

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

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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**

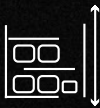
±582,510 Total SF

**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

±8,320 SF

BUILDING 1

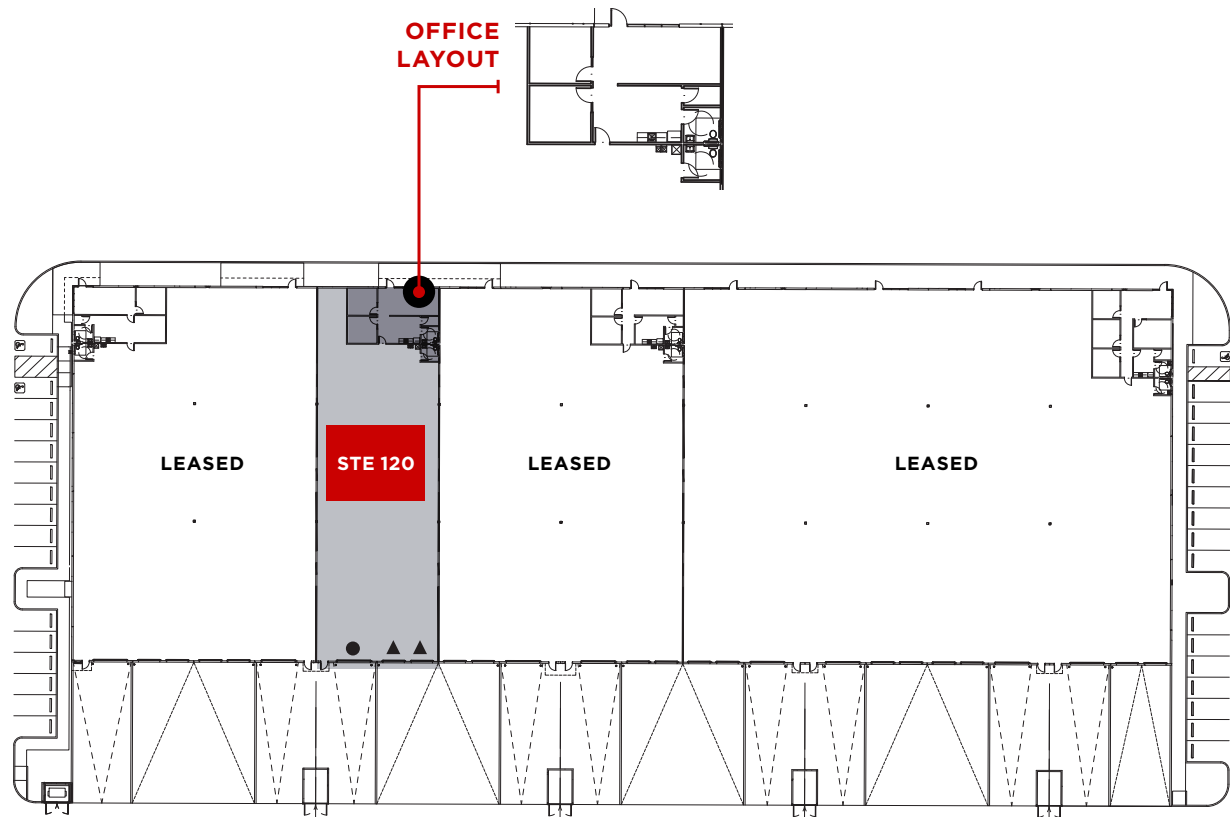
NORTHBELT
COMMERCE CENTER

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
120	±8,320 SF	±900	Two (2) ±9' x ±10' (with Edge-of-dock levelers)	One (1) ±14' x ±16'	Negotiable	\$0.23 PSF

Drawings not to scale. For illustration purposes only.

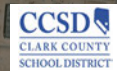


NORTHBELT



I-15 & CC-215
INTERCHANGE

NORTH BELT ROAD



E. ANN ROAD

N. SLOAN LANE

BREESLEY DRIVE



HOWDY WELLS AVENUE



NORTHBELT

LOCATED IN THE
HEART OF THE NORTH
LAS VEGAS SUBMARKET.

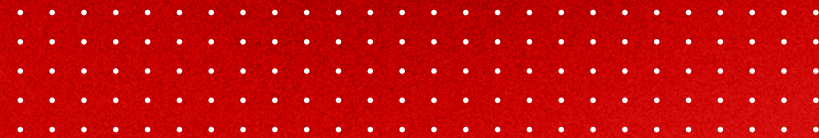


PROPERTY OWNED BY: **KENNEDY WILSON**

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NORTH BELT

COMMERCE CENTER



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Listed By:

