



VANTAGE NORTH

8450 - 8850 LOGISTICS DR.
NORTH LAS VEGAS, NV 89165

VANTAGE ONE: AVAILABLE WITH SPEC TI'S
VANTAGE TWO: LEASED
VANTAGE THREE: AVAILABLE WITH SPEC TI'S

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CBRE

 **VanTrust**

SITE PLAN

PROJECT HIGHLIGHTS



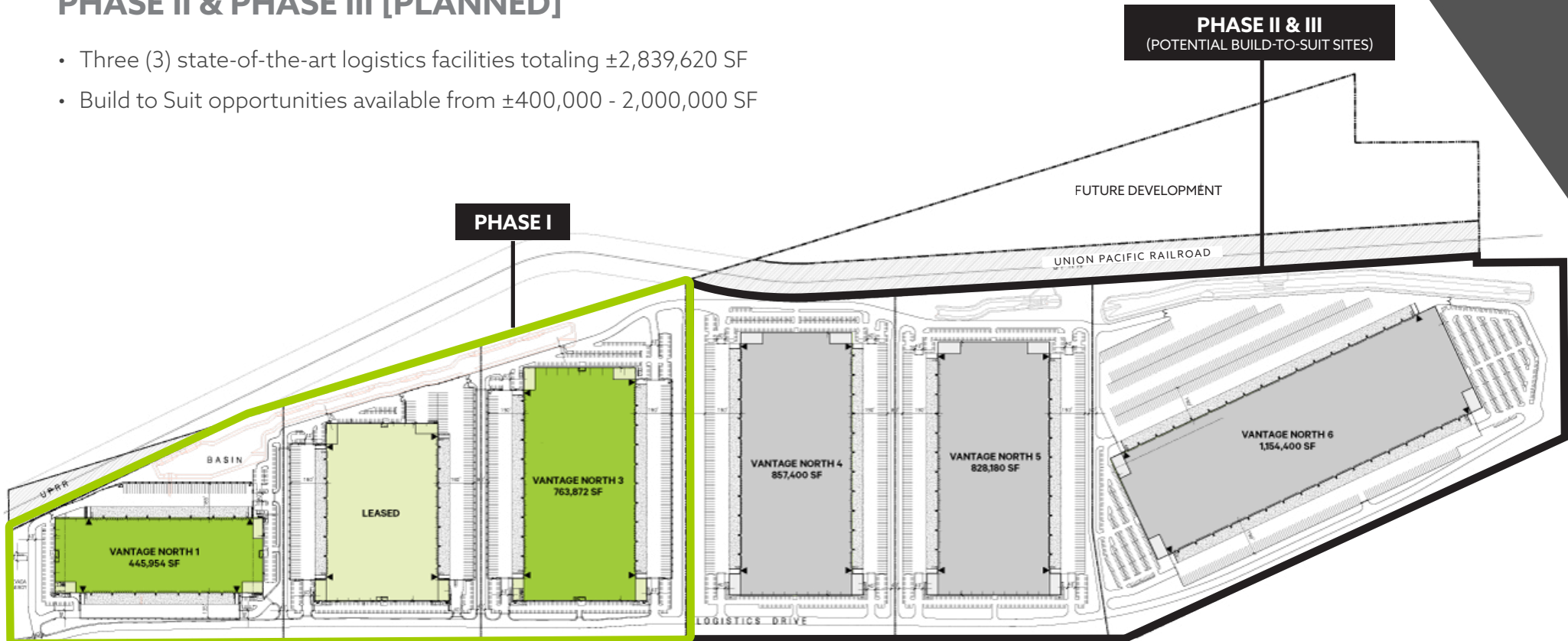
VANTAGE NORTH

PHASE I [DELIVERED]

- Vantage One: $\pm 445,954$ SF - available with spec TI's
- Vantage Two: LEASED to Saddle Creek Logistics
- Vantage Three: $\pm 763,872$ SF - available with spec TI's

