

NORTH BELT

COMMERCE CENTER

Property Owned By:

KENNEDY WILSON

Listed By:

Colliers



5521-5775 E. North Belt Road | Las Vegas, NV

NORTHBELT

COMMERCE CENTER

5521-5775 E. North Belt Road

PROPERTY OWNED BY:

KENNEDY WILSON



Northbelt Commerce Center is a Class A warehouse/distribution facility located in the heart of the North Las Vegas Speedway submarket. The park totals $\pm 582,510$ square feet and is situated on ± 34.5 acres of land conveniently located next to the I-15 and 215 freeway intersection providing access to serving over 77 million+ people within a one-day truck drive.



± 0.5 MILES TO THE 215 BELTWAY

± 0.7 MILES TO THE INTERSTATE-15



± 12 MILES TO THE LAS VEGAS STRIP



± 16 MILES TO THE HARRY REID INTERNATIONAL AIRPORT

UNRIVALED COMMERCE LOCATION



**ADDRESS**

5521-5775 E. North Belt Road | Las Vegas, NV

**ACRES**

±34.36 Acres

**TOTAL SF**

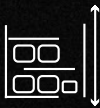
±582,510 Total SF

**YEAR BUILT**

2023

**ZONING**

M-2 (Manufacturing)

**CLEAR HEIGHT**

±20-±30' Clear Height

**LOADING**

Ample Dock & Grade Loading

**SPRINKLERS**

ESFR Fire Protection Systems

17300 NORTH BELT



AVAILABLE

±6,240 SF - ±18,720 SF

BUILDING 1

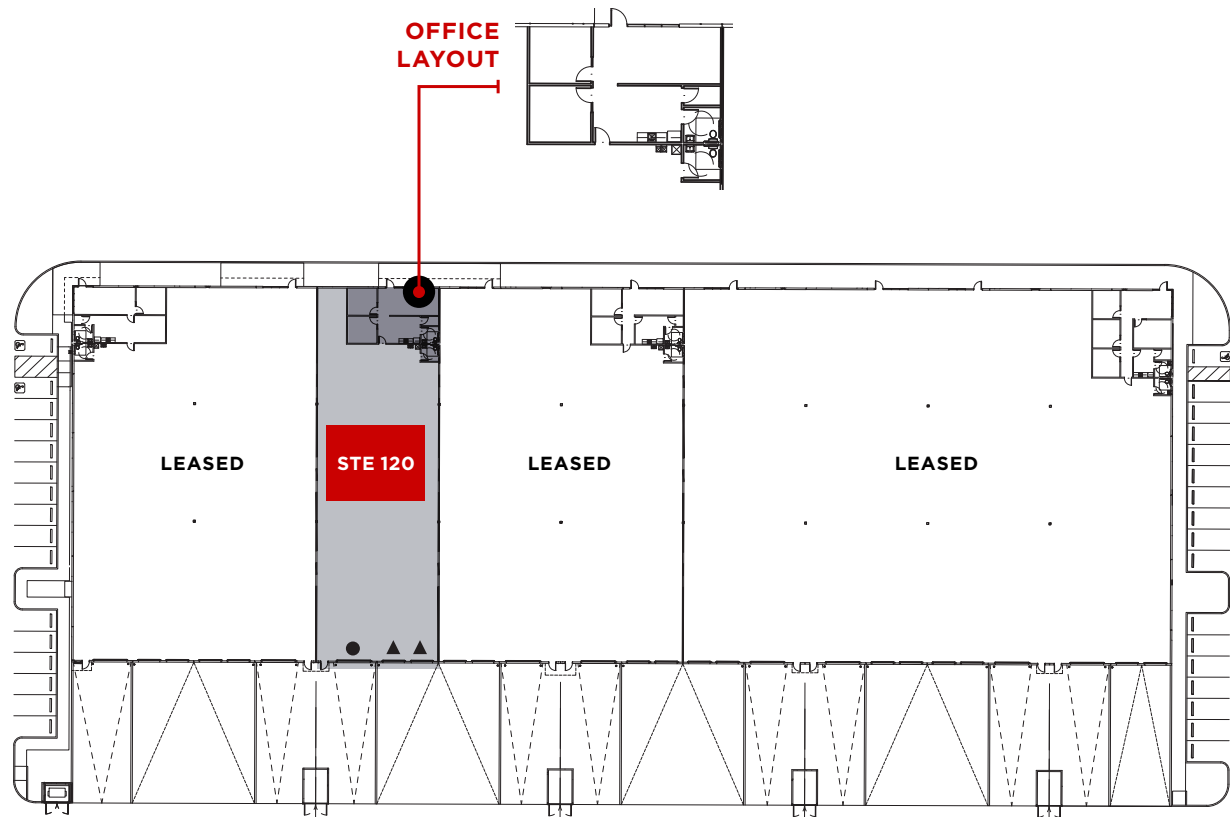
NORTHBELT
COMMERCE CENTER

5551 E. NORTH BELT ROAD
SUITE 120 | ±8,320 SF

BUILDING SPECIFICATIONS

- ±74,880 SF Building
- Divisible to ±8,320 SF
- 18 Dock Doors
- 9 Grade Level Doors
- ±24' Clear Height
- Column Spacing (Typical) 50' x 52'
- ±2,000 Amps/Building, 277/480 V
- ±120' Concrete Truck Court
- TPO, 60 Mil Roof
- 6" Concrete Floor Slab
- Parking Spaces: 78

▲ = Dock Doors ● = Grade Doors



Suite	Available SF	Office SF	Dock Doors	Grade Doors	Rate	Est NNN	Available
120	±8,320 SF	±900	Two (2) ±9' x ±10' (with Edge-of-dock levelers)	One (1) ±14' x ±16'	Negotiable	\$0.23 PSF	Now

Drawings not to scale. For illustration purposes only.

