

**LAST  
REMAINING  
SUITE**

**AVAILABLE  
± 291,212 SF**

**\*Divisible to ± 123,246**



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
- ± 936,844 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**

**± 123,246 - ± 291,212 SF Available**

5850 E. North Belt Road



# Matter Logistics @ North 15

## Building 1

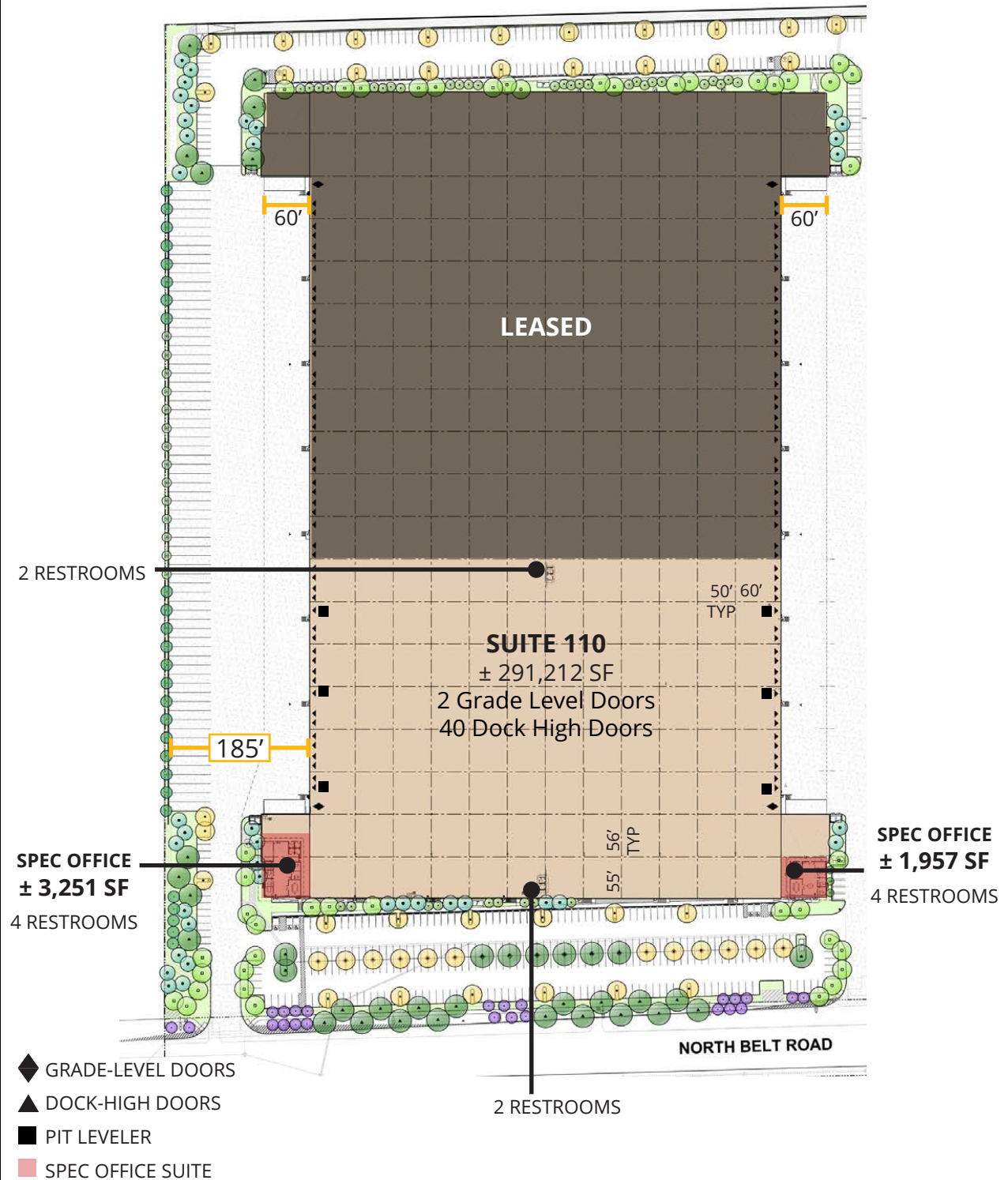
5850 E. North Belt Road

## Building Specifications

- ± 686,779 Total SF
- 214 Skylights
- R-30 Insulation
- 30-mil. TPO Roof
- ± 185' Truck Court (West)
- ± 250' Truck Court (East)
- ± 50' X 56' Bays and 60' Typical Speed Bays
- ± 40' Clear Height
- 7" Thick 4500 PSI Floor Slab

