

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

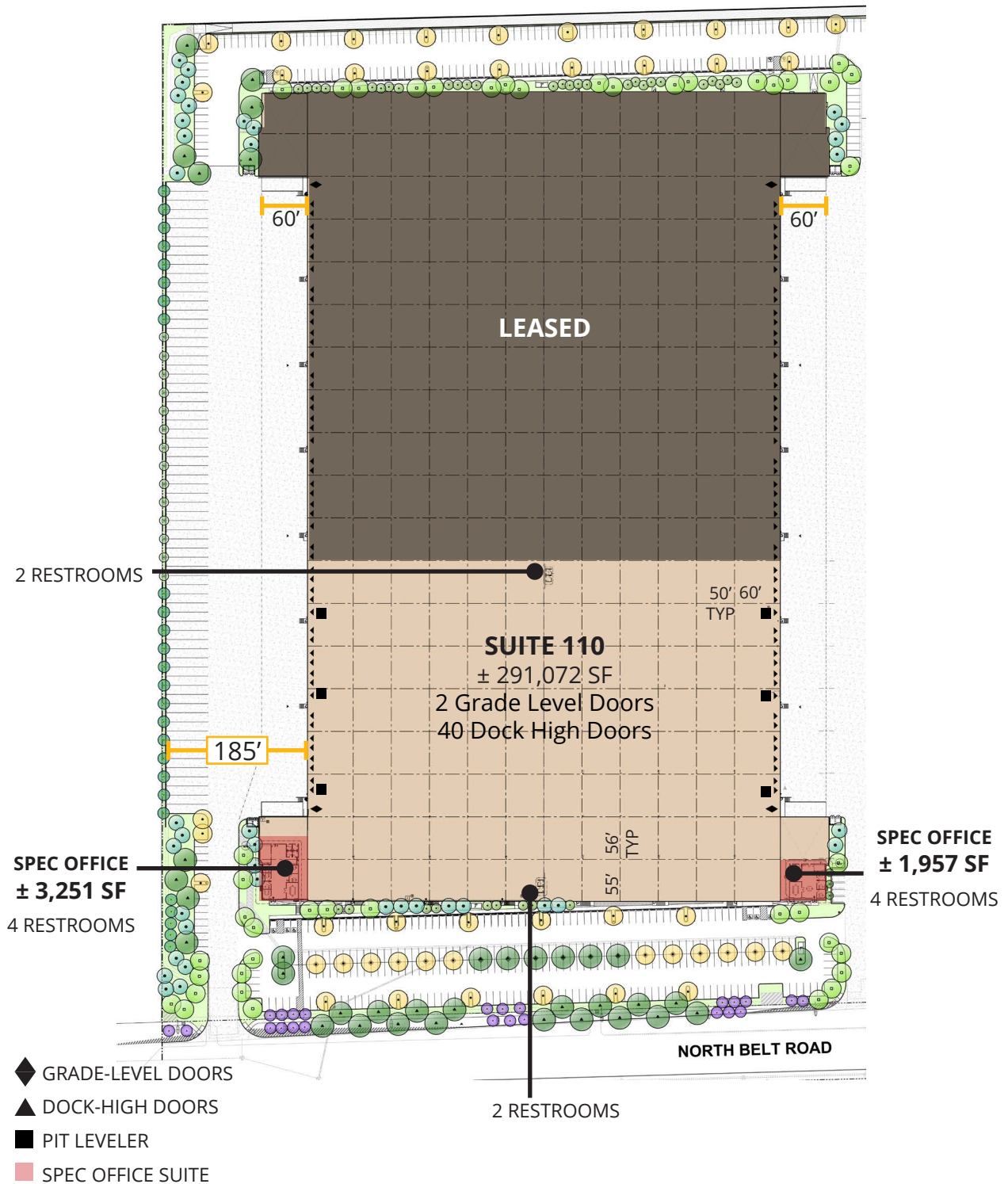
5850 E. North Belt Road

Building Specifications

- $\pm 685,080$ Total SF
- 214 Skylights
- R-30 Insulation
- 30-mil. TPO Roof
- $\pm 185'$ Truck Court (West)
- $\pm 250'$ Truck Court (East)
- $\pm 50' \times 56'$ Bays and 60' Typical Speed Bays
- $\pm 40'$ Clear Height
- 7" Thick 4500 PSI Floor Slab

Suite Specifications

- Available Space $\pm 291,072$ SF
- Divisible to $\pm 145,536$ SF
- 2 Grade Level Doors (14' x 16')
- 40 Dock High Doors (9' x 10')
- Six 30K lb Capacity Pit Levelers
- Office Spec Suites ($\pm 3,251$ SF & $\pm 1,957$ SF)
- $\pm 6,400$ Amps, 277/480 V, 3-Phase Power
- Parking Provided: 224 Stalls



