

NORTHGATE DISTRIBUTION CENTER

FOR LEASE

±95,513 SF
Suite 101



Las Vegas

5840 Donovan Way
North Las Vegas, NV 89115

 **LINK** | **CBRE**

OVERVIEW

5840 Donovan Way
North Las Vegas, NV 89115

Las Vegas



PROPERTY SPECIFICATIONS

Available SF	±95,513 SF
Office SF	±3,073 SF
Loading	Rear Loading
Clear Height	32'
Dock Doors	20 (±9' X ±10')
Drive-In Doors	2 (±12' X ±14')
Column Spacing	±50' X ±52'
LED Lighting	Yes
Dock Packages	10 Doors equipped with pit levelers, locks, seals and lights 4 edge of dock levelers
Speed Bay	±52' X ±60'
Fire Protection	ESFR Sprinkler System
Power	800 Amps, 277/480 V, 3-phase power
Floors	6" reinforced concrete floors
Skylights	2% skylights
Truck Court Depth	134'
\$1.00 PSF BROKER BONUS	
Lease must be executed on or before December 31, 2025 *Call for details	

NORTH LAMB BOULEVARD

DONOVAN WAY

OFFICE
3,184 SF

UNIT 101
95,513 SF
32' CLEAR HEIGHT

UNIT 103
LEASED

20 DOCK DOORS | 2 DRIVE-IN DOORS

134'







Immediate Access to I-15



134' Truck Court Depth



\$1 PSF Broker Bonus

LOCAL ACCESS

FEDEX FREIGHT
1 MILE

FEDEX SHIP CENTER
6 MILES

FEDEX AIR CARGO
17 MILES

FEDEX GROUND
30 MILES

**UPS FREIGHT
SERVICE CENTER**
2 MILES

UPS CUSTOMER CENTER
8 MILES

UPS AIR CARGO
21 MILES

US POST OFFICE
6 MILES

215

UNION PACIFIC

PACCAR

NORTHGATE DISTRIBUTION CENTER

QUIKTRIP

LAMB BLVD

CHEVRON

NORTHGATE DISTRIBUTION CENTER

U.S. AIR FORCE

IMMEDIATE ACCESS TO I-15
0.7 MILES

JURISDICTION
CITY OF NORTH LAS VEGAS

BUILDING SIGNAGE
I-15 FRONTAGE

ZONED M-2
GENERAL INDUSTRIAL

REGIONAL ACCESS

LOS ANGELES
265 MILES

PHOENIX
300 MILES

SAN DIEGO
327 MILES

SALT LAKE CITY
424 MILES

RENO
452 MILES

SAN FRANCISCO
562 MILES

SACRAMENTO
565 MILES

BOISE
634 MILES

SANTA FE
634 MILES

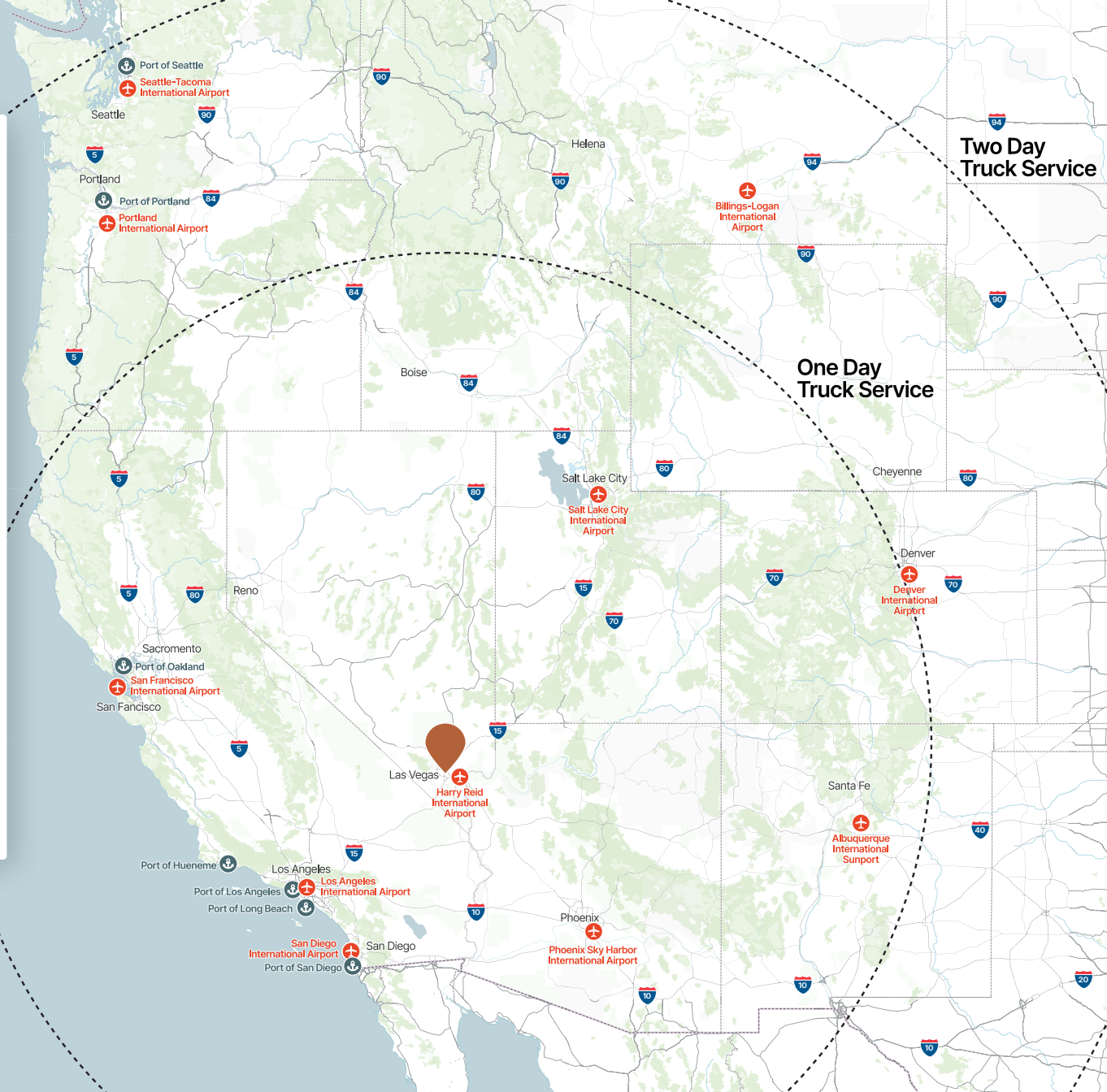
DENVER
752 MILES

CHEYENNE
837 MILES

HELENA
907 MILES

PORTLAND
982 MILES

SEATTLE
1,129 MILES



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.