## Suite Specifications

- Available Space ± 291,212 SF
- Divisible to ± 123,246 SF
- 2 Grade Level Doors (14' x 16')
- 40 Dock High Doors (9' x 10')
- Six 30K lb Capacity Pit Levelers
- Office Spec Suites (±3,251 SF & ±1,957 SF)
- ± 6,400 Amps, 277/480 V, 3-Phase Power
- Parking Provided: 224 Stalls
- 27 Trailer Stalls



# Matter Logistics @ North 15

**Building 1**  
5850 E. North Belt Road

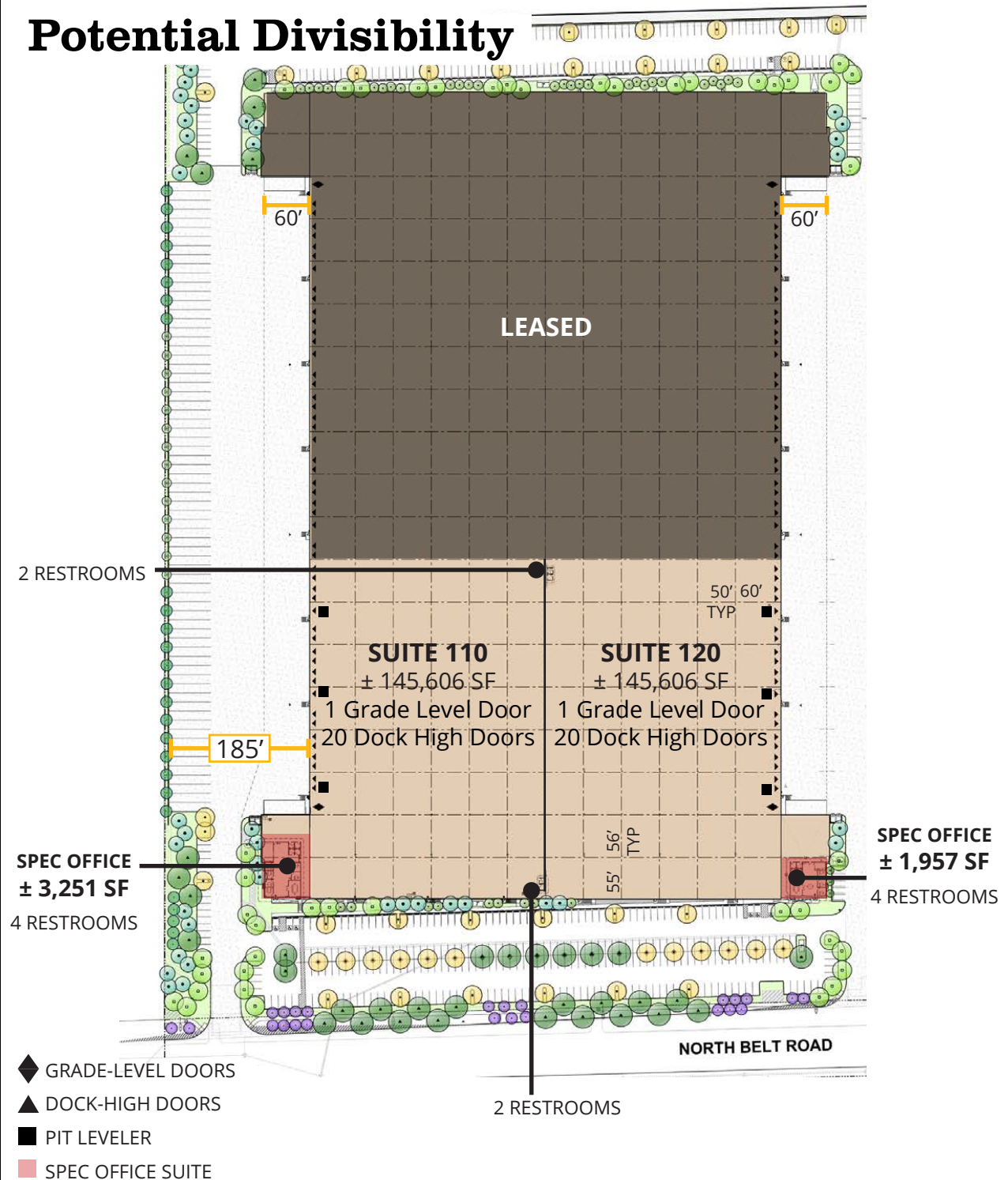
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- ± 185' Truck Court (West)
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- ± 50' X 56' Bays and 60' Typical Speed Bays
- ± 40' Clear Height
- 7" Thick 4500 PSI Floor Slab

