

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
- ± 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





# Matter Logistics

@ North 15

**Building 1**

**± 145,536 - ±291,072 SF Available**

**5850 E. North Belt Road**



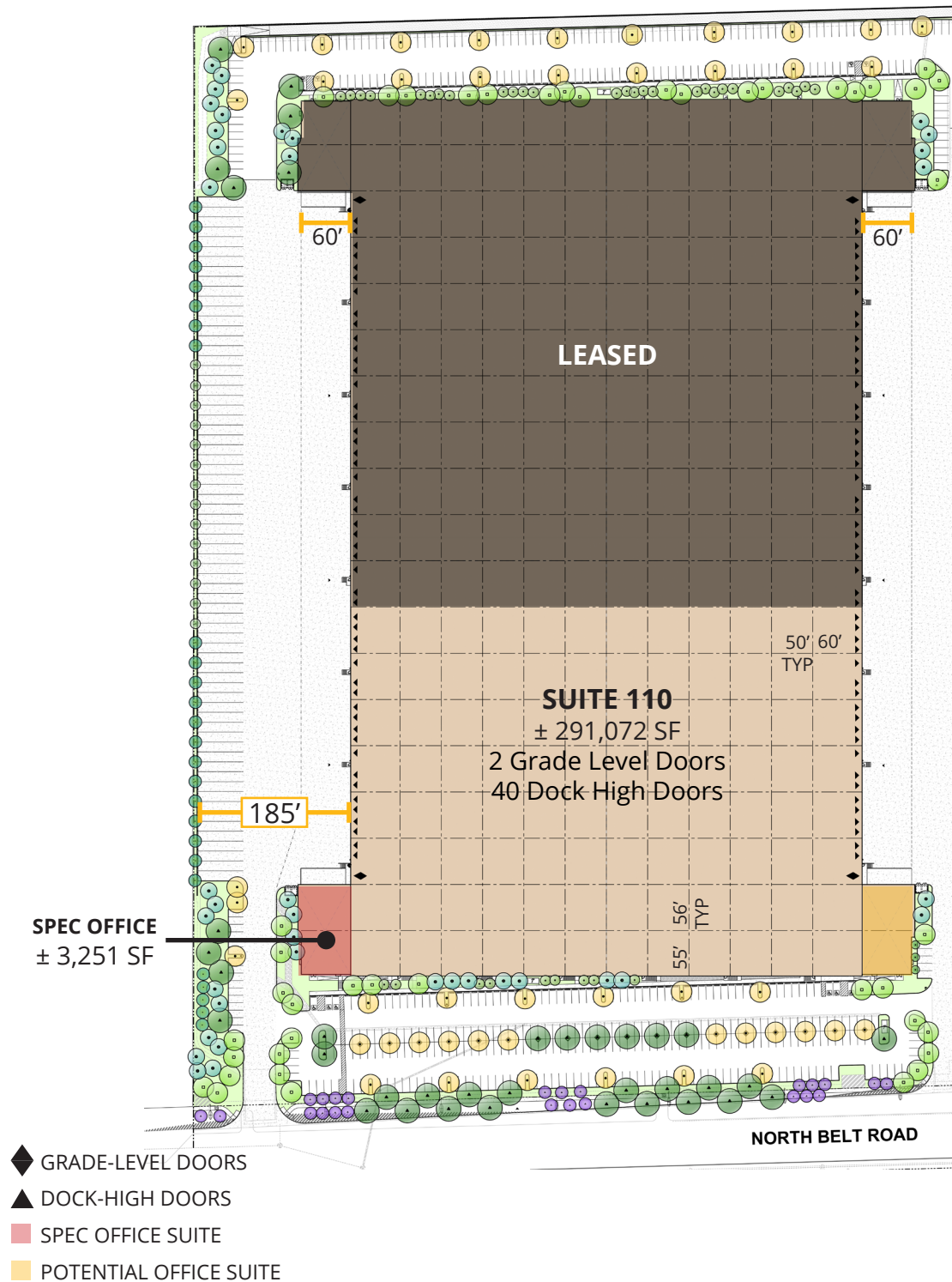
# Matter Logistics @ North 15

## 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





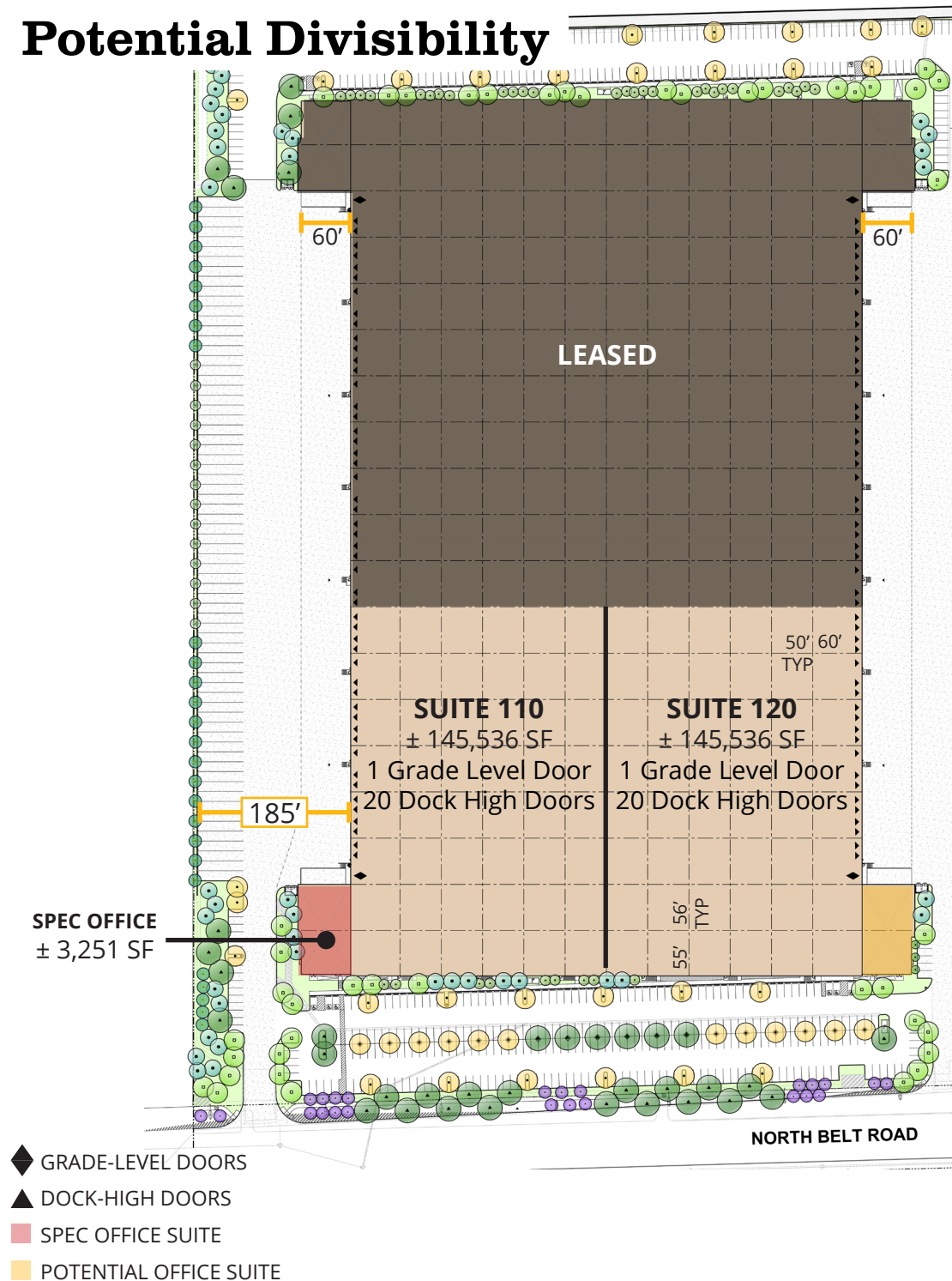
# Matter Logistics @ North 15

**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')
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- Approximately 50' X 56' Bays and 60' Typical Speed Bays
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- TPO Roof
- 7" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- 214 Skylights (Building)
- Parking Provided: 224 Stalls
- 27 Trailer Stalls

