

For Lease

Matter Park @ West Henderson

Southwest Corner of Raiders Way and Sunridge Heights Parkway, Henderson, NV 89052

Matter. Colliers

Location Highlights

- West Henderson submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via Starr Interchange and St. Rose Interchange
- Close proximity to Anthem, Inspirada and Henderson Executive Airport

Project Highlights

- ± 5.31 acres
- 2 Buildings
- ± 63,096 Total SF
- Divisible to ± 2,705 SF
- MR-MP Zoning
- Light Industrial & Warehouse
- Rear Loading Configuration
- Grade & Dock Level Loading Doors
- Office Spec Suites or BTS
- ± 20’ Clear Height
- Concrete Tilt Up Construction
- ESFR Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas and Cox

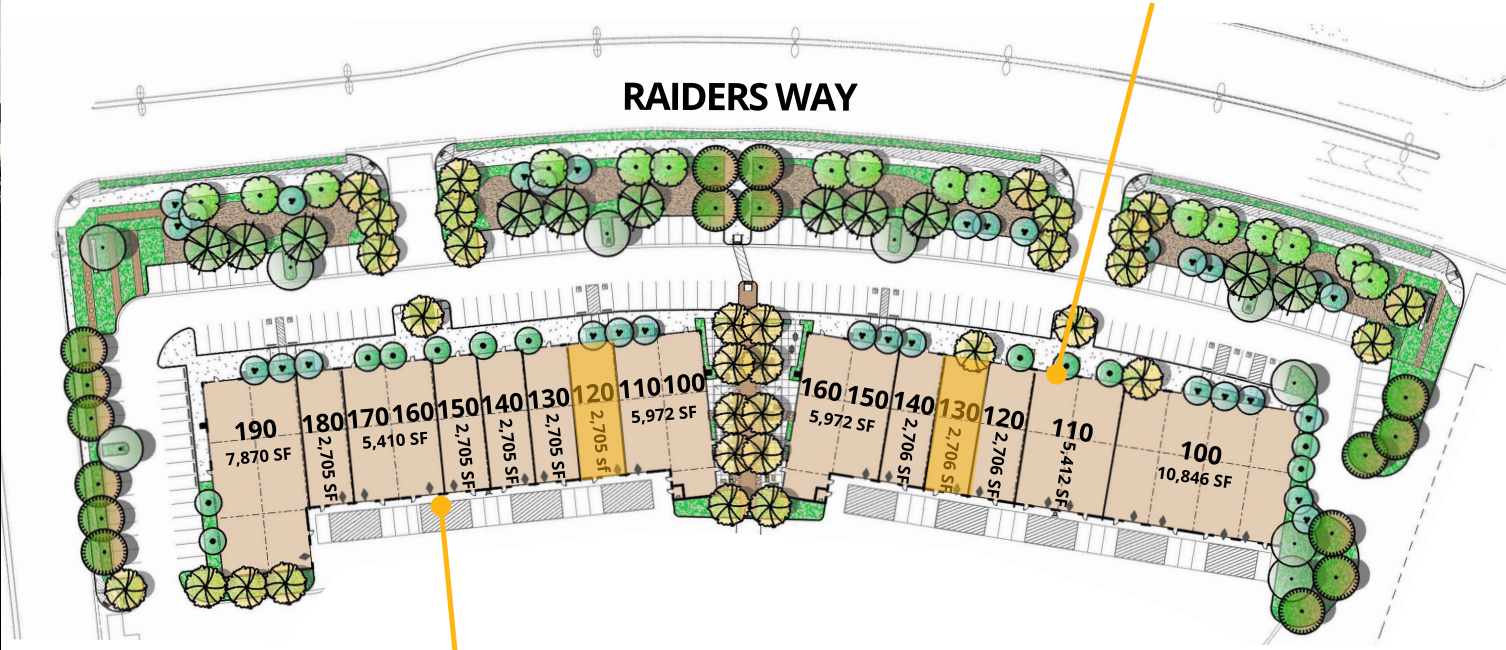




Matter Park
@ West Henderson
Select Units
For Lease

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@ West Henderson

BUILDING 2
± 30,348 SF



BUILDING 1
± 32,748 SF

AVAILABLE
GRADE-LEVEL DOORS
DOCK-HIGH DOORS

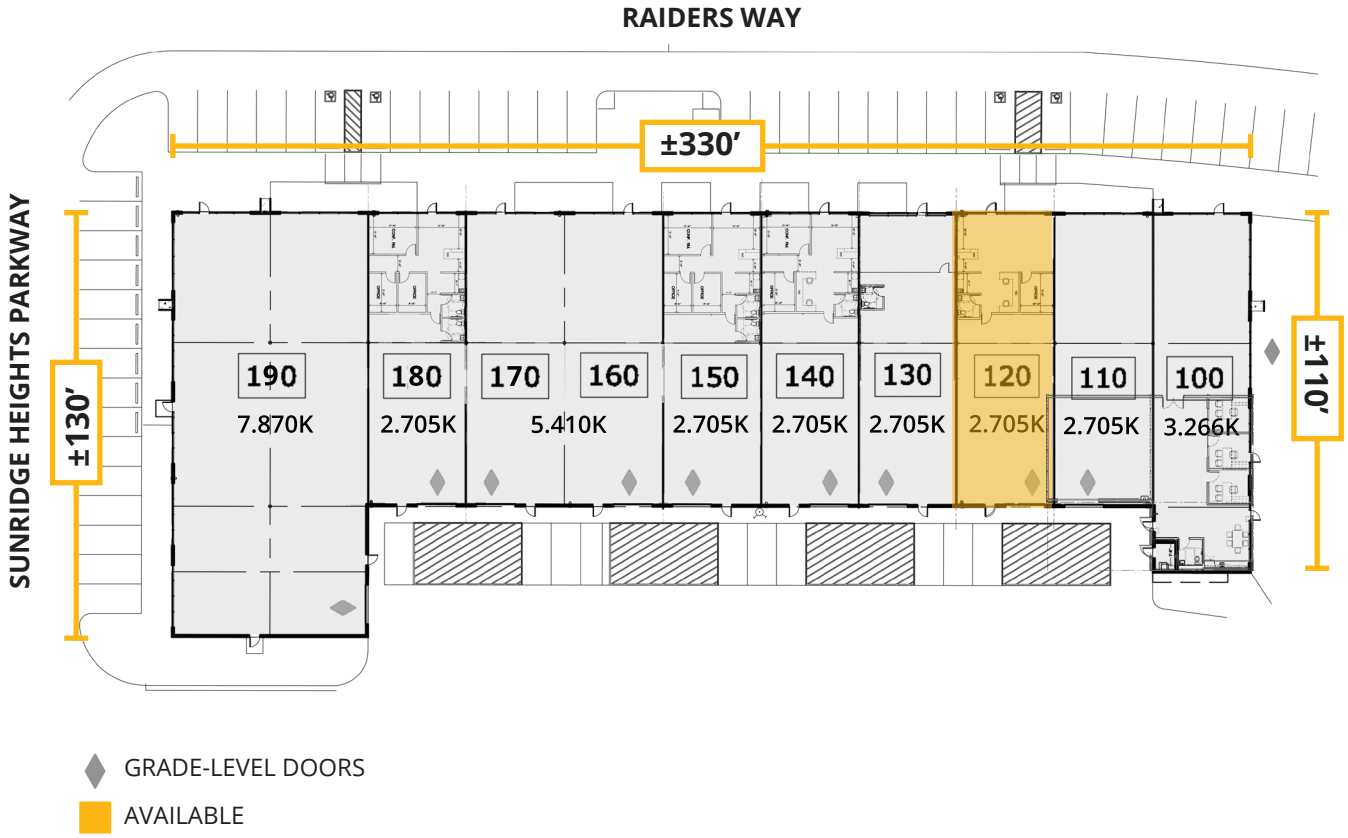
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Matter Park
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1371 Raiders Way