Matter Logistics @ North 15

Building 1

5850 E. North Belt Road

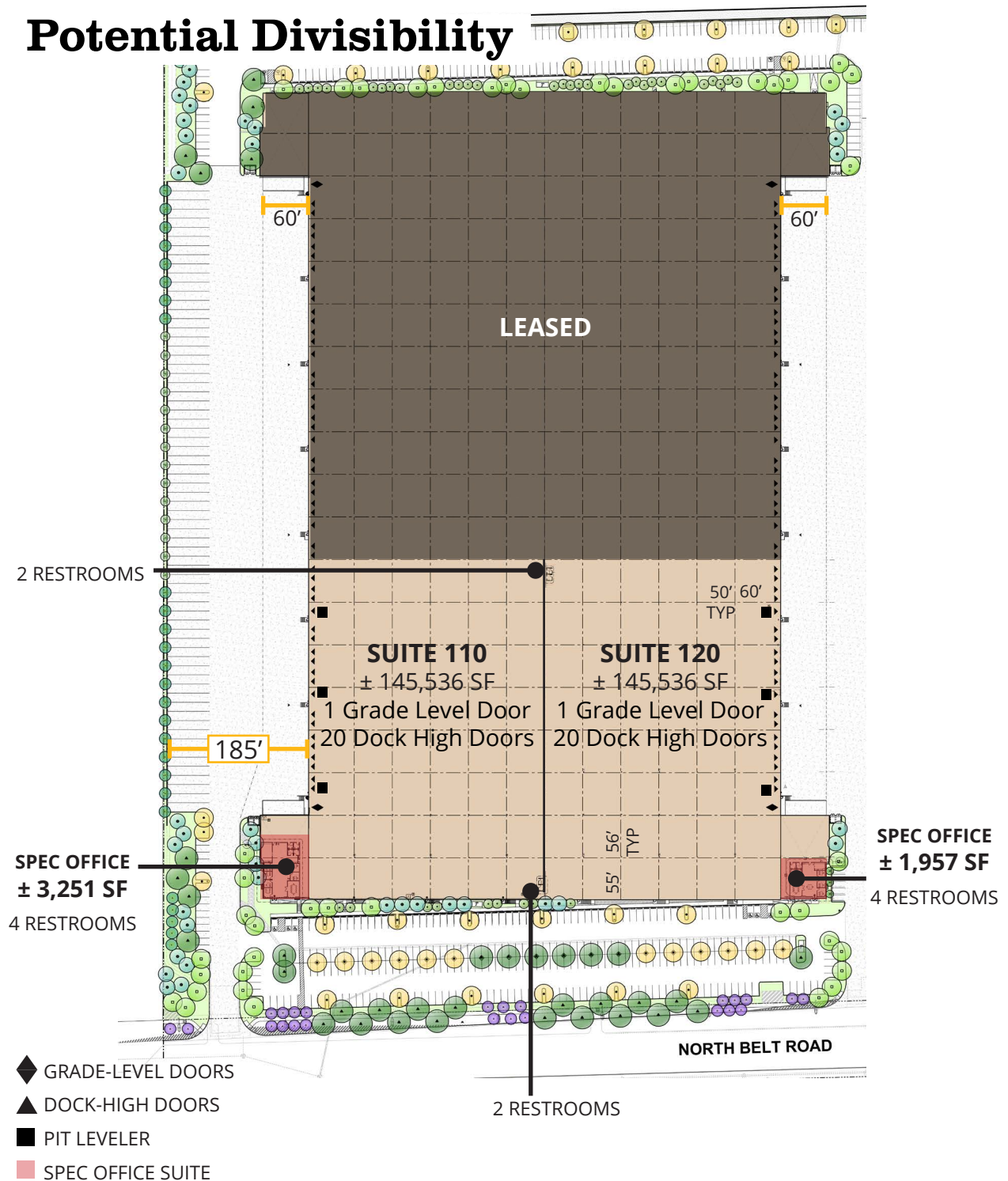
Building Specifications

- $\pm 685,080$ Total SF
- 214 Skylights
- R-30 Insulation
- 30-mil. TPO Roof
- $\pm 185'$ Truck Court (West)
- $\pm 250'$ Truck Court (East)
- $\pm 50' \times 56'$ Bays and 60' Typical Speed Bays
- $\pm 40'$ Clear Height
- 7" Thick 4500 PSI Floor Slab

Suite Specifications

- Available $\pm 123,186$ SF & $\pm 167,886$ SF Suites
- 1 Grade Level Doors (14' x 16') per Suite
- 20 Dock High Doors (9' x 10') per Suite
- Three 30K lb Capacity Pit Levelers per Suite
- Office Spec Suite 110 $\pm 3,251$ SF
- Office Spec Suite 120 $\pm 1,957$ SF
- $\pm 6,400$ Amps, 277/480 V, 3-Phase Power (Total)
- Parking Provided: 224 Stalls (Total)
- 27 Trailer Stalls (Total)

