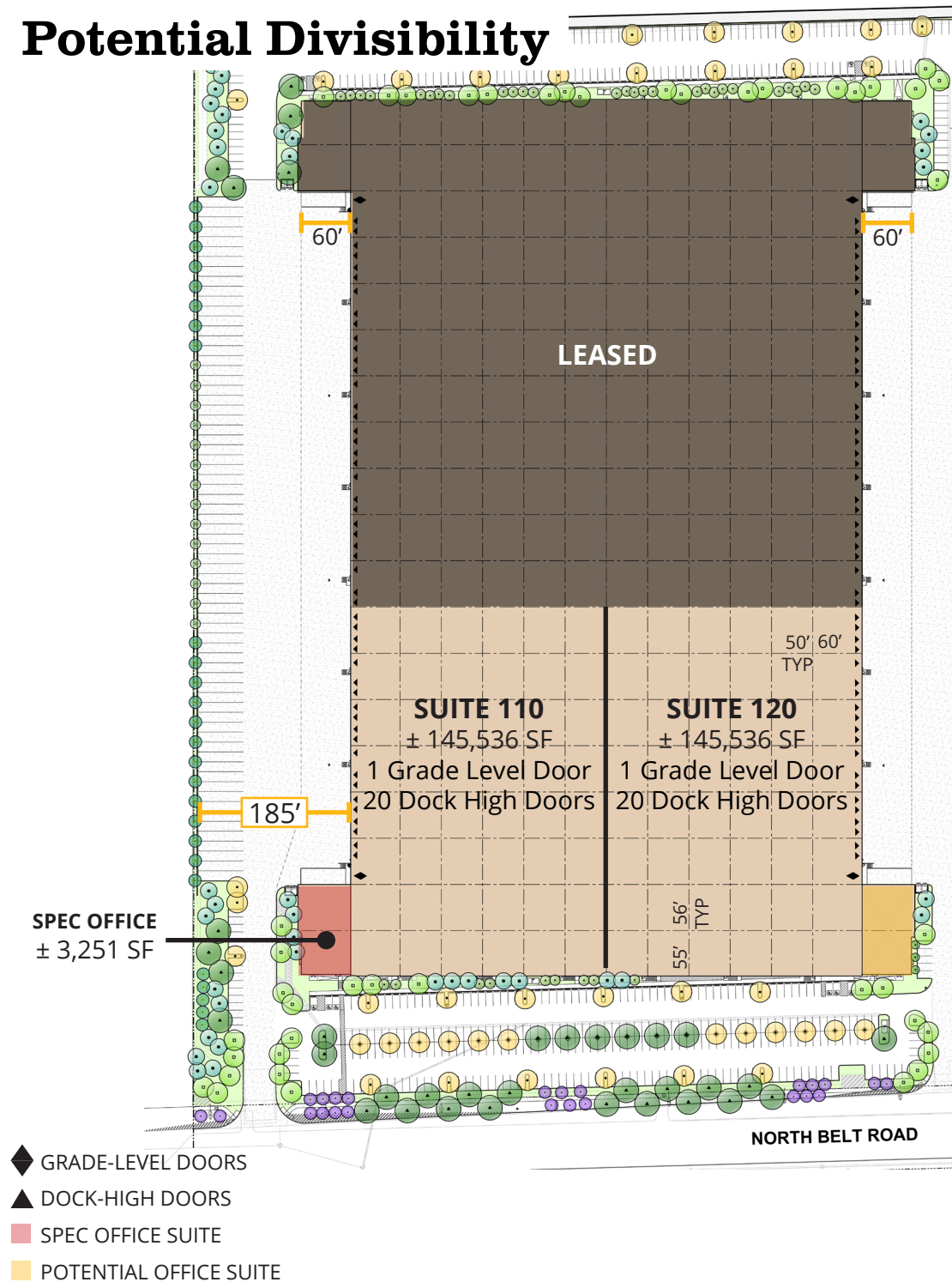
Building 1

5850 E. North Belt Road

Building Specifications

- ± 291,072 SF
- Divisible to ± 145,536 SF
- Grade Level Doors (14' x 16')
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Potential Divisibility



Matter Logistics

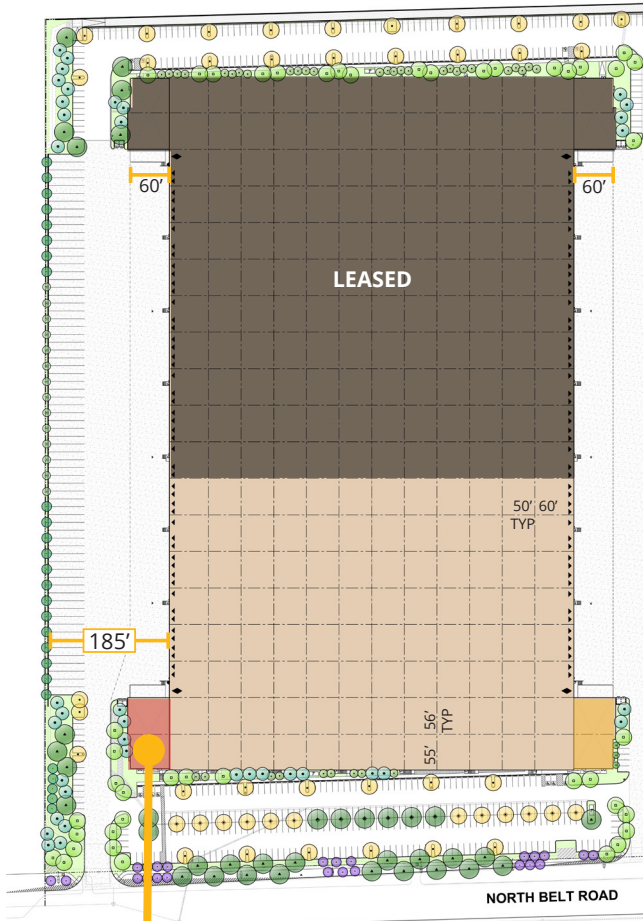
@ North 15

Spec Suites

5850 E. North Belt Road

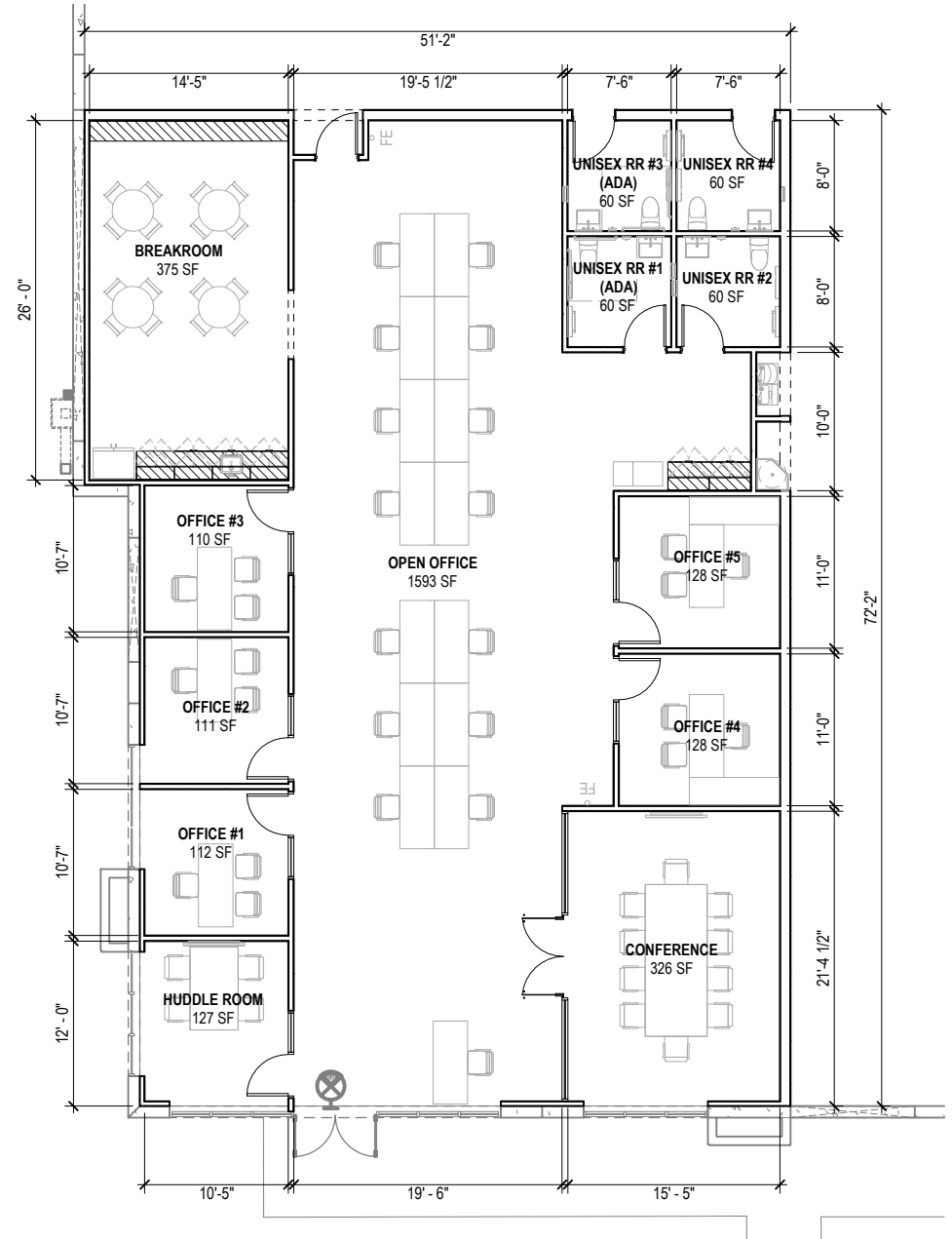
Suite 110

Spec Suite 1A



± 3,251 SF Office

- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- SPEC OFFICE SUITE
- POTENTIAL OFFICE SUITE