## Potential Divisibility



# Matter Logistics

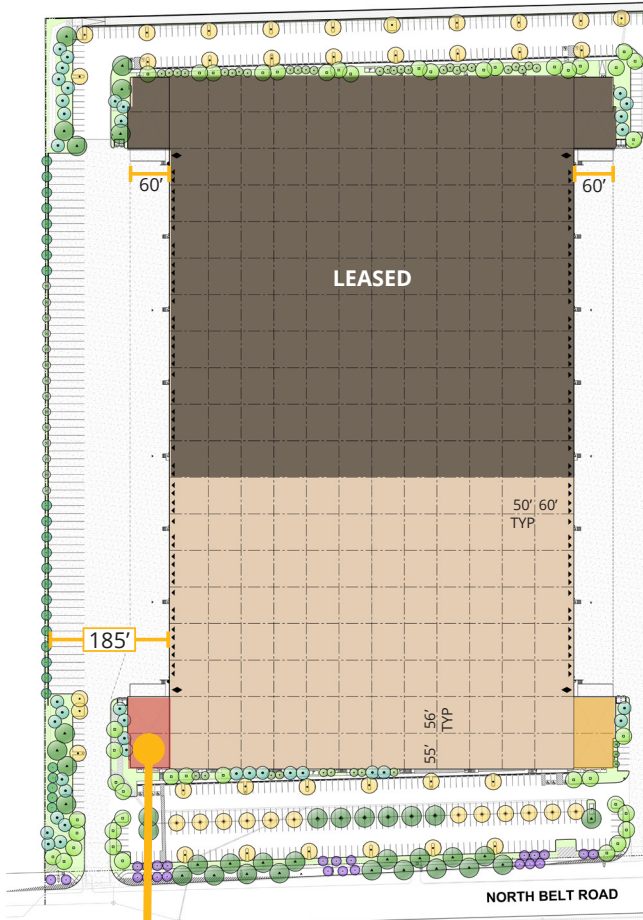
@ North 15

Spec Suites

5850 E. North Belt Road

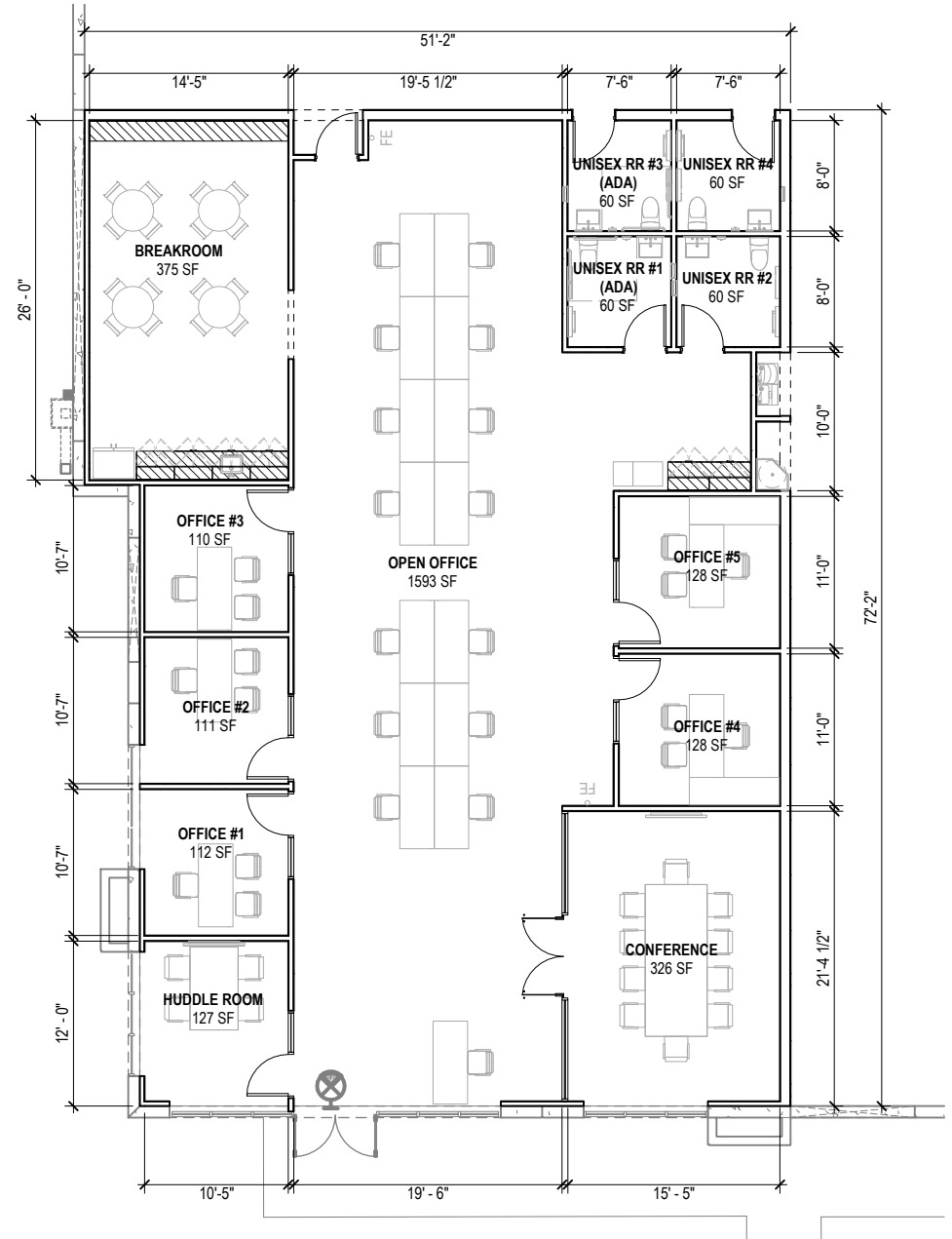
Suite 110

## Spec Suite 1A



± 3,251 SF Office

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









# Matter Logistics

@ North 15

Building 2 - ± 79,380 SF