PHASE II & PHASE III [PLANNED]

- Three (3) state-of-the-art logistics facilities totaling $\pm 2,839,620$ SF
- Build to Suit opportunities available from $\pm 400,000$ - $2,000,000$ SF

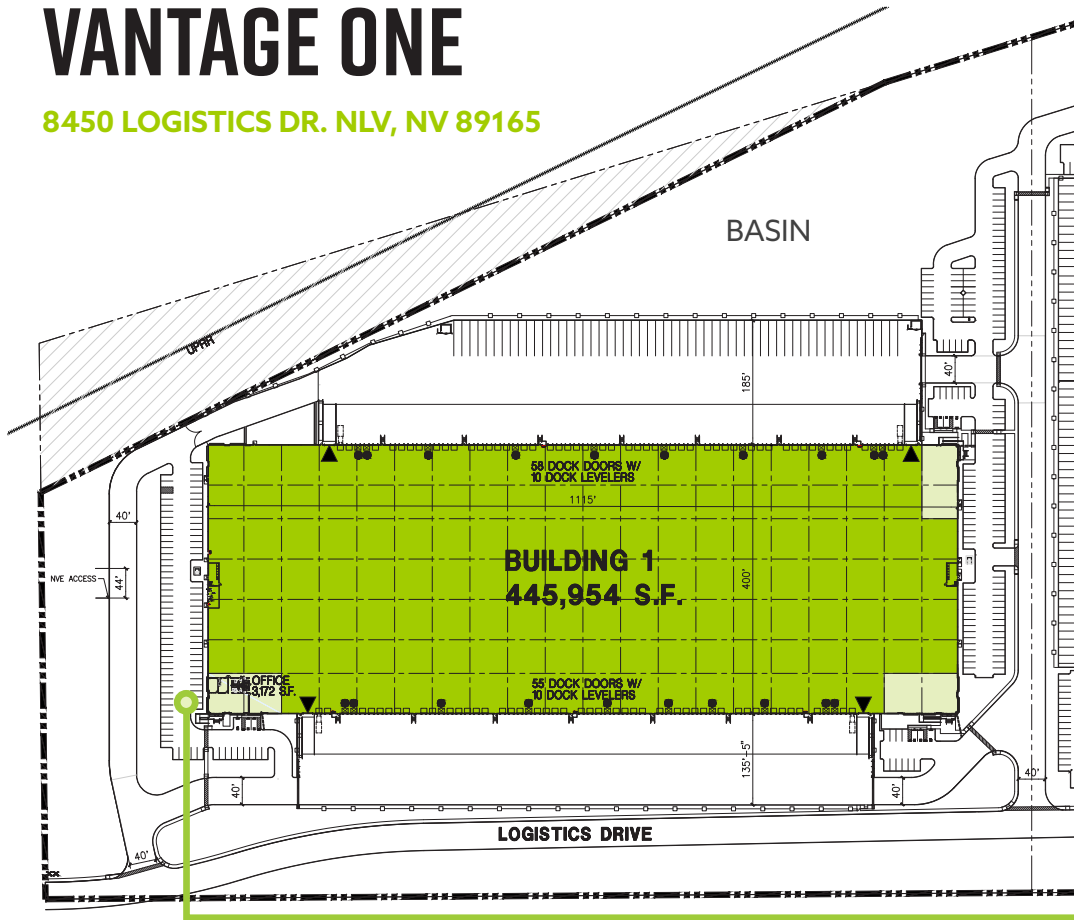




VANTAGE NORTH

VANTAGE ONE

8450 LOGISTICS DR. NLV, NV 89165



445,954 SF (DIVISIBLE)

Rentable Area:	445,954 square feet
Site Area:	29 acres
Spec Office Area:	3,172 square feet
Building Depth:	400'
Clear Heights:	40'
Column Spacing:	56' x 60'
Power:	8,000 Amps, 480/277 Volts, service to building