Potential Divisibility



Matter Logistics @ North 15

Building 1

5850 E. North Belt Road

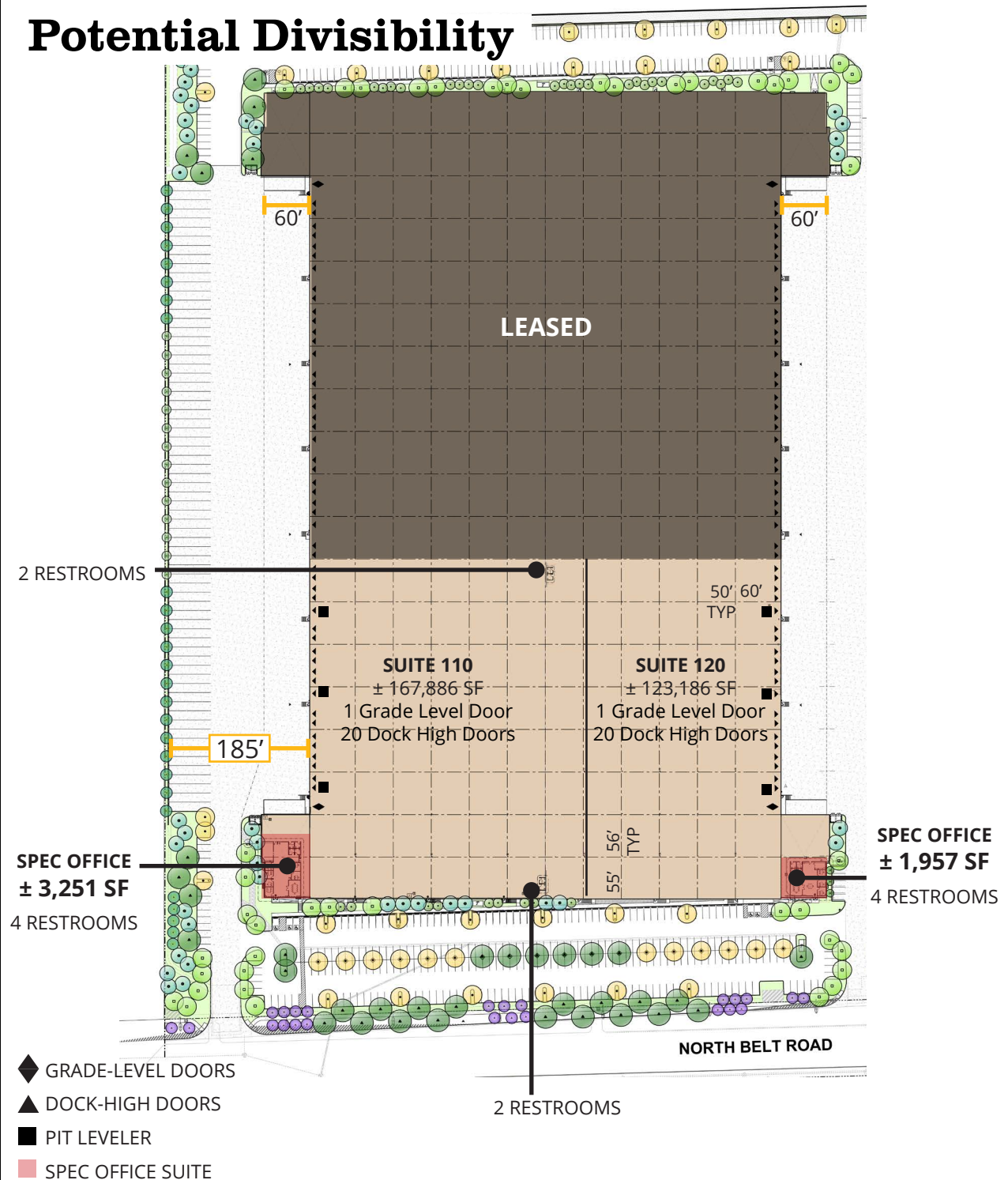
Building Specifications

- $\pm 685,080$ Total SF
- 214 Skylights
- R-30 Insulation
- 30-mil. TPO Roof
- $\pm 185'$ Truck Court (West)
- $\pm 250'$ Truck Court (East)
- $\pm 50' \times 56'$ Bays and 60' Typical Speed Bays
- $\pm 40'$ Clear Height
- 7" Thick 4500 PSI Floor Slab

Suite Specifications

- Available $\pm 123,186$ SF & $\pm 167,886$ SF Suites
- 1 Grade Level Doors (14' x 16') per Suite
- 20 Dock High Doors (9' x 10') per Suite
- Three 30K lb Capacity Pit Levelers per Suite
- Office Spec Suite 110 $\pm 3,251$ SF
- Office Spec Suite 120 $\pm 1,957$ SF
- $\pm 6,400$ Amps, 277/480 V, 3-Phase Power (Total)
- Parking Provided: 224 Stalls (Total)
- 27 Trailer Stalls (Total)