5880 E. North Belt Road





# Matter Logistics @ North 15

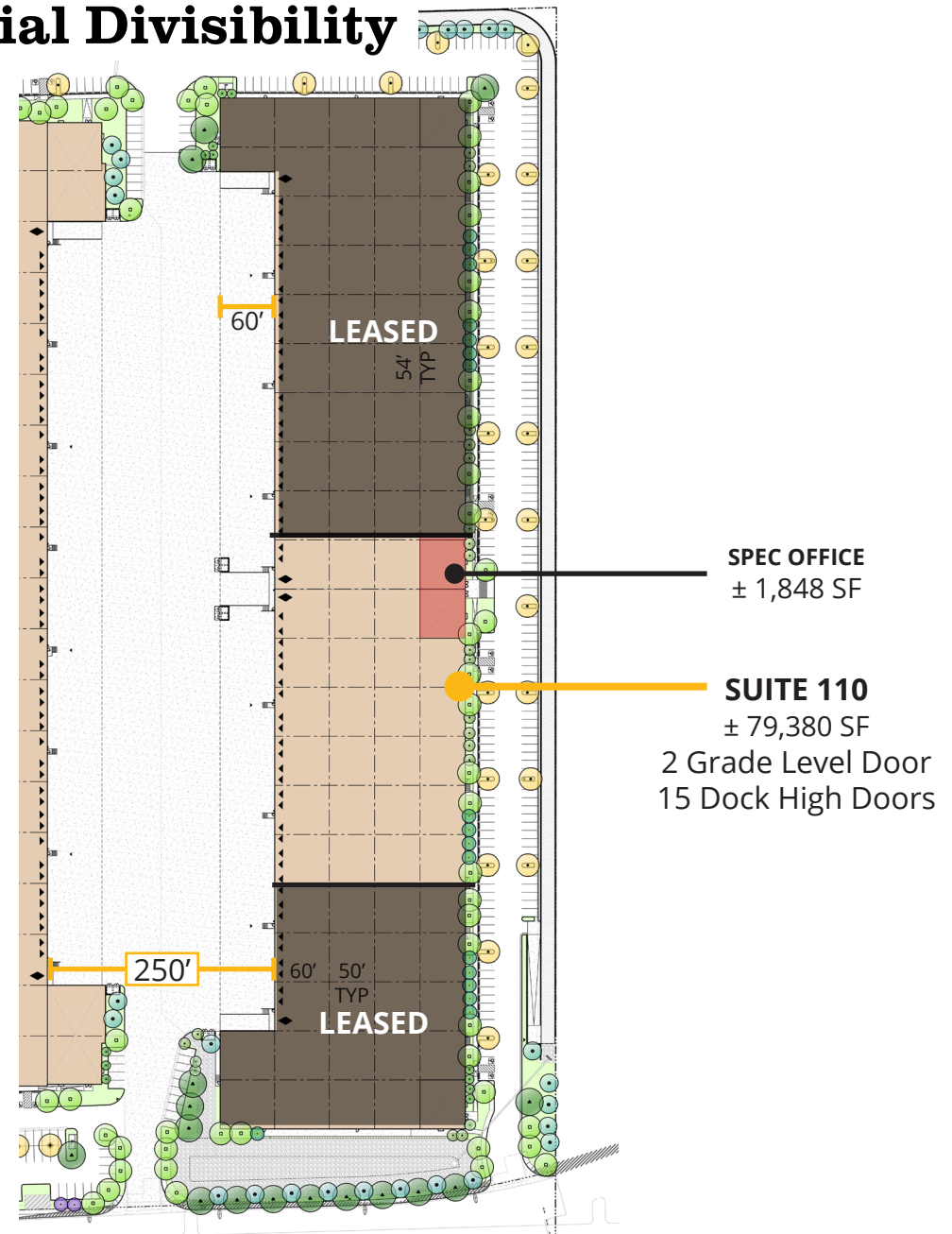
## Building 2

5880 E. North Belt Road

## Building Specifications

- ± 79,380 SF
- Grade Level Doors (14' x 16')
- Dock High Doors (9' x 10')
- Office BTS or Spec Suite (±1,848 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

\*Can be combined

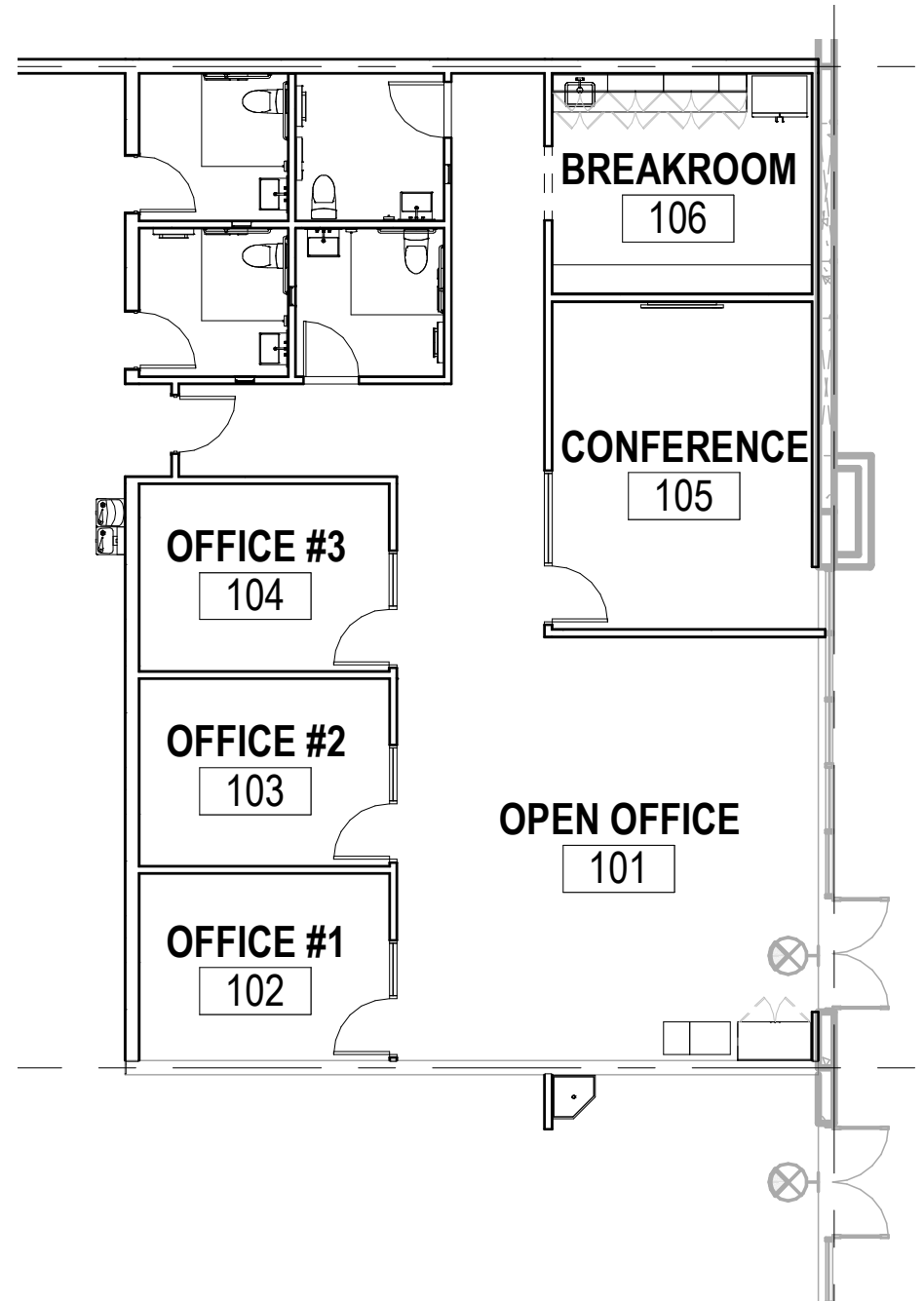
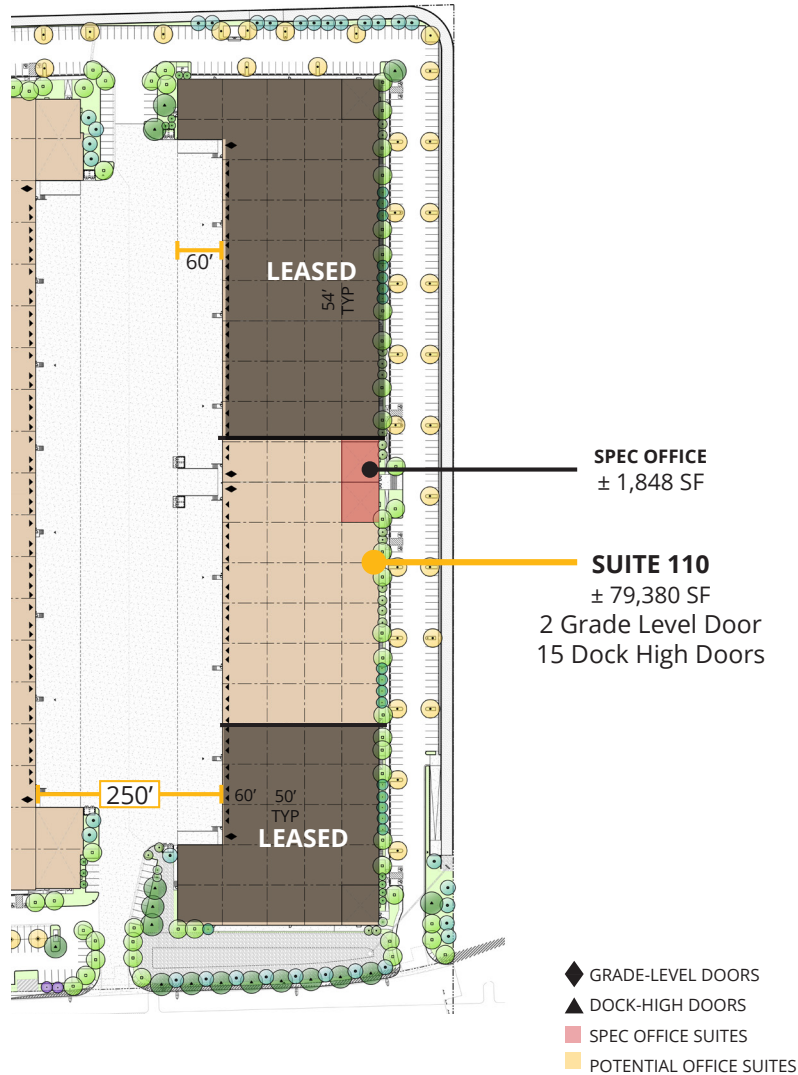
# Matter Logistics

@ North 15

Spec Suites

5880 E. North Belt Road

Spec Suite





**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





**Matter.**

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