Sprinklers:	ESFR
Doors:	113 dock-high, 4 drive-in
Dock Levelers:	(20) 40,000 lbs mechanical levelers
HVAC:	Full HVAC units installed
Truck Court:	135' - 185' [All concrete truck court]
Car Parking:	243
Trailer Parking:	55 stalls
WH Lighting:	30fc LED fixtures on 10' whips

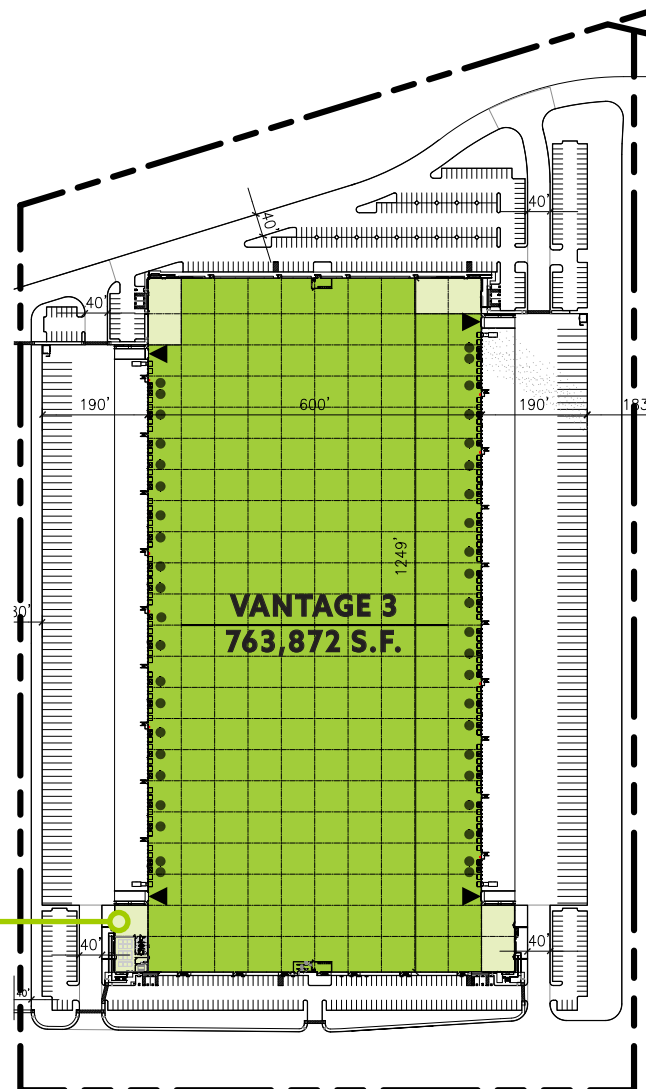
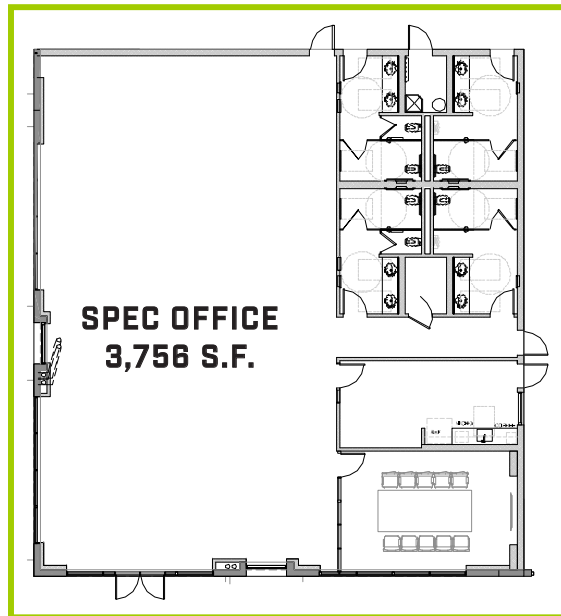
- WAREHOUSE
- POTENTIAL OFFICE
- DRIVE THRU DOORS (4)
- DOCK LEVELERS (20)