Potential Divisibility



Matter Logistics @ North 15

Building 1

5850 E. North Belt Road

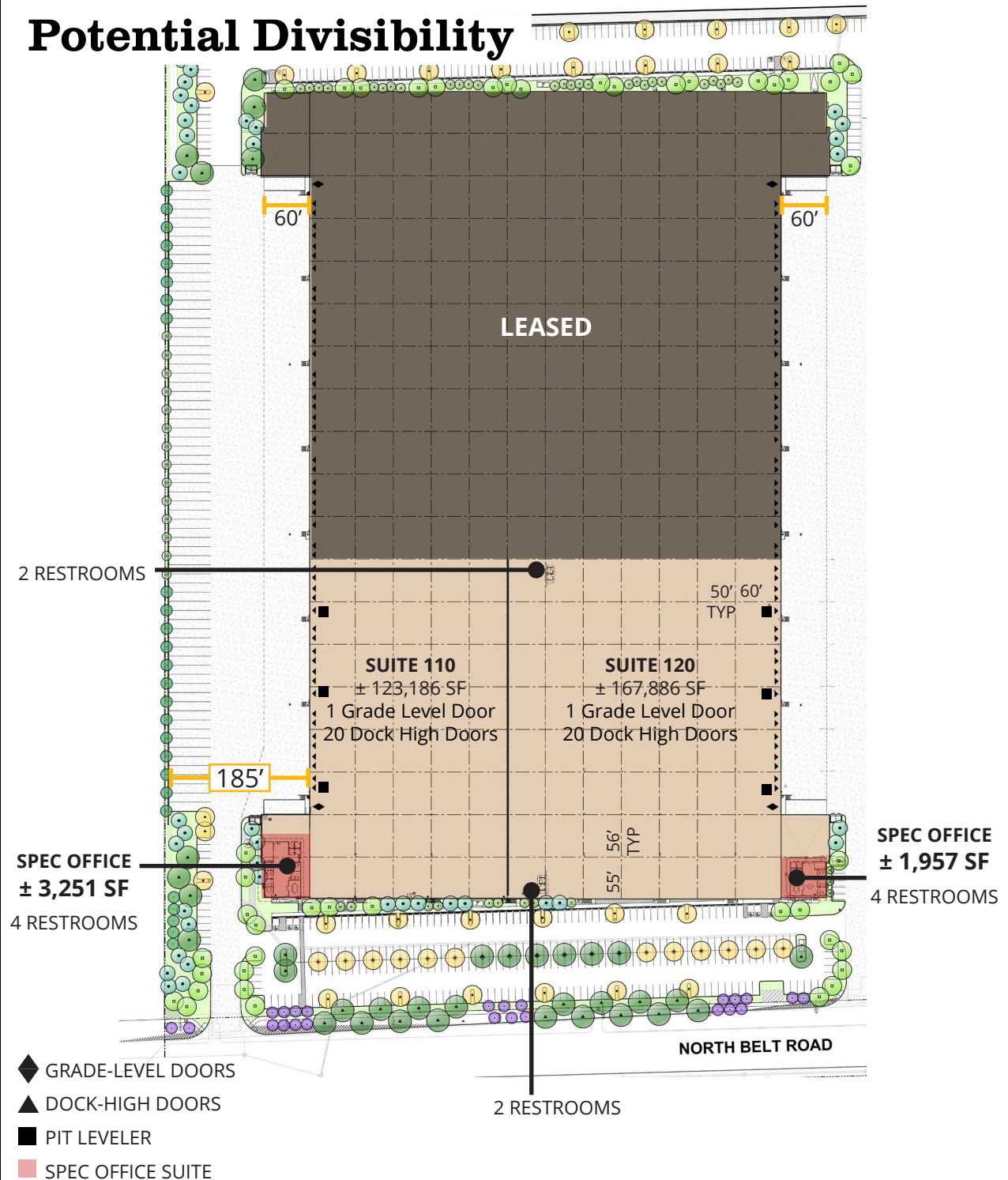
Building Specifications

- $\pm 685,080$ Total SF
- 214 Skylights
- R-30 Insulation
- 30-mil. TPO Roof
- $\pm 185'$ Truck Court (West)
- $\pm 250'$ Truck Court (East)
- $\pm 50' \times 56'$ Bays and 60' Typical Speed Bays
- $\pm 40'$ Clear Height
- 7" Thick 4500 PSI Floor Slab

Suite Specifications

- Available $\pm 123,186$ SF & $\pm 167,886$ SF Suites
- 1 Grade Level Doors (14' x 16') per Suite
- 20 Dock High Doors (9' x 10') per Suite
- Three 30K lb Capacity Pit Levelers per Suite
- Office Spec Suite 110 $\pm 3,251$ SF
- Office Spec Suite 120 $\pm 1,957$ SF
- $\pm 6,400$ Amps, 277/480 V, 3-Phase Power (Total)
- Parking Provided: 224 Stalls (Total)
- 27 Trailer Stalls (Total)