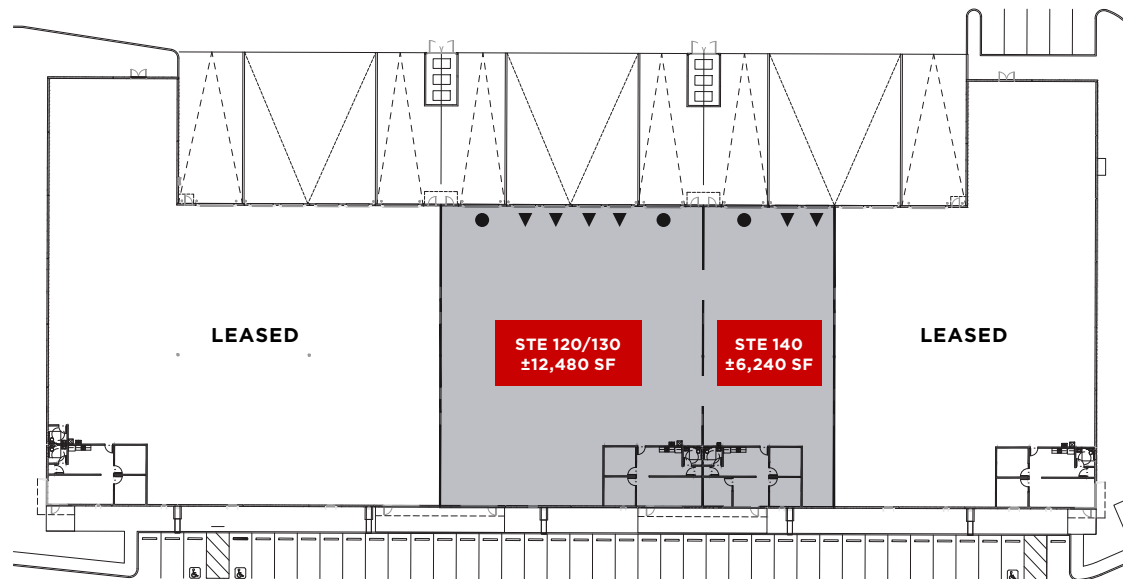
BUILDING 8

NORTHBELT COMMERCE CENTER

5725 E. NORTH BELT ROAD
SUITE 120/130 - 140 | ±6,240 SF - ±18,720

BUILDING SPECIFICATIONS

- ±55,120 SF Building
- Divisible to ±6,240 SF
- 12 Dock Doors
- 6 Grade Level Doors
- ±24' Clear Height
- Column Spacing (Typical)
±52' x ±60'
- ±1,600 Amps/Building,
277/480 V
- ±180' Concrete Truck Court
- TPO, 60 Mil Roof
- 6" Concrete Floor Slab
- Parking Spaces: 56



▲ = Dock Doors ● = Grade Doors

Suite	Available SF	Office SF	Dock Doors	Grade Doors	Rate	Est NNN	Available
140	±6,240 SF	±900 SF	Two (2) ±9'x10'	One (1) ±14'x±16'	Negotiable	\$0.23 PSF	December 1, 2026
120/130	±12,480 SF	±900 SF	Four (4) ±9'x±10'	Two (2) ±14'x±16'	Negotiable	\$0.23 PSF	December 1, 2026
120/130/140	±18,720 SF	±1,800 SF	Six (6) ±9'x±10'	Three (3) ±14'x±16'	Negotiable	\$0.23 PSF	December 1, 2026

Drawings not to scale. For illustration purposes only.

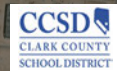


NORTHBELT



I-15 & CC-215
INTERCHANGE

NORTH BELT ROAD



NICO WAY



N. SLOAN LANE



E. ANN ROAD



HOWDY WELLS AVENUE



NORTHBELT

LOCATED IN THE
HEART OF THE NORTH
LAS VEGAS SUBMARKET.

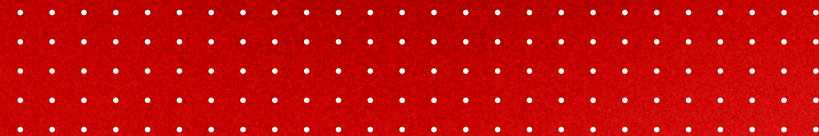


PROPERTY OWNED BY: **KENNEDY WILSON**

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

NORTH BELT

COMMERCE CENTER



LOCAL MARKET EXPERTS

Jerry Doty, SIOR

Vice Chair
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Paul Sweetland, SIOR

Vice Chair
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

Morgan Elson

Associate
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Listed By:

