



# Northern Beltway Industrial Center

5360, 5420, 5450 & 5470 El Campo Grande, North Las Vegas, NV 89115

# Voit

REAL ESTATE SERVICES

## THOMAS & MACK

DEVELOPMENT GROUP



## FOR SALE: FREESTANDING BUILDINGS

### Project Highlights

The Northern Beltway Industrial Center is a 100 Acre Master-

Planned Industrial Park located near the intersection of the I-15

and I-215, at Range Rd. and El Campo Grande Ave.

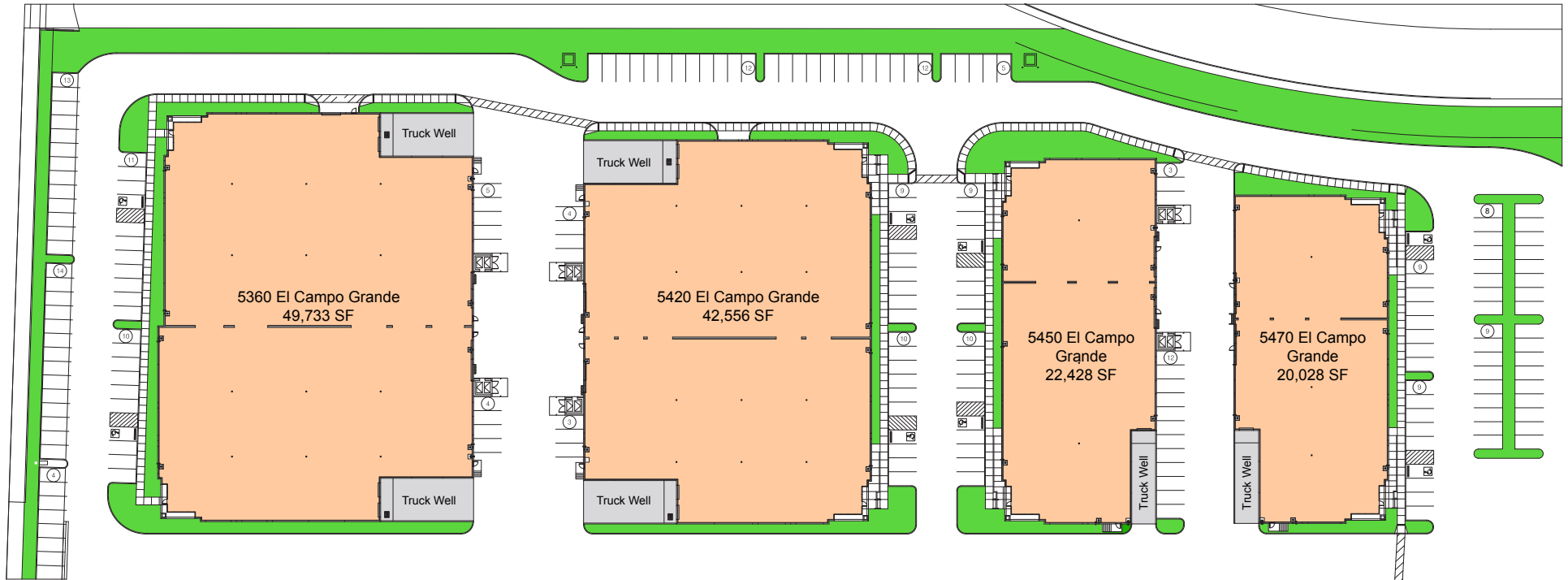
- **Availabilities Ranging from 20,028 SF to 49,733 SF**
- **Freestanding Shell Buildings**
- **18' - 24' Clear Height**
- **ESFR Sprinklers**
- **Zoned: M-2, City of North Las Vegas**
- **Parking Ratio: 1.4/1,000**
- **Build-to-Suit Options are Available for Future Development**

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**PROJECT SUMMARY**

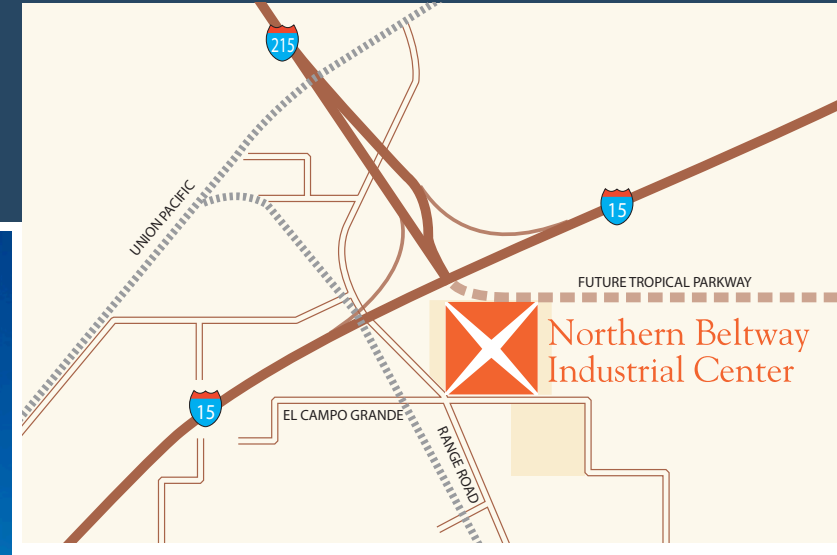


Address	Total SF	Dock Doors	Grade Doors	Clear Height	Power	Price
5360 El Campo Grande	49,733	4	2	24'	277/480 V, 3-Phase	\$100.00 PSF
5420 El Campo Grande	42,556	4	2	24'	277/480 V, 3-Phase	\$100.00 PSF
5450 El Campo Grande	22,428	1	2	18'	277/480 V, 3-Phase	\$100.00 PSF
5470 El Campo Grande	20,028	1	2	18'	277/480 V, 3-Phase	\$100.00 PSF



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