## Suite Specifications

- Available ± 145,606 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 ±3,251 SF
- Office Spec Suite 120 ±1,957 SF
- ± 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

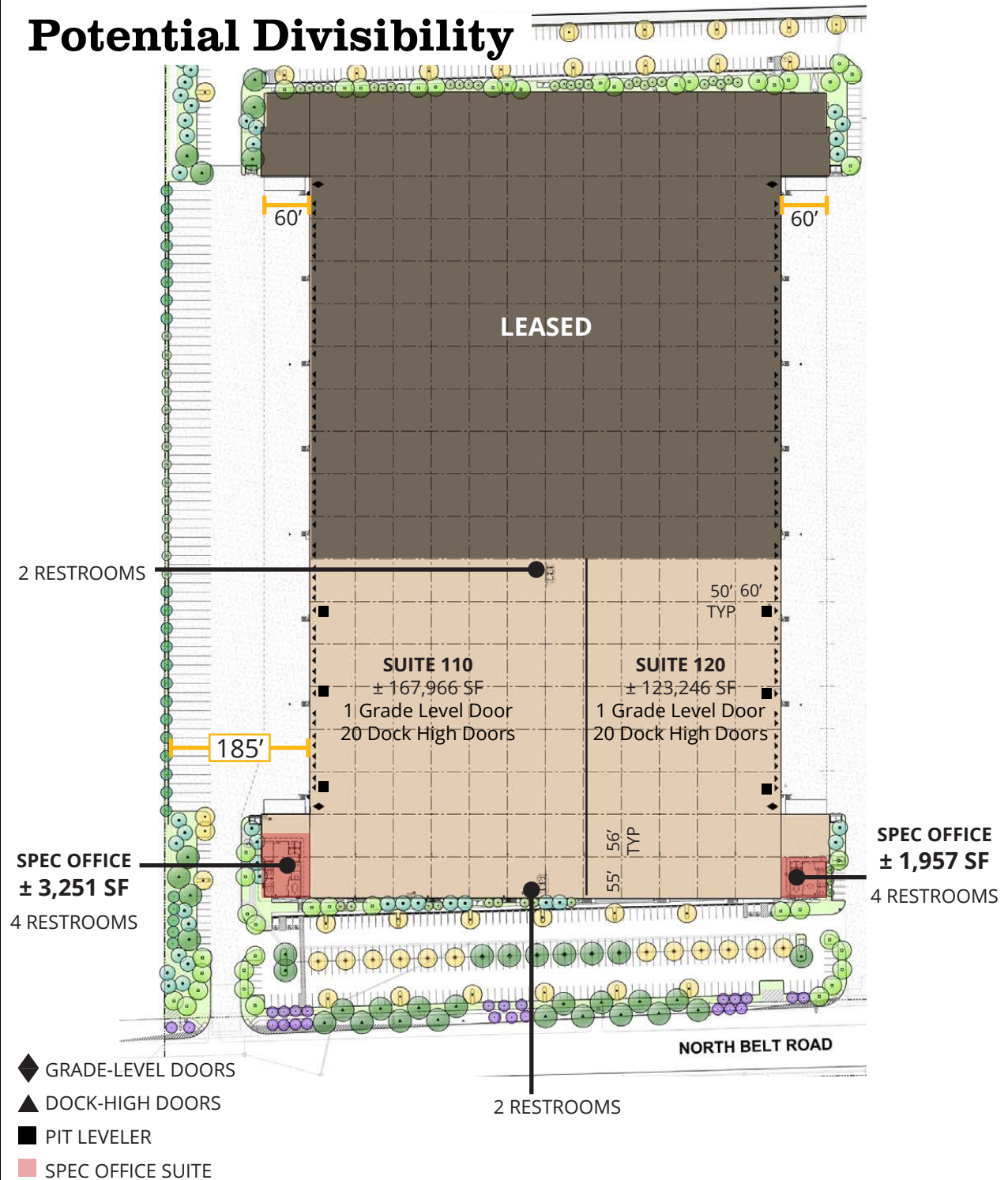
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- 30-mil. TPO Roof
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- ± 40' Clear Height
- 7" Thick 4500 PSI Floor Slab

