



Northern Beltway Industrial Center

5406 El Campo Grande, North Las Vegas, NV 89115

Voit

REAL ESTATE SERVICES

THOMAS & MACK

DEVELOPMENT GROUP



FOR LEASE: 31,834 SF

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. First generation shell spaces are available for lease with interior improvements Build-to Suit.

- **31,834 SF Available**
- **30' Clear Height**
- **ESFR Sprinklers**
- **Currently Shell Condition**
- **Zoned: M-2, City of North Las Vegas**
- **Build-to-Suit Options Available for Future Development**

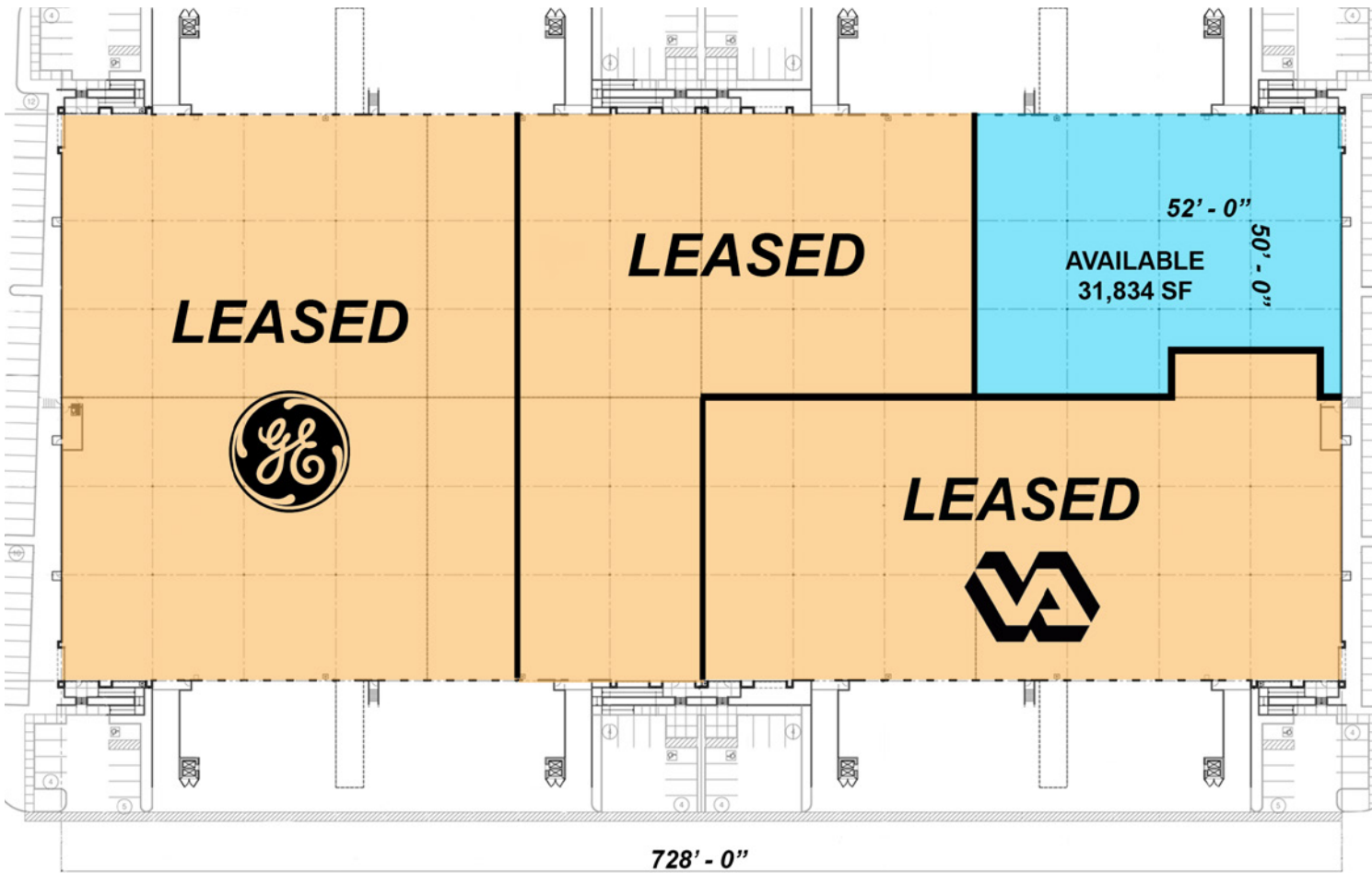


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Rev. 07.14.2006

BUILDING "B"

Rate	Est. NNN
\$0.40	\$0.095
Available SF	31,834 SF
Clear Height	30'
Floor Thickness	6"
Dock Doors	8 (9' x 10')
Grade Doors	2 (12' x 14')
Power	277/480 V, 3-Phase
Sprinkler (ESFR)	Yes