Potential Divisibility



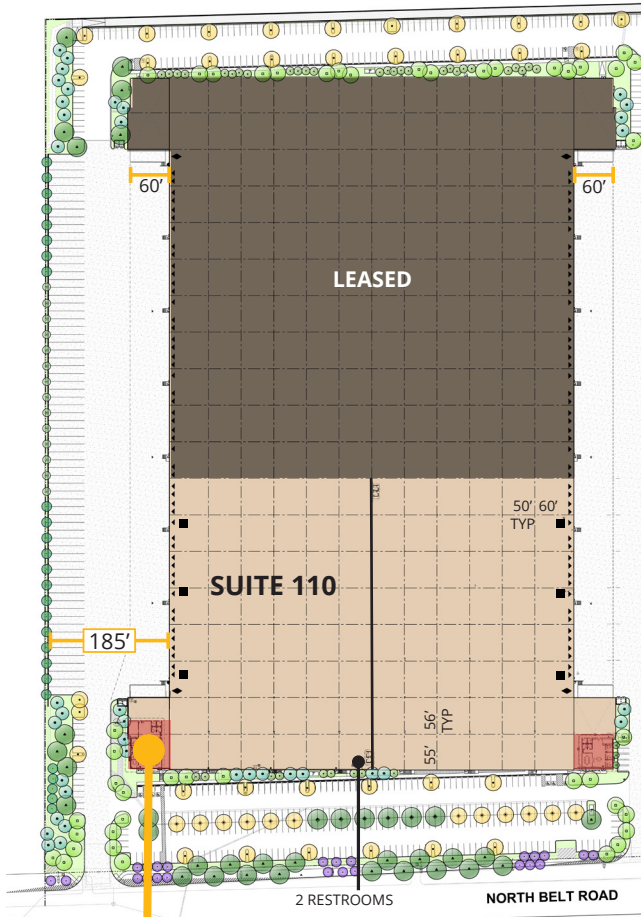
Matter Logistics

@ North 15

Spec Suites

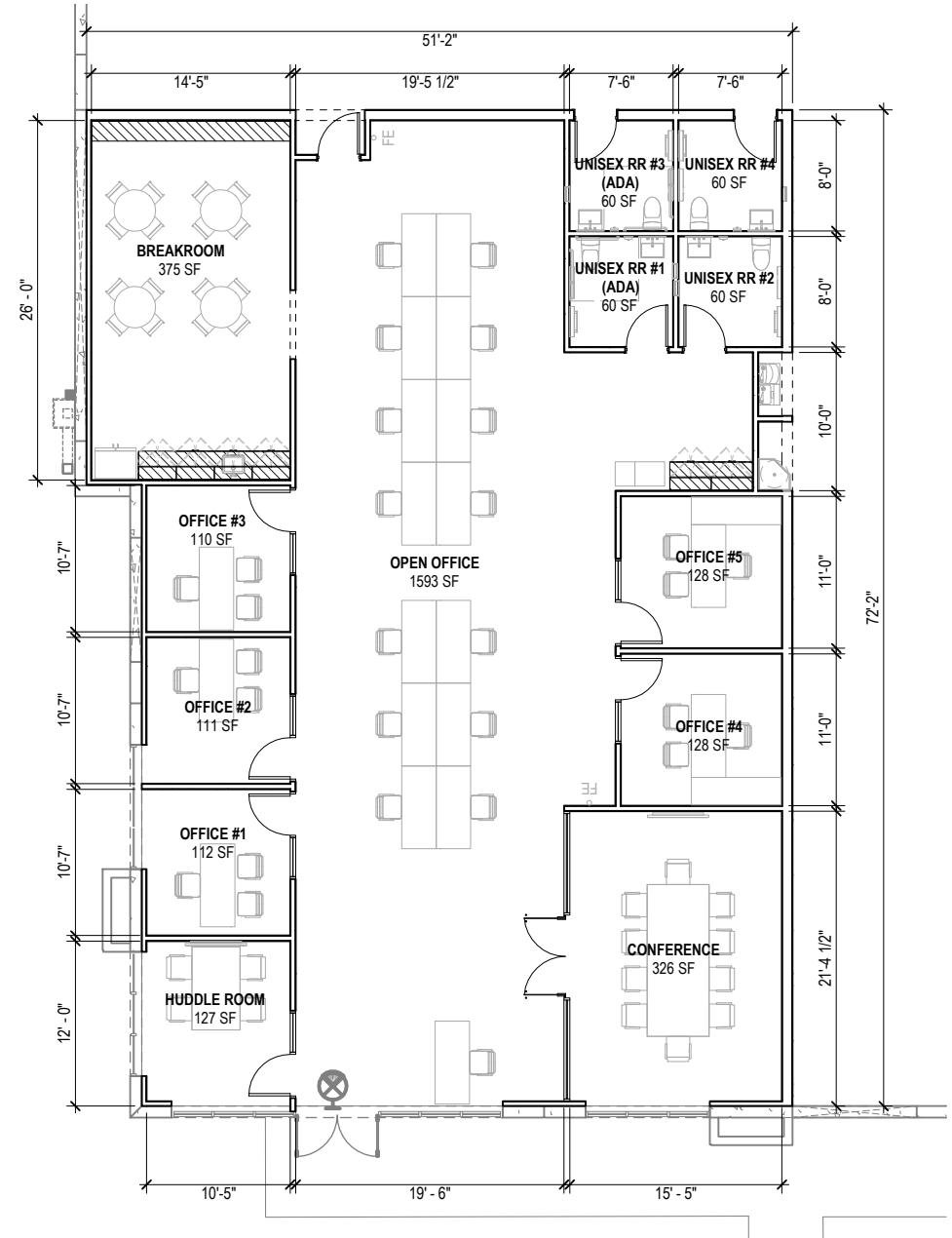
5850 E. North Belt Road

Suite 110



± 3,251 SF Office
4 RESTROOMS

Spec Suite 110



Matter Logistics