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@ North 15

Building 2 - ± 142,565 SF

5880 E. North Belt Road



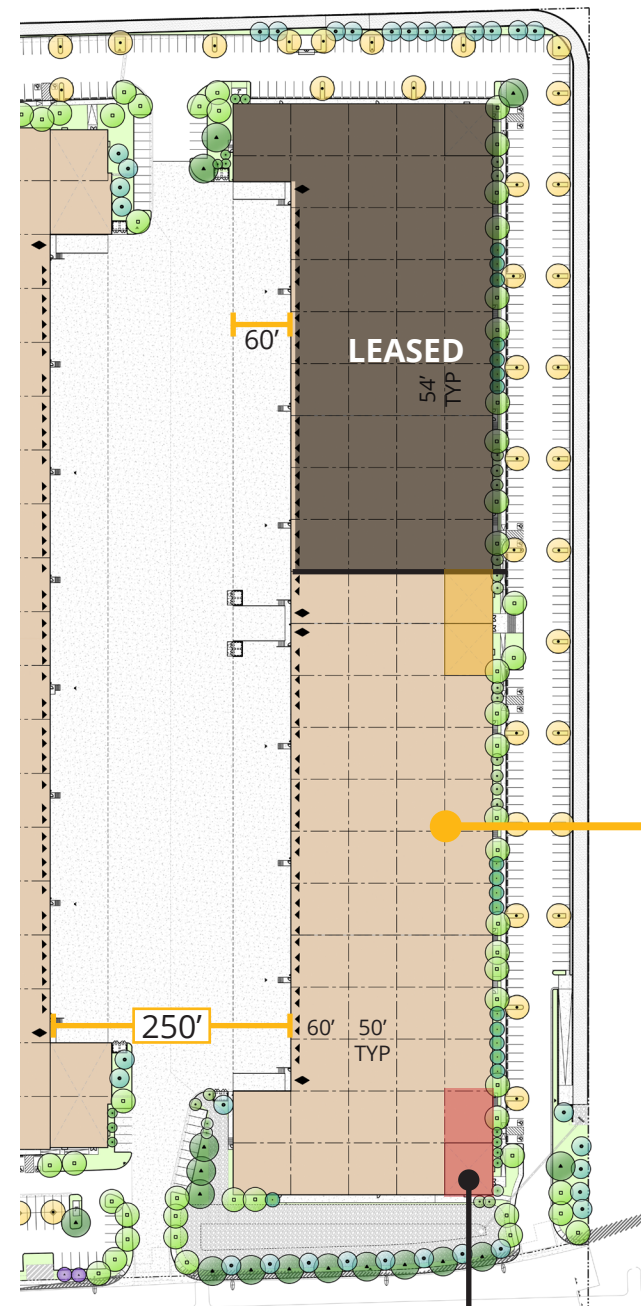
Matter Logistics @ North 15

Building 2

5880 E. North Belt Road

Building Specifications

- ± 142,565 SF
- Divisible to ± 45,360 SF (Can Combine Suites)
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±1,934 SF)
- ± 32' Clear Height
- Approximately 50' X 54' Bays and 60' Typical Speed Bays
- ± 250' Concrete Truck Court
- ± 4,000 Amps/Building, 277/480 V, 3-Phase Power
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 77 Skylights (Building)
- Parking Provided: 277 Stalls