## Suite Specifications

- Available ±123,246 SF & ±167,966 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 ±3,251 SF
- Office Spec Suite 120 ±1,957 SF
- ± 6,400 Amps, 277/480 V, 3-Phase Power (Total)
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## Potential Divisibility



# Matter Logistics @ North 15

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5850 E. North Belt Road

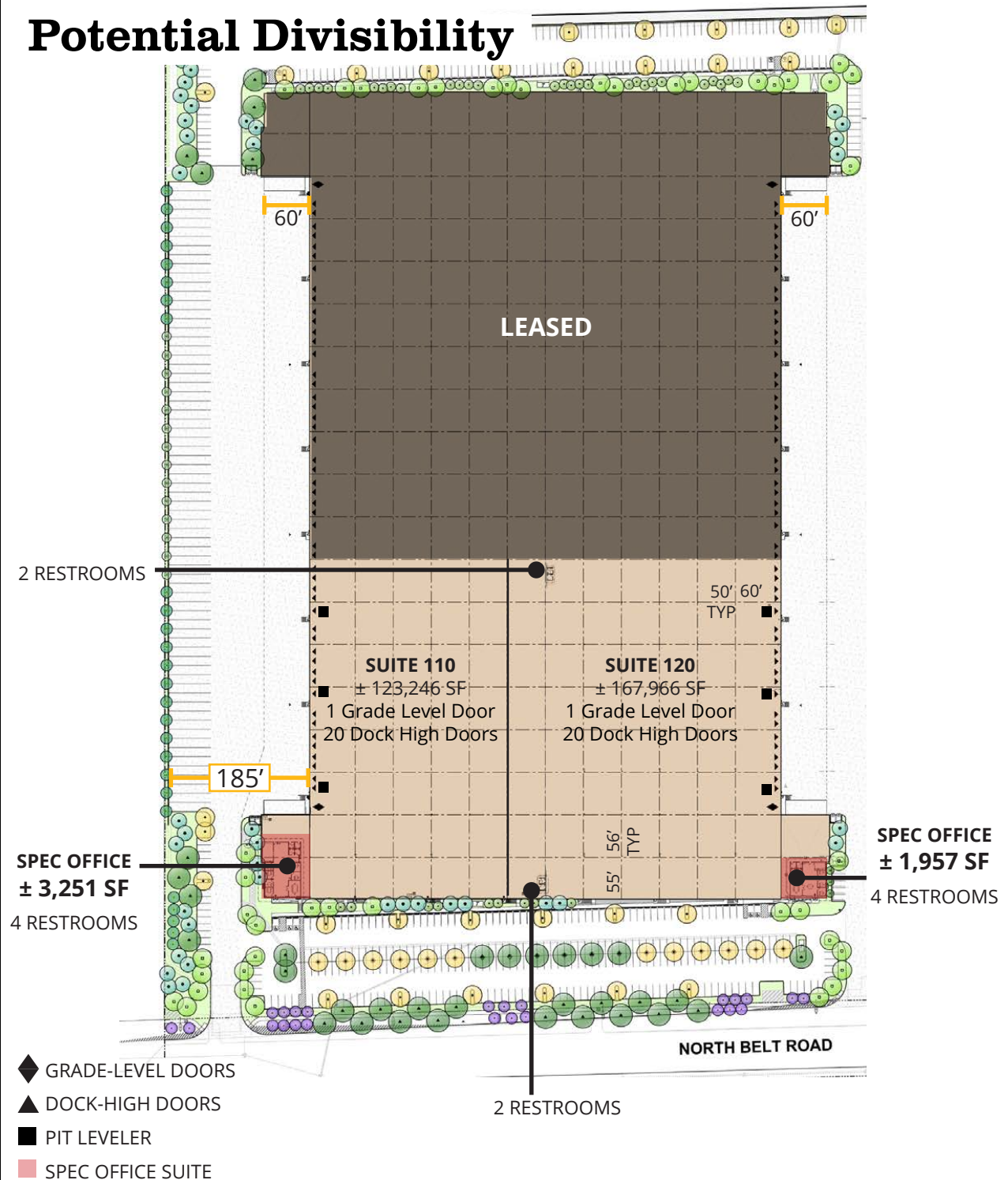
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## Potential Divisibility