VANTAGE THREE

8850 LOGISTICS DR. NLV, NV 89165



VANTAGE NORTH



763,872 SF [DIVISIBLE]

Rentable Area:	763,872 square feet
Site Area:	44.05 acres
Spec Office Area:	3,756 square feet
Building Depth:	600'
Clear Heights:	40'
Column Spacing:	56' x 60'
Power	12,000 Amps, 480/277 Volts, service to building

Sprinklers:	ESFR
Doors:	132 dock-high, 4 drive-in, 43 dock levelers
Dock Levelers:	(43) 40,000 lbs mechanical levelers
HVAC:	Full HVAC units installed
Truck Court:	190' (All concrete truck court)
Car Parking:	521
Trailer Parking:	167
WH Lighting:	LED lighting in speedbays

■ WAREHOUSE

■ POTENTIAL OFFICE

▼ DRIVE THRU DOORS (4)

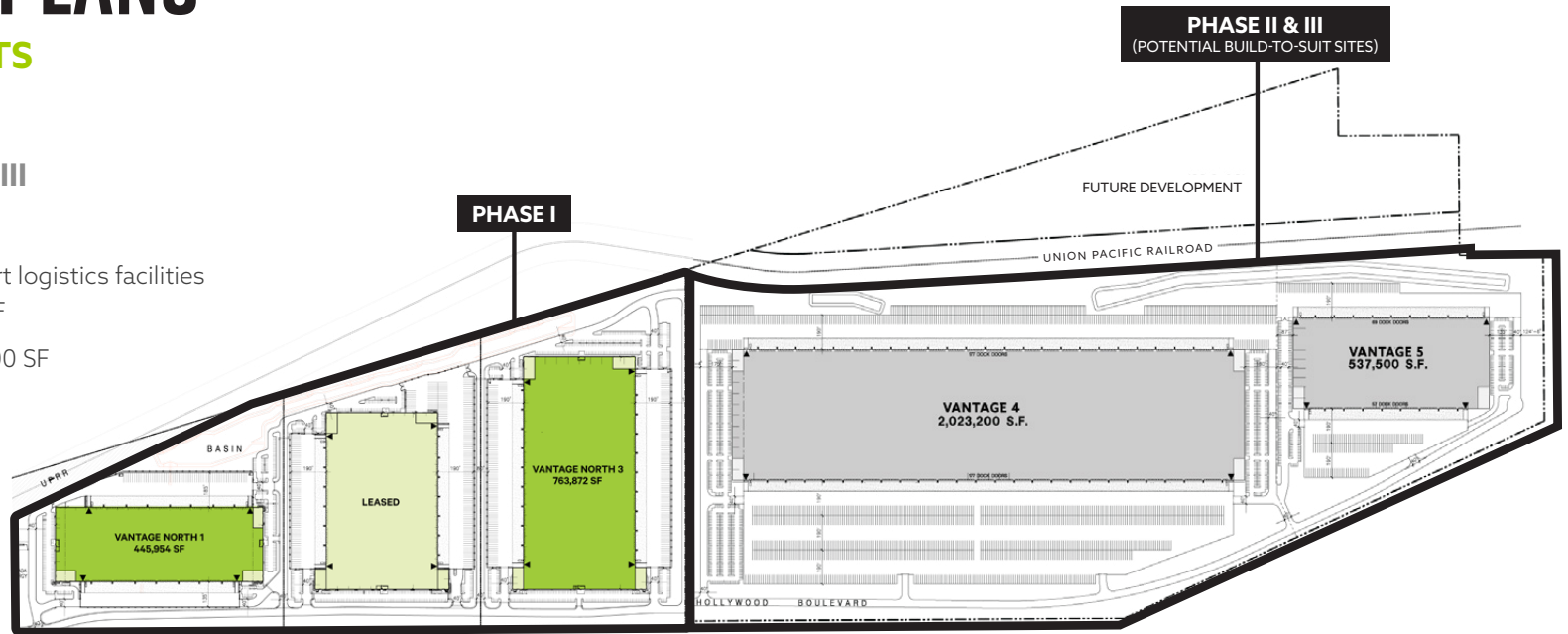
● DOCK LEVELERS (43)