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

SPEC OFFICE
± 1,934 SF

SUITE 100
± 142,565 SF
3 Grade Level Door
31 Dock High Doors

*Can be combined

Matter Logistics @ North 15

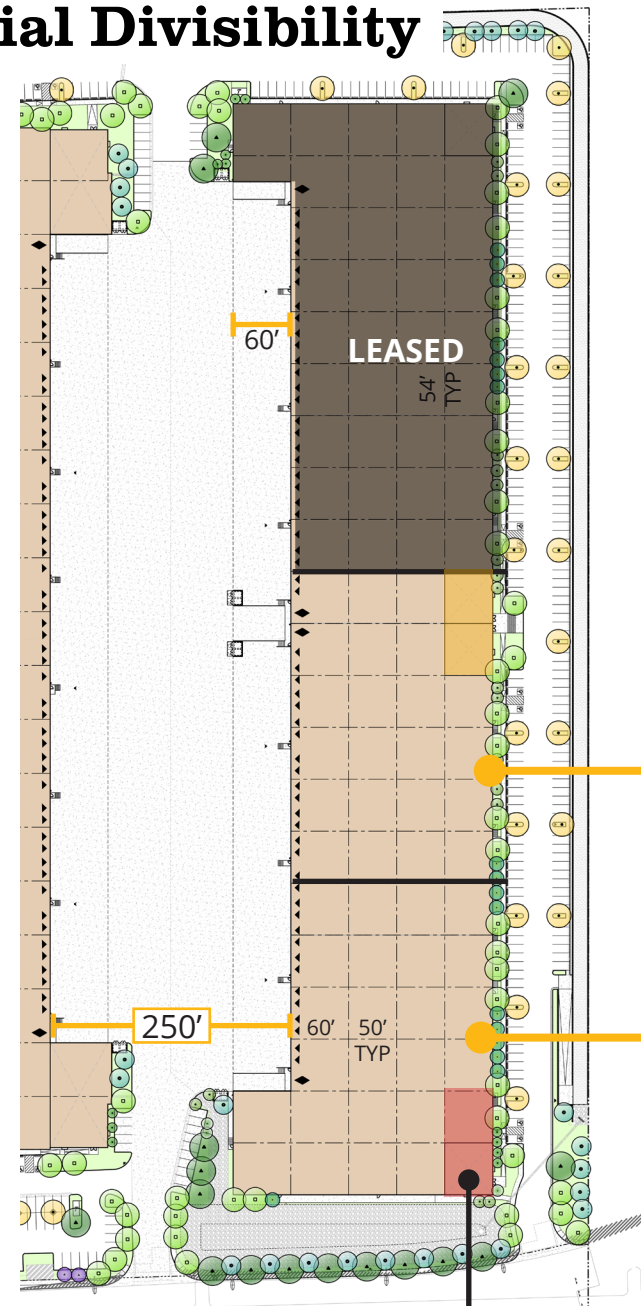
Building 2

5880 E. North Belt Road

Building Specifications

- ± 142,565 SF
- Divisible to ± 45,360 SF (Can Combine Suites)
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±1,934 SF)
- ± 32' Clear Height
- Approximately 50' X 54' Bays and 60' Typical Speed Bays
- ± 250' Concrete Truck Court
- ± 4,000 Amps/Building, 277/480 V, 3-Phase Power
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 77 Skylights (Building)
- Parking Provided: 277 Stalls