# Matter Logistics

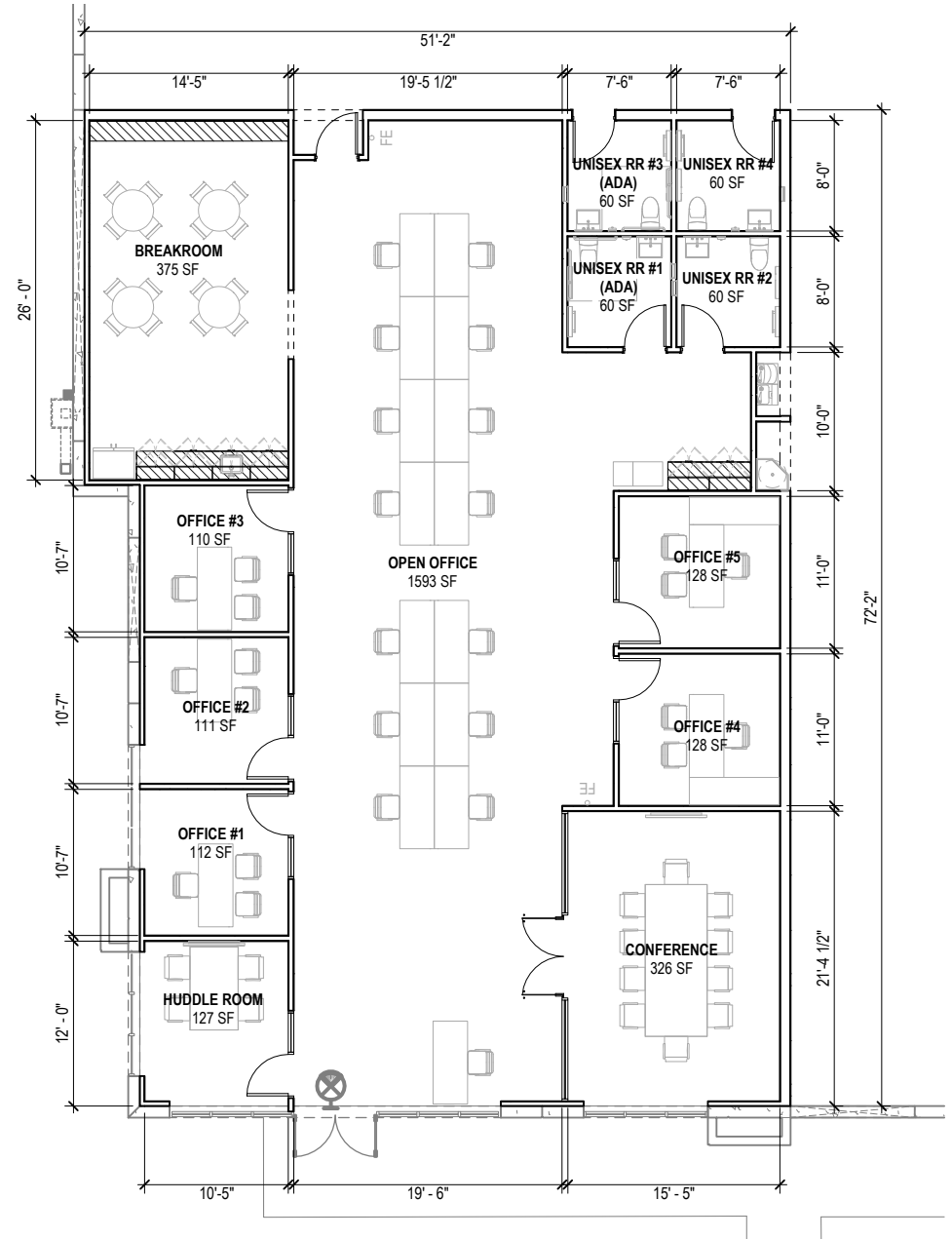