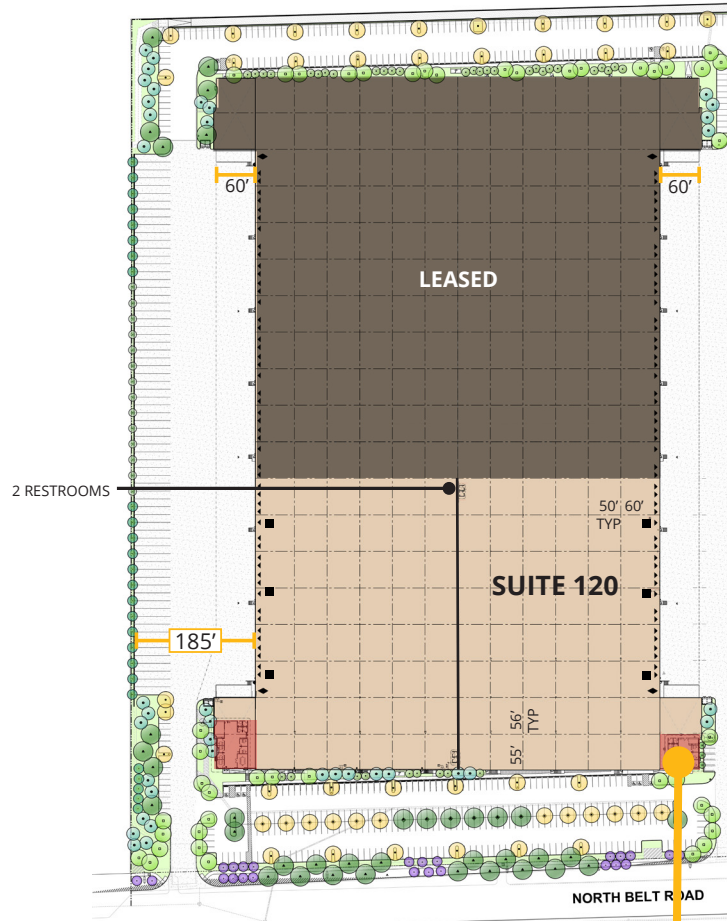
@ North 15

Spec Suites

5850 E. North Belt Road

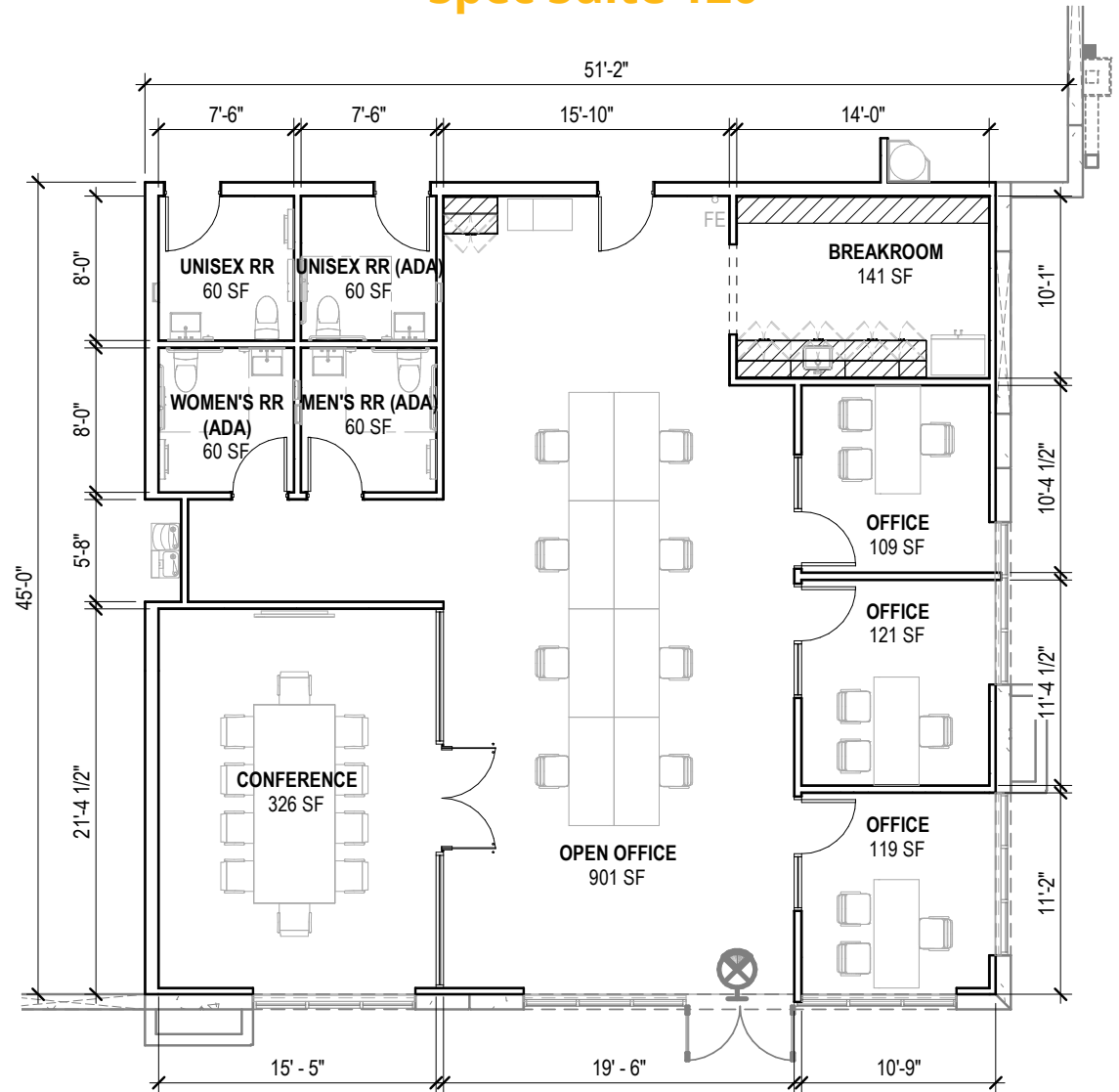
Suite 120

Spec Suite 120



- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- PIT LEVELER
- SPEC OFFICE SUITE