Potential Divisibility



SUITE 110
± 68,040 SF
2 Grade Level Door
11 Dock High Doors

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

SPEC OFFICE
± 1,934 SF

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

*Can be combined

Matter Logistics @ North 15

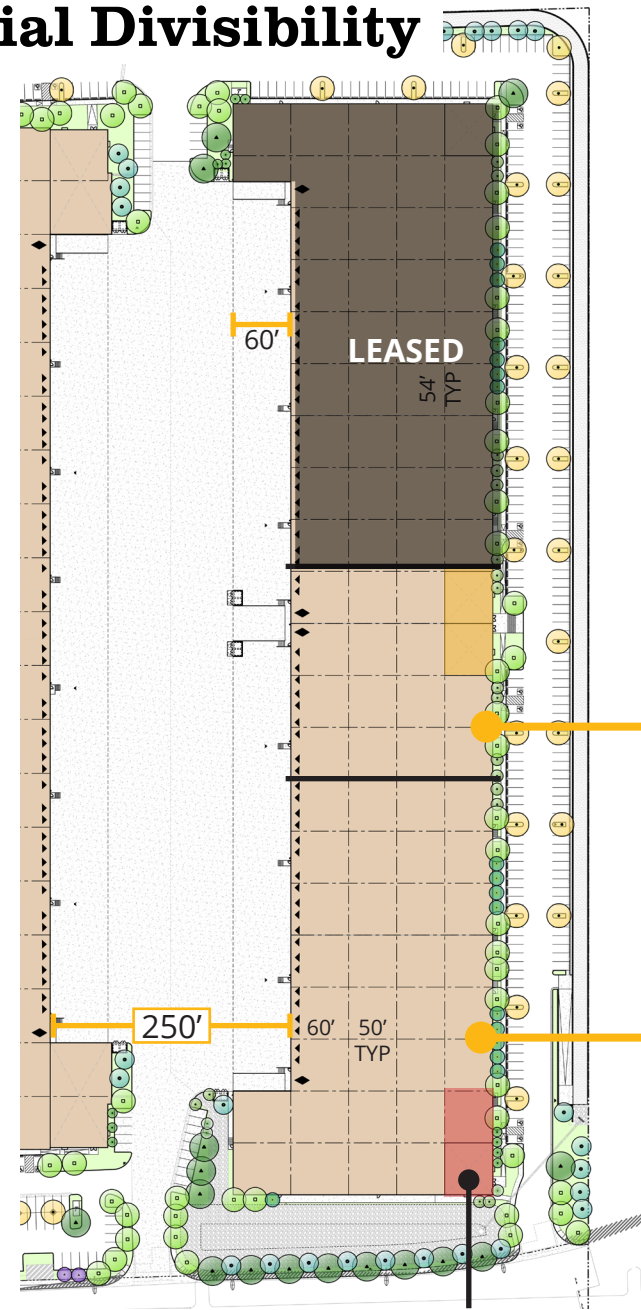
Building 2

5880 E. North Belt Road

Building Specifications

- ± 142,565 SF
- Divisible to ± 45,360 SF (Can Combine Suites)
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±1,934 SF)
- ± 32' Clear Height
- Approximately 50' X 54' Bays and 60' Typical Speed Bays
- ± 250' Concrete Truck Court
- ± 4,000 Amps/Building, 277/480 V, 3-Phase Power
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 77 Skylights (Building)
- Parking Provided: 277 Stalls