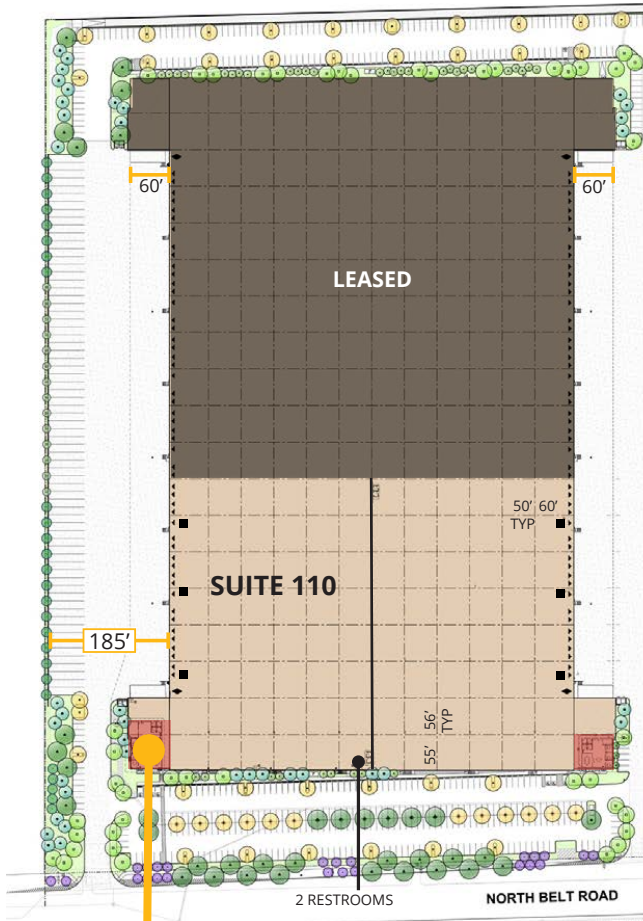
@ North 15