Building Specifications

- ± 32,748 SF
- Divisible to ± 2,705 SF
- 9 Grade Level Doors (±12’ x ±14’)
- ± 20’ Clear Height
- Column Spacing (Typical) 30’ x 50’, 30’ x 40’
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6” Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Evaporative Cooled Warehouse
- Building Parking Provided: 109
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse



SUITE	TOTAL SF	GRADE LEVEL DOORS	CLEAR HEIGHT	RATE
120	± 2,705 SF	1 (12’ x 14’)	± 20’	Call for Pricing

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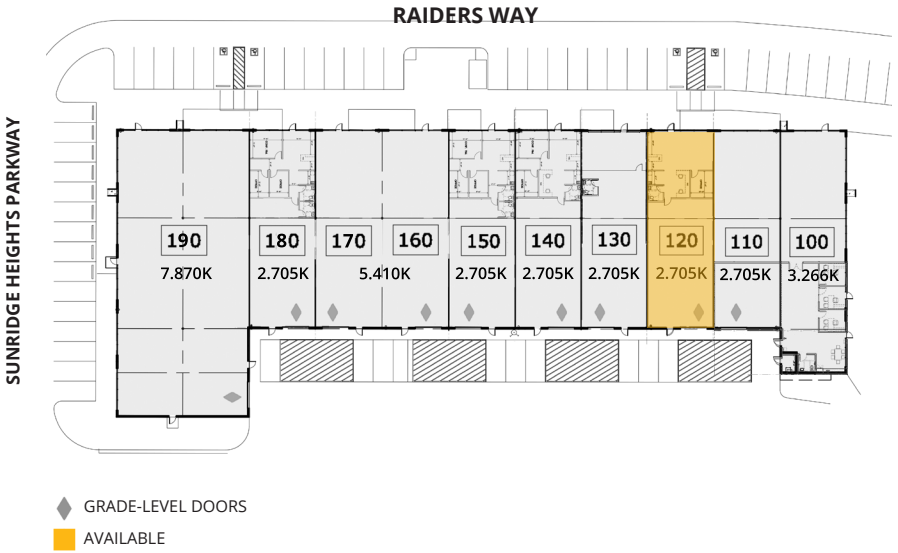
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1371 Raiders Way