Potential Divisibility



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

*Can be combined

Matter Logistics @ North 15

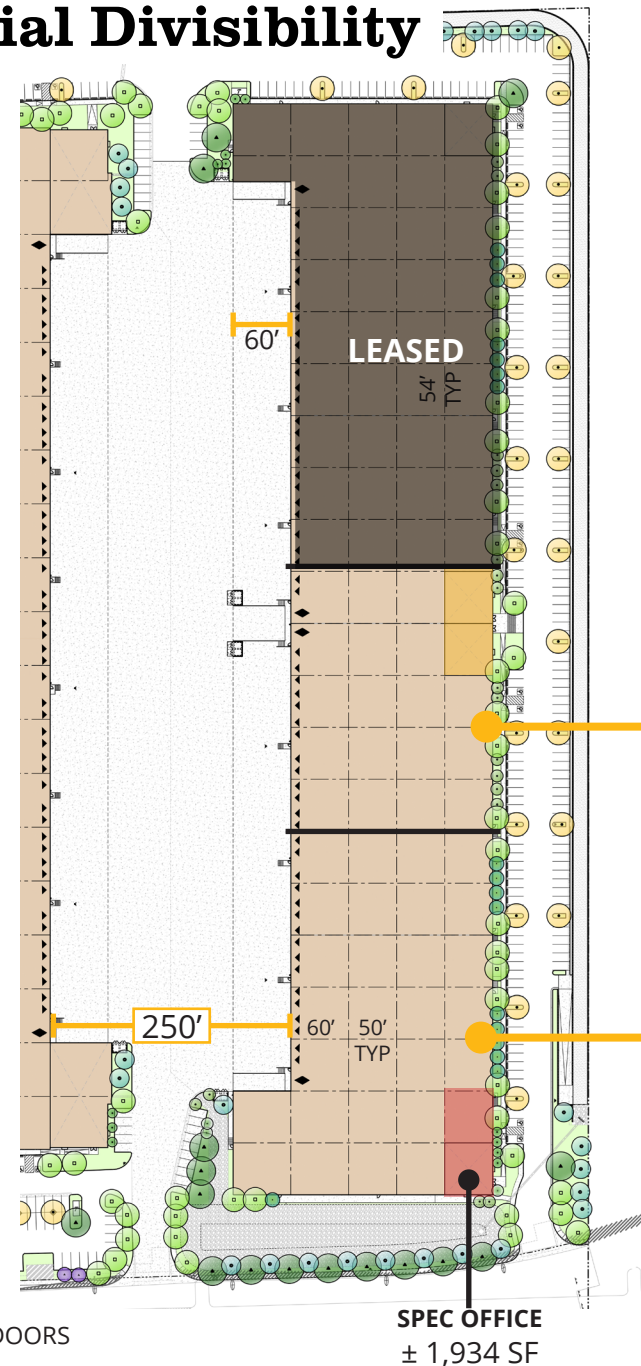
Building 2

5880 E. North Belt Road

Building Specifications

- ± 142,565 SF
- Divisible to ± 45,360 SF (Can Combine Suites)
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±1,934 SF)
- ± 32' Clear Height
- Approximately 50' X 54' Bays and 60' Typical Speed Bays
- ± 250' Concrete Truck Court
- ± 4,000 Amps/Building, 277/480 V, 3-Phase Power
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 77 Skylights (Building)
- Parking Provided: 277 Stalls