Spec Suites

5850 E. North Belt Road

Suite 110

## Spec Suite 110



± 3,251 SF Office  
4 RESTROOMS

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

# Matter Logistics

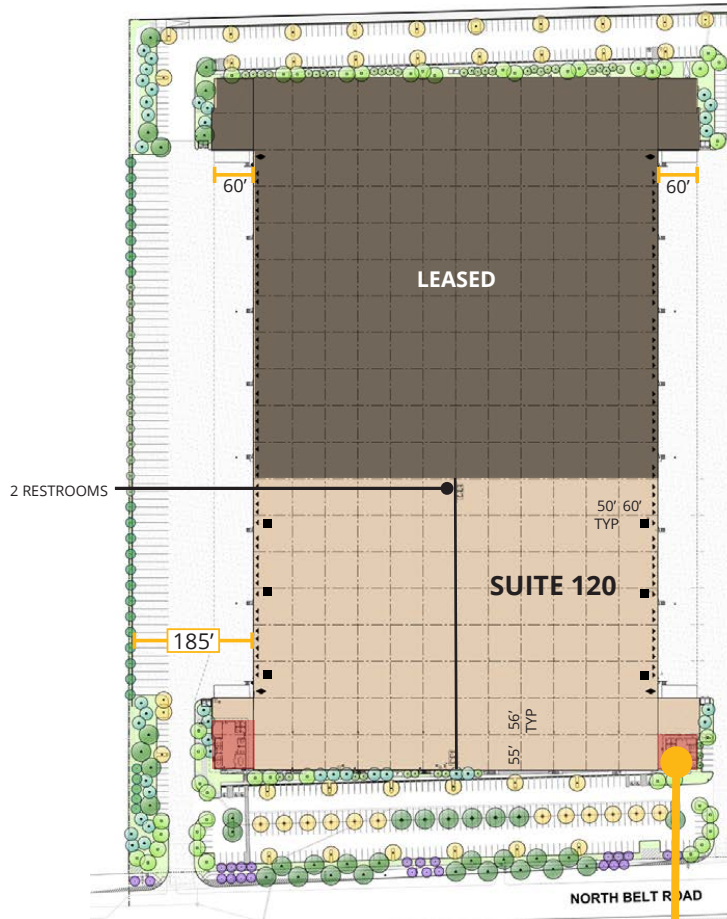
@ North 15

Spec Suites

5850 E. North Belt Road

Suite 120

## Spec Suite 120



2 RESTROOMS

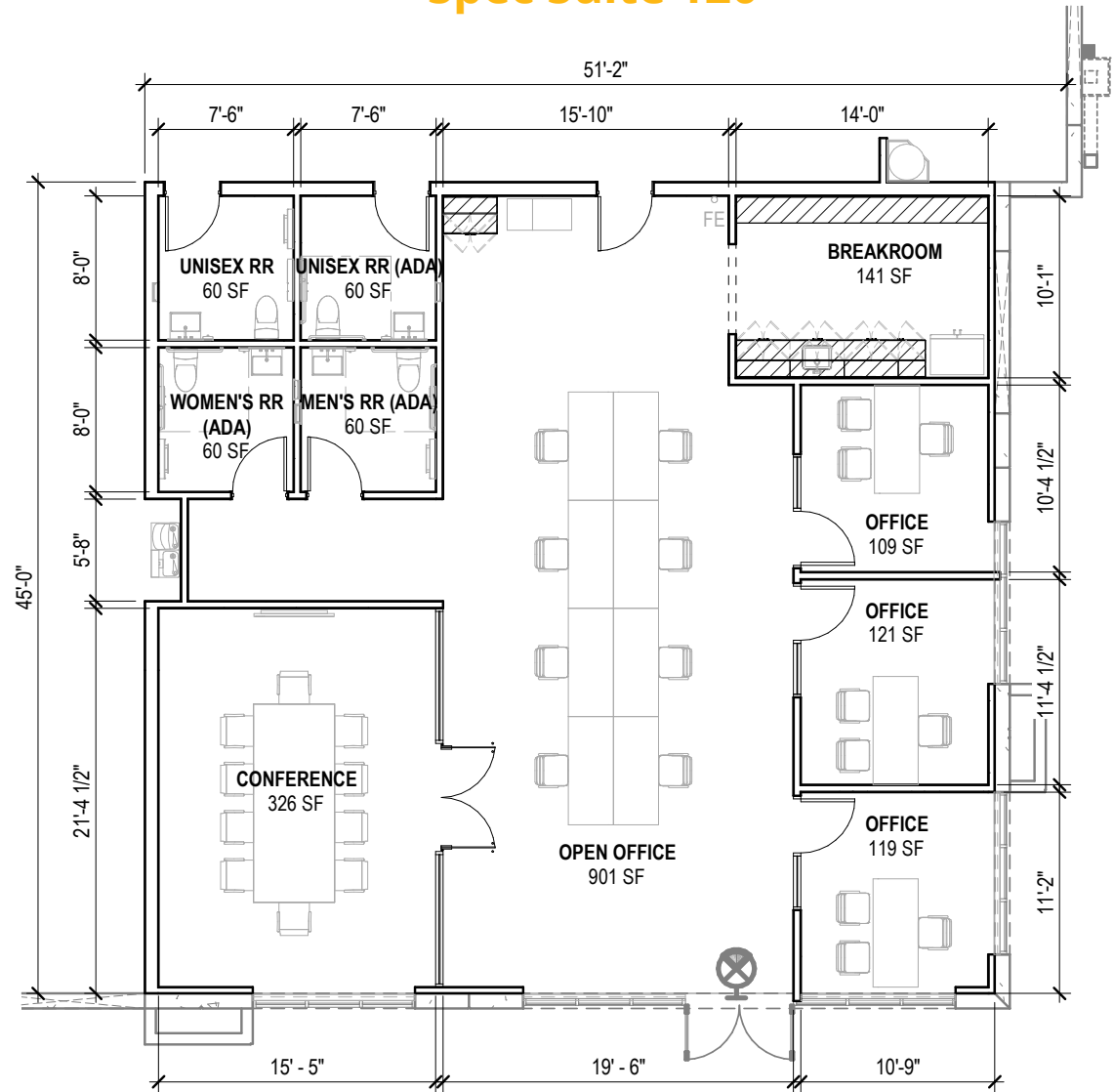
LEASED

SUITE 120

NORTH BELT ROAD

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

± 1,957 SF Office  
4 RESTROOMS



51'-2"

7'-6"

7'-6"

15'-10"

14'-0"

8'-0"

8'-0"

5'-8"

45'-0"

21'-4 1/2"

15'-5"

19'-6"

10'-9"

10'-1"