ALTERNATE PLANS

PROJECT HIGHLIGHTS

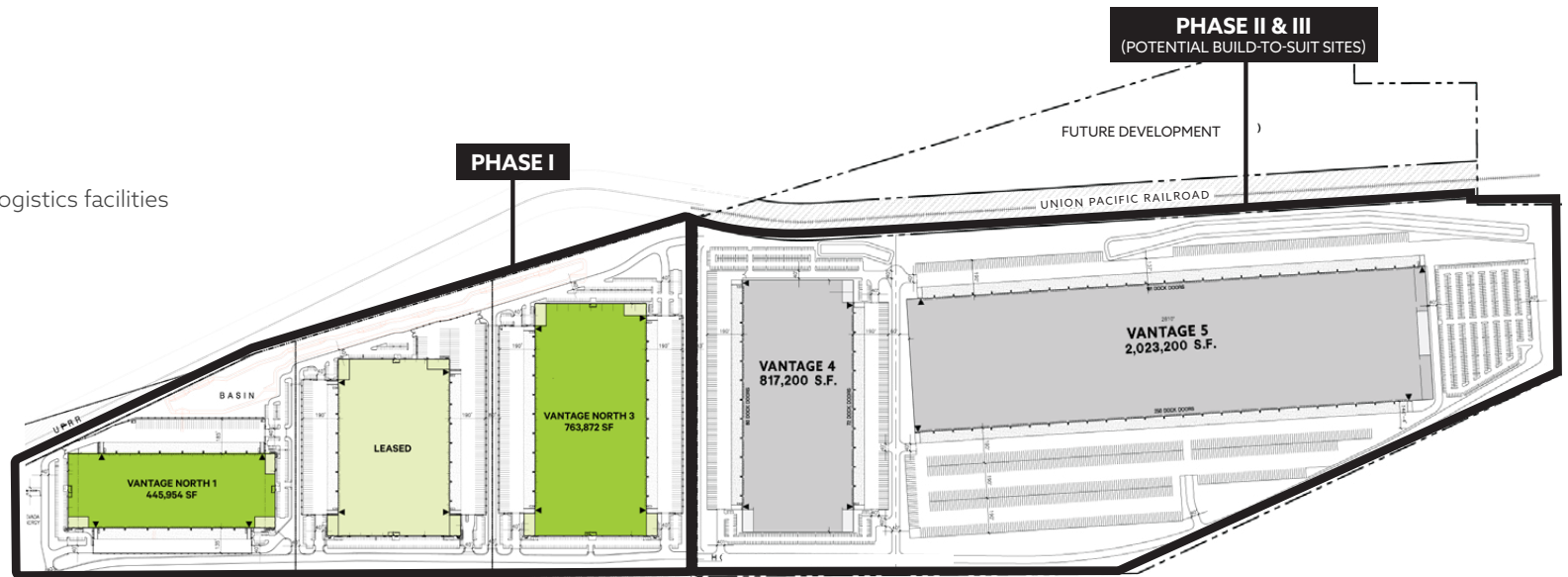
PHASE II & PHASE III [PLANNED]

- Two (2) state-of-the-art logistics facilities totaling ±2,840,400 SF
- Building 4: ±2,023,200 SF
- Building 5: ±537,500



PHASE II & PHASE III [PLANNED]

- Two (2) state-of-the-art logistics facilities totaling ±2,840,400 SF
- Building 4: ±817,200 SF
- Building 5: ±2,023,200