Potential Divisibility



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

SUITE 110
± 56,681 SF
2 Grade Level Door
15 Dock High Doors

SUITE 100
± 85,884 SF
1 Grade Level Door
16 Dock High Doors

SPEC OFFICE
± 1,934 SF

*Can be combined

Matter Logistics @ North 15

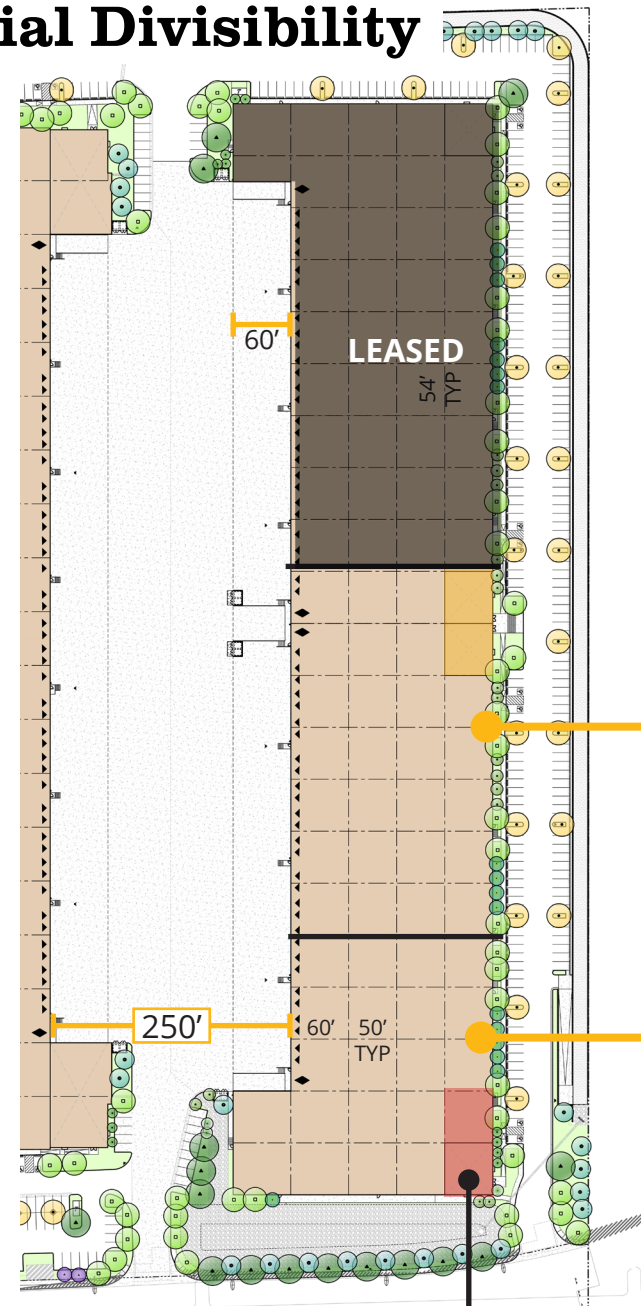
Building 2

5880 E. North Belt Road

Building Specifications

- ± 142,565 SF
- Divisible to ± 45,360 SF (Can Combine Suites)
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±1,934 SF)
- ± 32' Clear Height
- Approximately 50' X 54' Bays and 60' Typical Speed Bays
- ± 250' Concrete Truck Court
- ± 4,000 Amps/Building, 277/480 V, 3-Phase Power
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 77 Skylights (Building)
- Parking Provided: 277 Stalls

Potential Divisibility



SUITE 110
± 79,380 SF
2 Grade Level Door
15 Dock High Doors

SUITE 100
± 63,204 SF
1 Grade Level Door
9 Dock High Doors

SPEC OFFICE
± 1,934 SF

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

*Can be combined

Matter Logistics

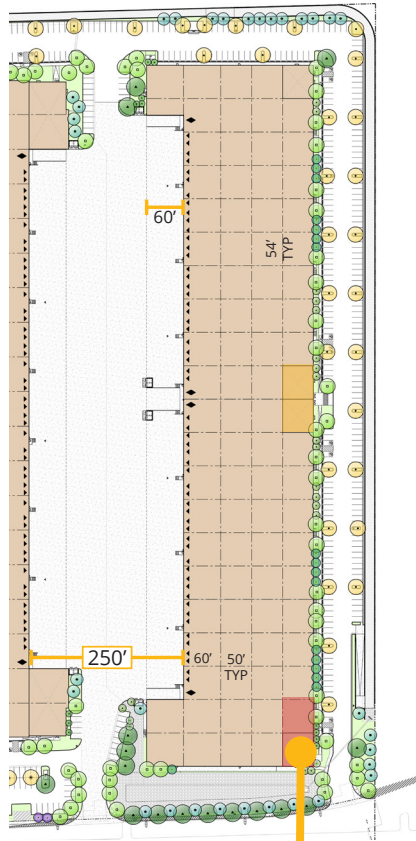
@ North 15

Spec Suites

5880 E. North Belt Road

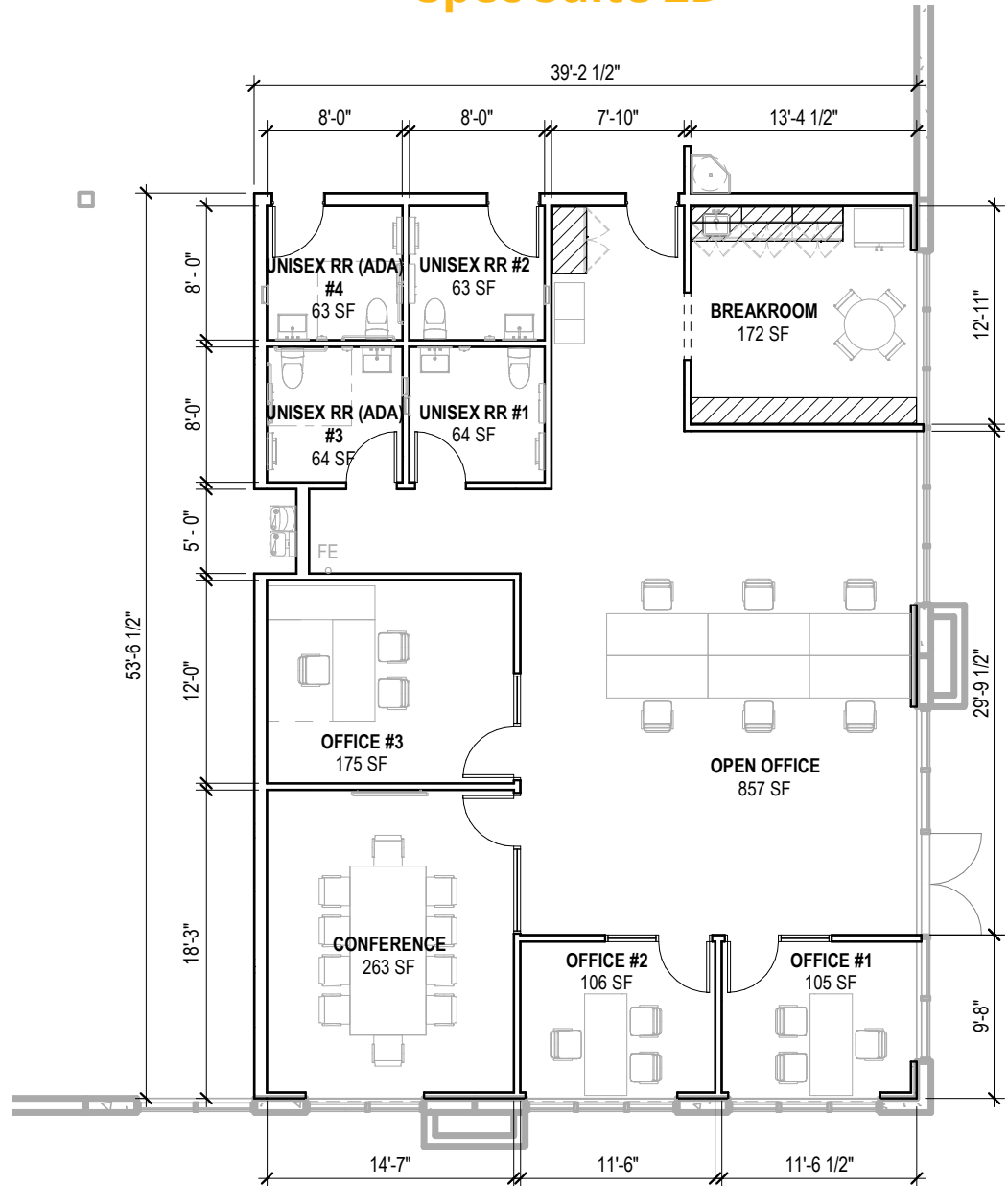
Suite 100

Spec Suite 2D



± 1,934 SF Office

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



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



SITE



1/2 MILE EAST OF NEW I-15/215 INTERCHANGE



5350



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Matter.

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