± 1,957 SF Office
4 RESTROOMS





Matter Logistics

@ North 15

Building 2
± 79,380 SF Available
5880 E. North Belt Road



Matter Logistics @ North 15

Building 2

5880 E. North Belt Road

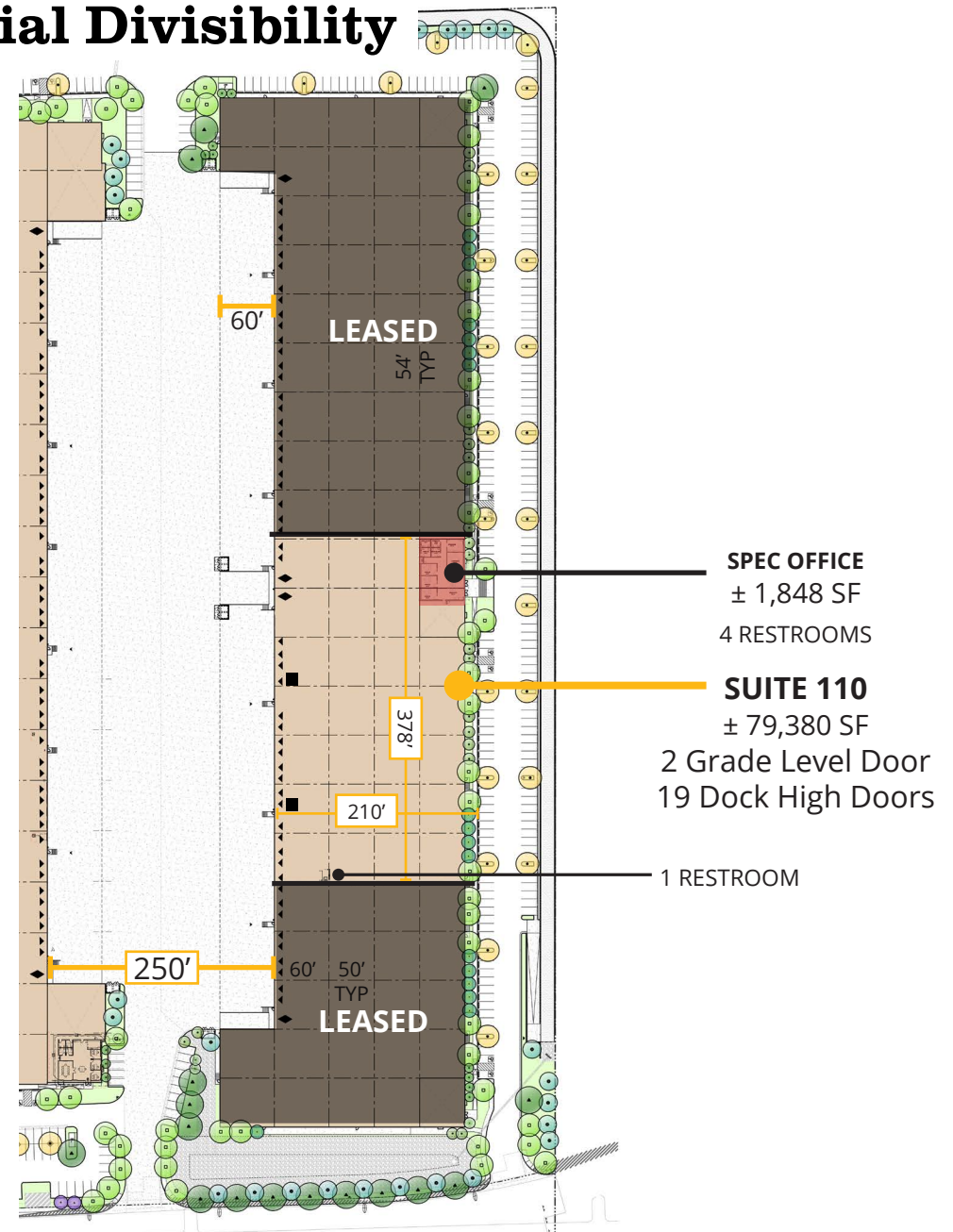
Building Specifications

- ± 249,480 Total SF
- 77 Skylights
- R-30 Insulation
- 30-mil. TPO Roof
- ± 250' Concrete Truck Court
- ± 50' X 54' Bays and 60' Typical Speed Bays
- ± 32' Clear Height
- 6" Thick 4500 PSI Floor Slab
- Parking Provided: 277 Stalls

Suite Specifications

- Available Space ± 79,380 SF
- 2 Grade Level Doors (14' x 16')
- 19 Dock High Doors (9' x 10')
- Two 30K lb Capacity Pit Levelers
- Office Spec Suite ±1,848 SF with 4 Restrooms
- ± 600 Amps, 277/480 V, 3-Phase Power