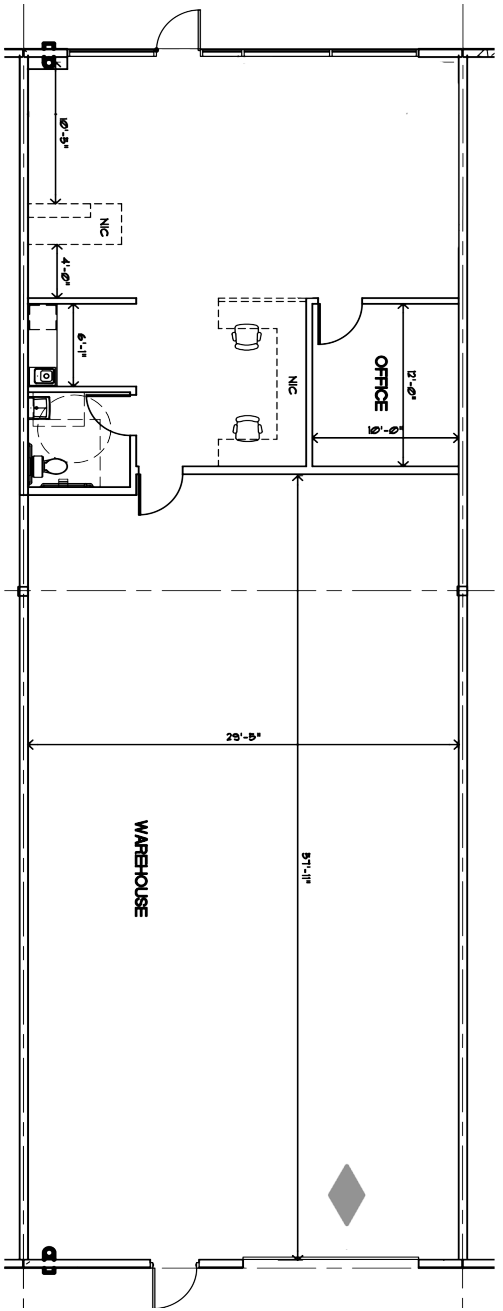
Suite 120

Suite Specifications

- ± 2,705 Total SF
- 1 Restroom
- One (1) ±12’ X ±14’ Grade Doors
- ± 20’ Clear Height
- 277/480V, 3-Phase Power



120



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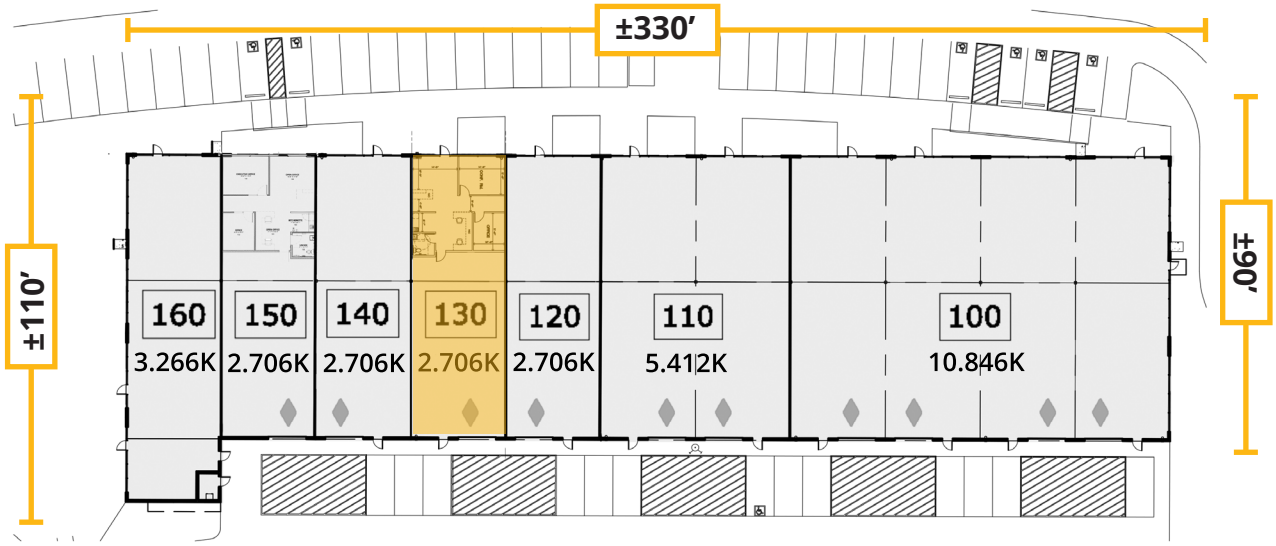
1395 Raiders Way

Suite 130 - ± 2,705 SF

Building Specifications

- ± 30,348 SF
- Divisible to ± 2,705 SF
- 10 Grade Level Doors (±12’ x ±14’)
- ± 20’ Clear Height
- Column Spacing (Typical) 30’ x 50’, 30’ x 40’
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6” Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Evaporative Cooled Warehouse
- Building Parking Provided: 88
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse

RAIDERS WAY



GRADE-LEVEL DOORS

AVAILABLE

SUITE	TOTAL SF	GRADE LEVEL DOORS	CLEAR HEIGHT	RATE
130	± 2,706 SF	1 (12’ x 14’)	± 20’	Call for Pricing