10'-4 1/2"

10'-4 1/2"

11'-4 1/2"

11'-2"

UNISEX RR  
60 SF

UNISEX RR (ADA)  
60 SF

WOMEN'S RR  
(ADA)  
60 SF

MEN'S RR (ADA)  
60 SF

BREAKROOM  
141 SF

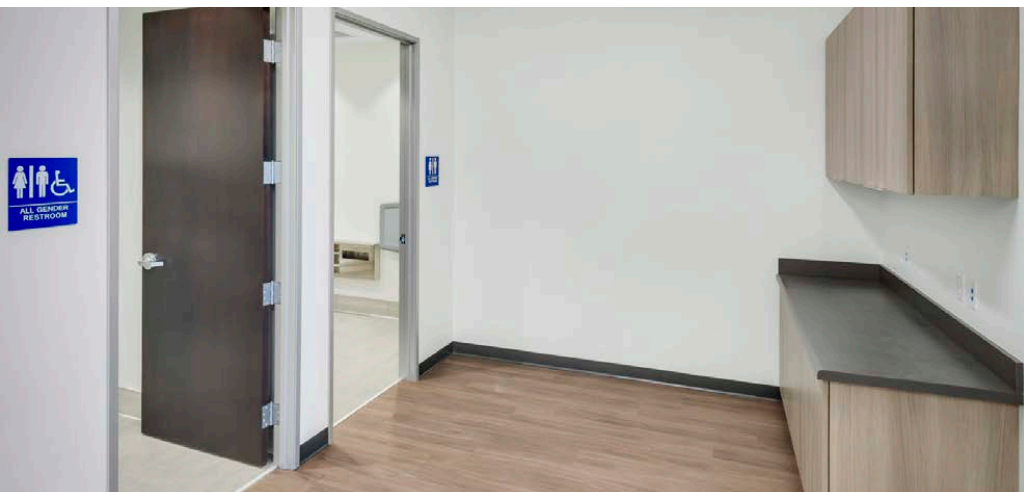
OFFICE  
109 SF

OFFICE  
121 SF

OFFICE  
119 SF

CONFERENCE  
326 SF

OPEN OFFICE  
901 SF

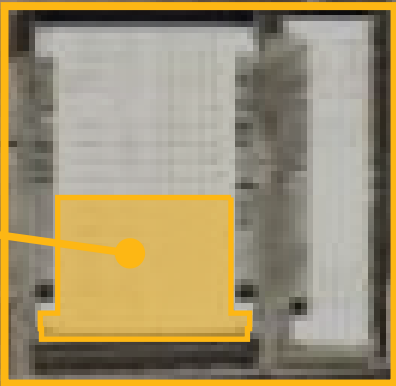


# Freeway Signage Opportunities.



**Freeway Proximity.**

**SUBJECT**



**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



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**Matter.**

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