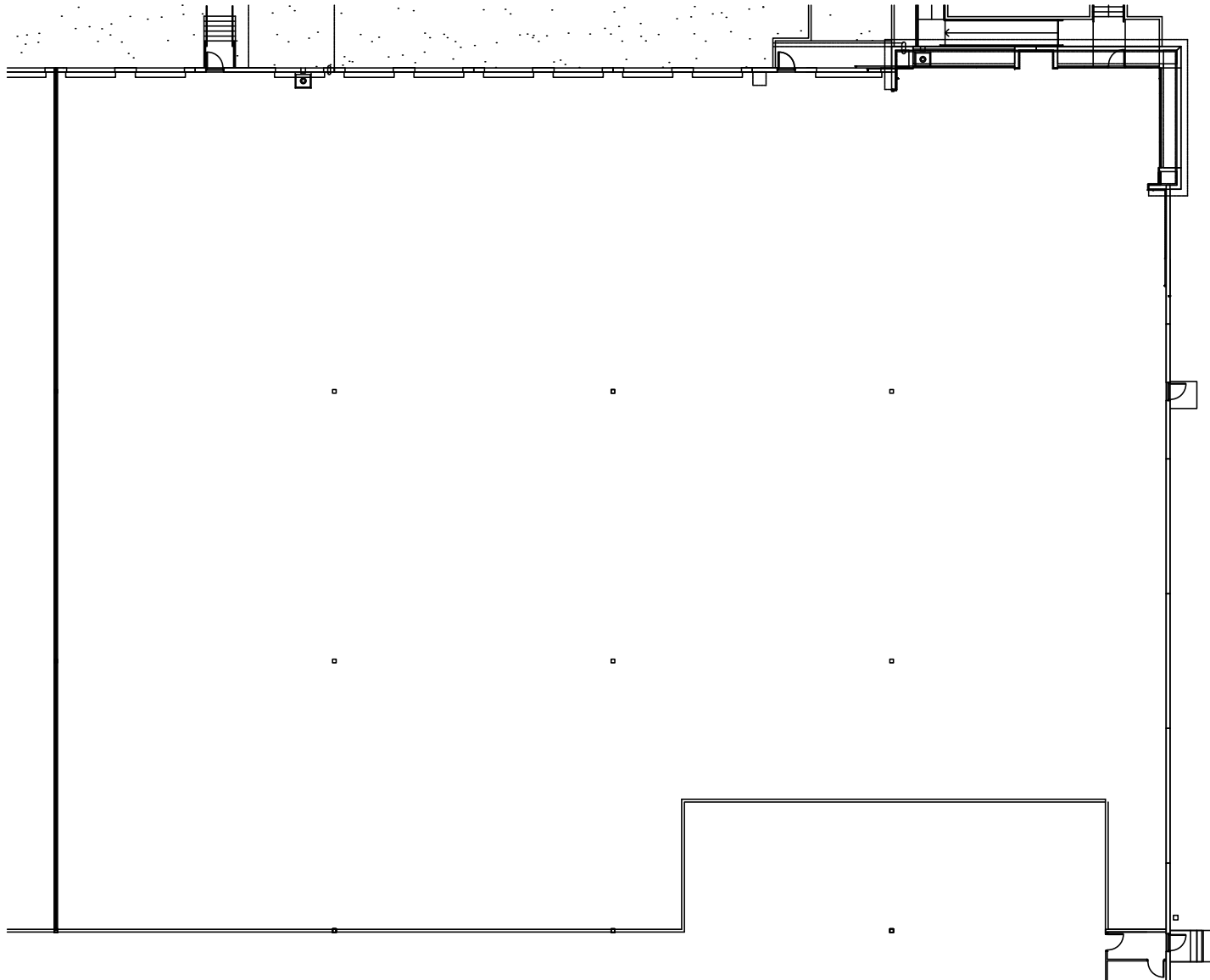


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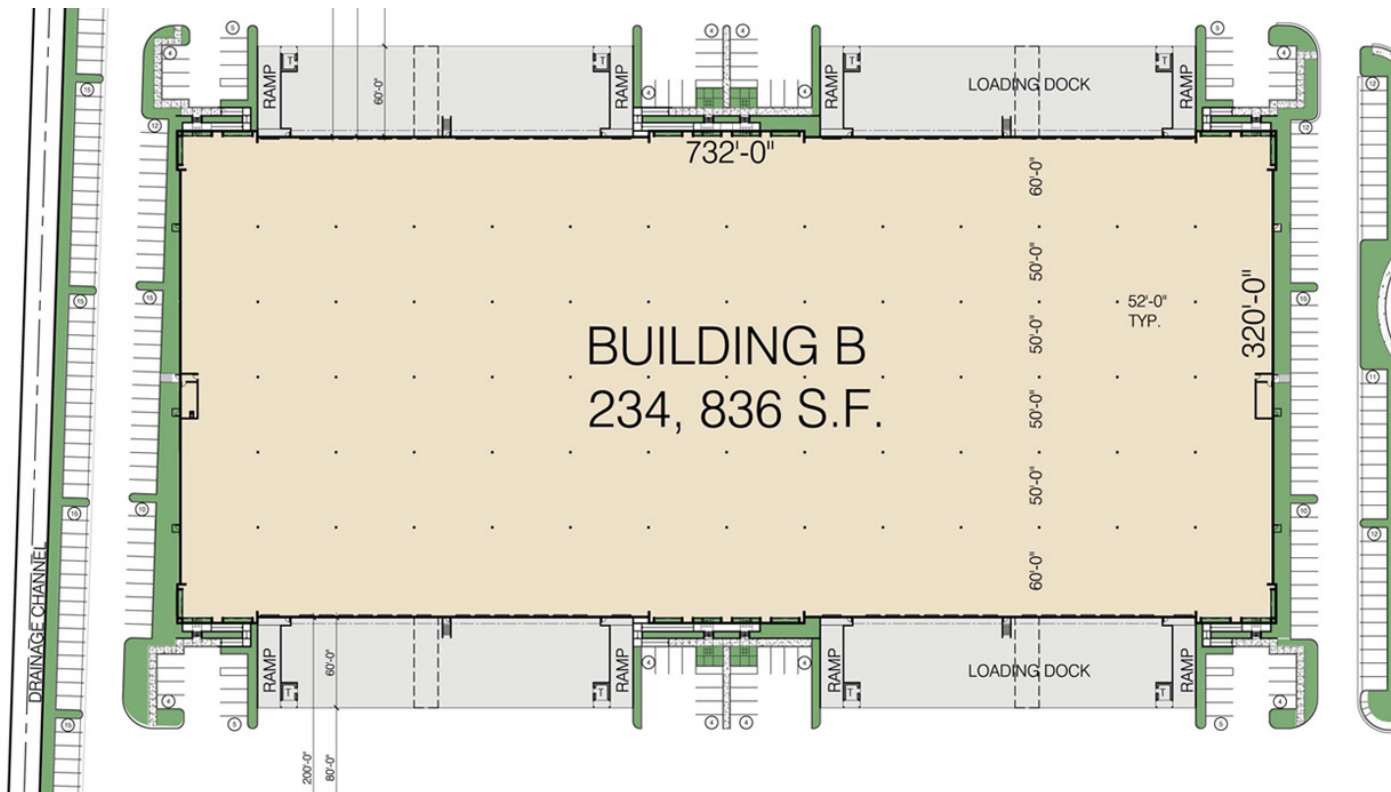
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**OVERALL BUILDING
INFORMATION**

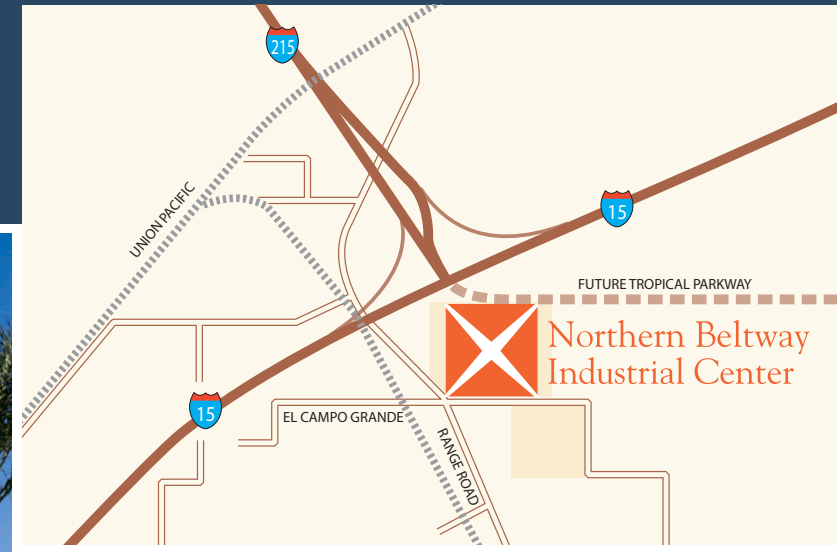


Total RSF	234,836 SF
Overall Dimensions	320' x 728'
Divisible to (Min.)	25,168 SF
Bay Size	52' x 50'
Clear Height	30'
Floor Thickness	6"
Dock Doors	56 (9' x 10')
Grade Doors	8 (12' x 14')
Power	4,000 A, 277/480 V, 3-Phase
Sprinkler (ESFR)	Yes
Skylights (% of Roof)	1.5%



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