Potential Divisibility



*Can be combined

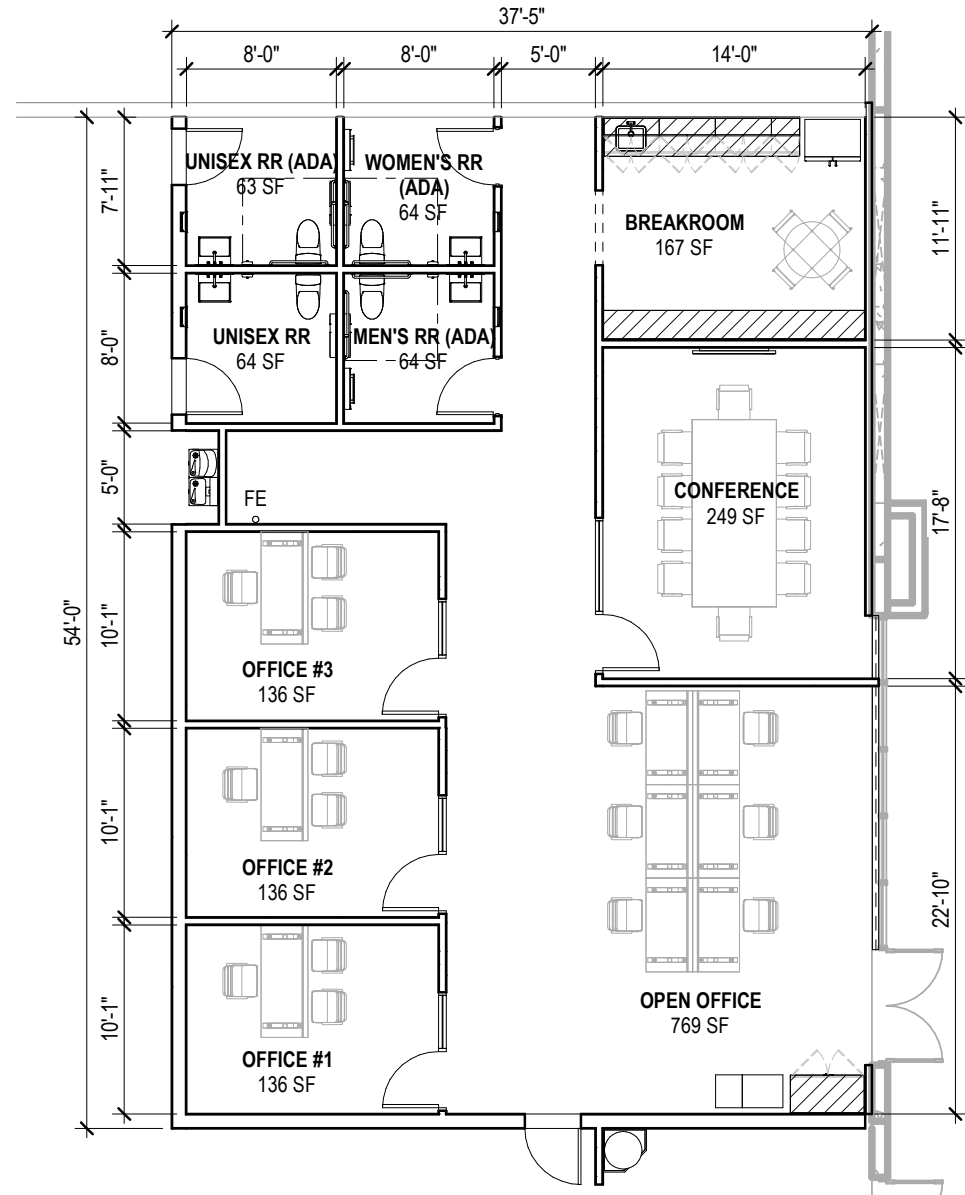
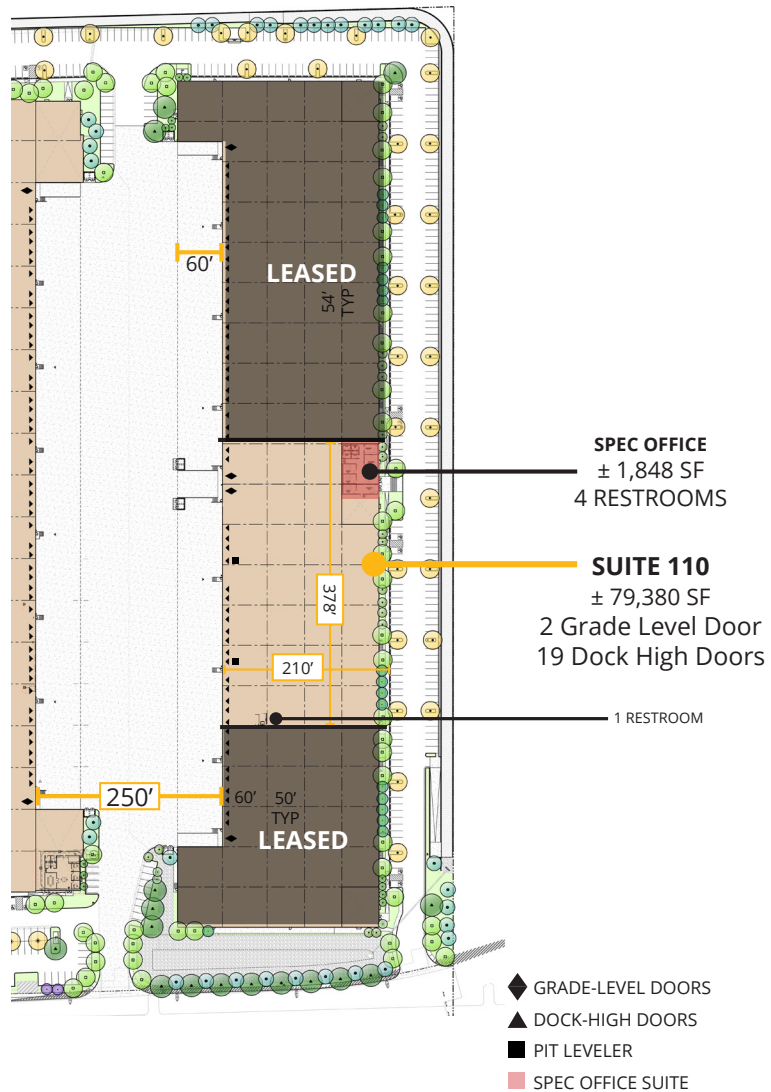
Matter Logistics

@ North 15

Spec Suite

5880 E. North Belt Road
Suite 110

Spec Suite





Leasing Contact

Jerry Doty, SIOR
Colliers
leasing by Doherty
Industrial Group
jerry.doty@colliers.com
702-836-3735
License # NV-S.172045

Leasing Contact

Paul Sweetland, SIOR
Colliers
leasing by Doherty
Industrial Group
paul.sweetland@colliers.com
702-836-3750
License # NV-S.43604

Leasing Contact

Dan Doherty, SIOR
Colliers
leasing by Doherty
Industrial Group
dan.doherty@colliers.com
702-836-3707
License # NV-S.24287

Matter.

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC, Matter Real Estate Group and related entities have 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.