WAREHOUSE
 POTENTIAL OFFICE
 DRIVE THRU DOOR

PROPERTY AERIAL





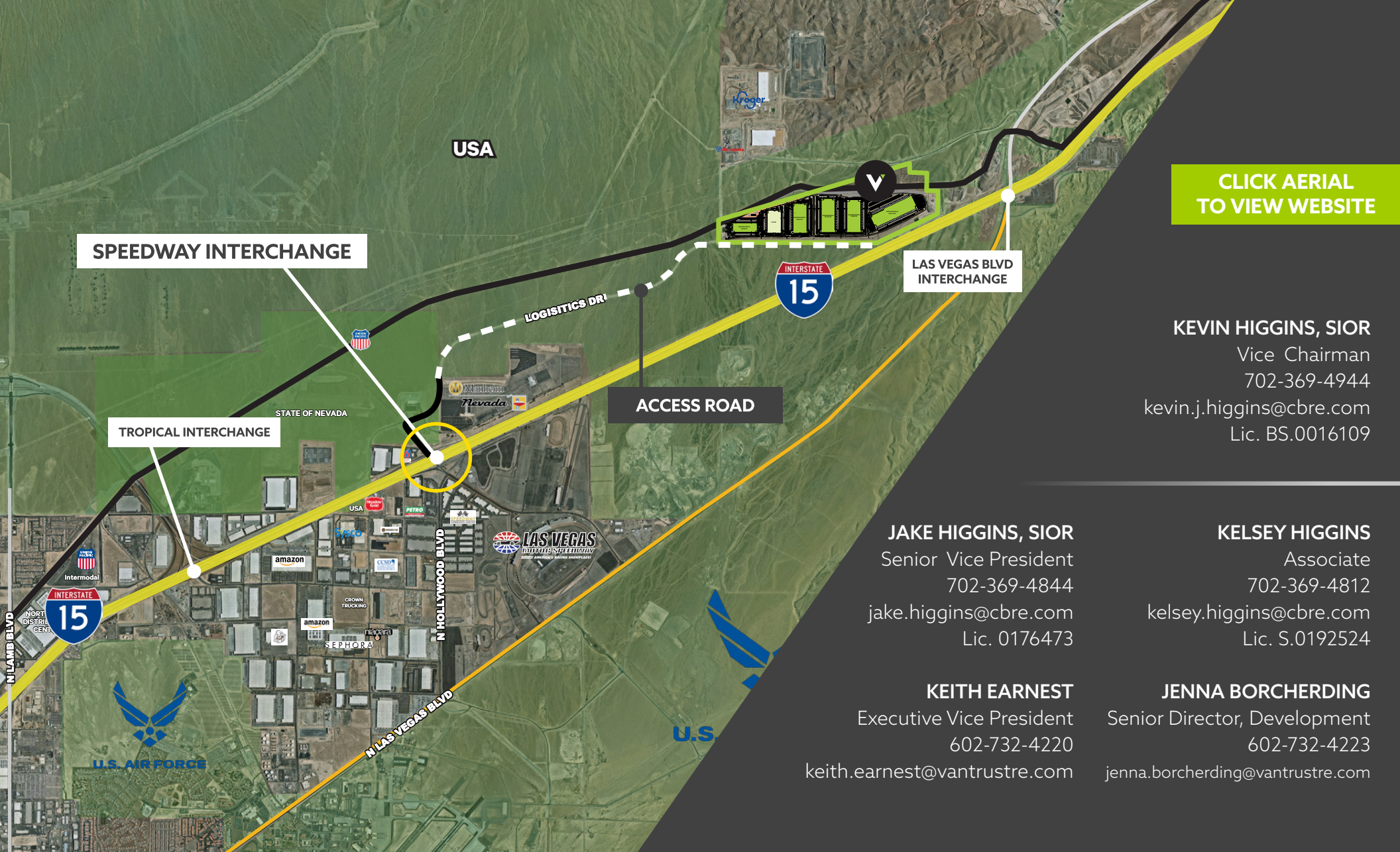
VANTAGE NORTH



SPEEDWAY INTERCHANGE



NOT TO SCALE



**CLICK AERIAL
TO VIEW WEBSITE**

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