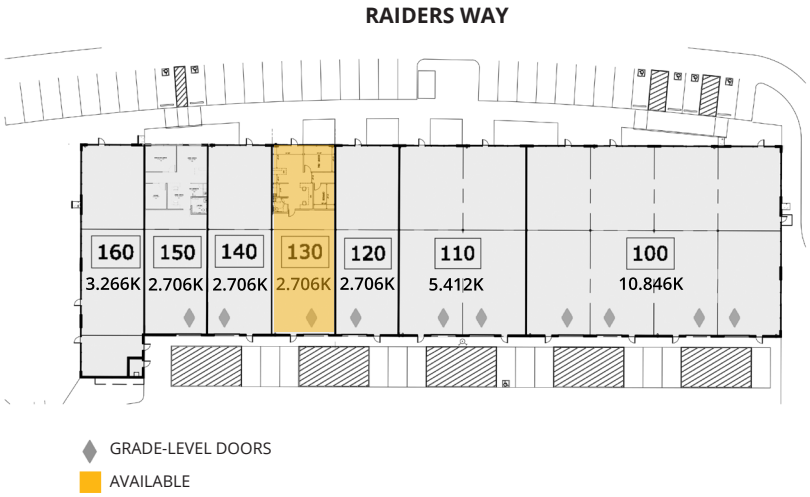
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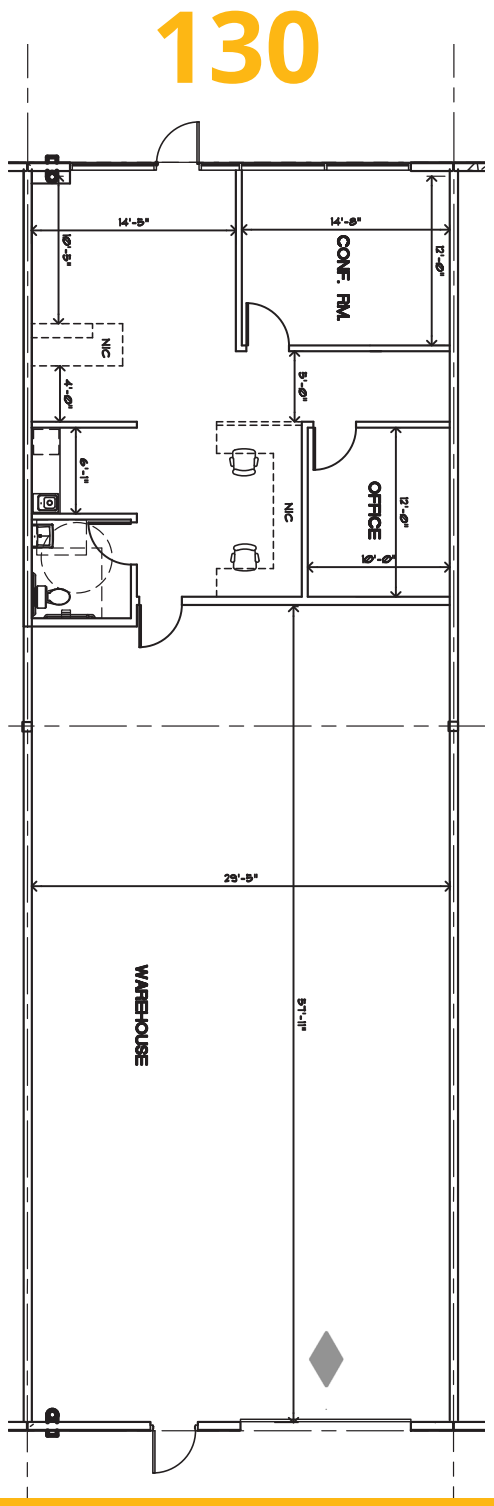
1395 Raiders Way

Suite 130

Suite Specifications

- ± 2,705 Total SF
- ± 870 Office SF
- ±1,835 Warehouse SF
- One (1) ±12’ X ±14’ Grade Door
- ± 20’ Clear Height
- 277/480V, 3-Phase Power





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