



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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 **VanTrust**[®]

SITE PLAN

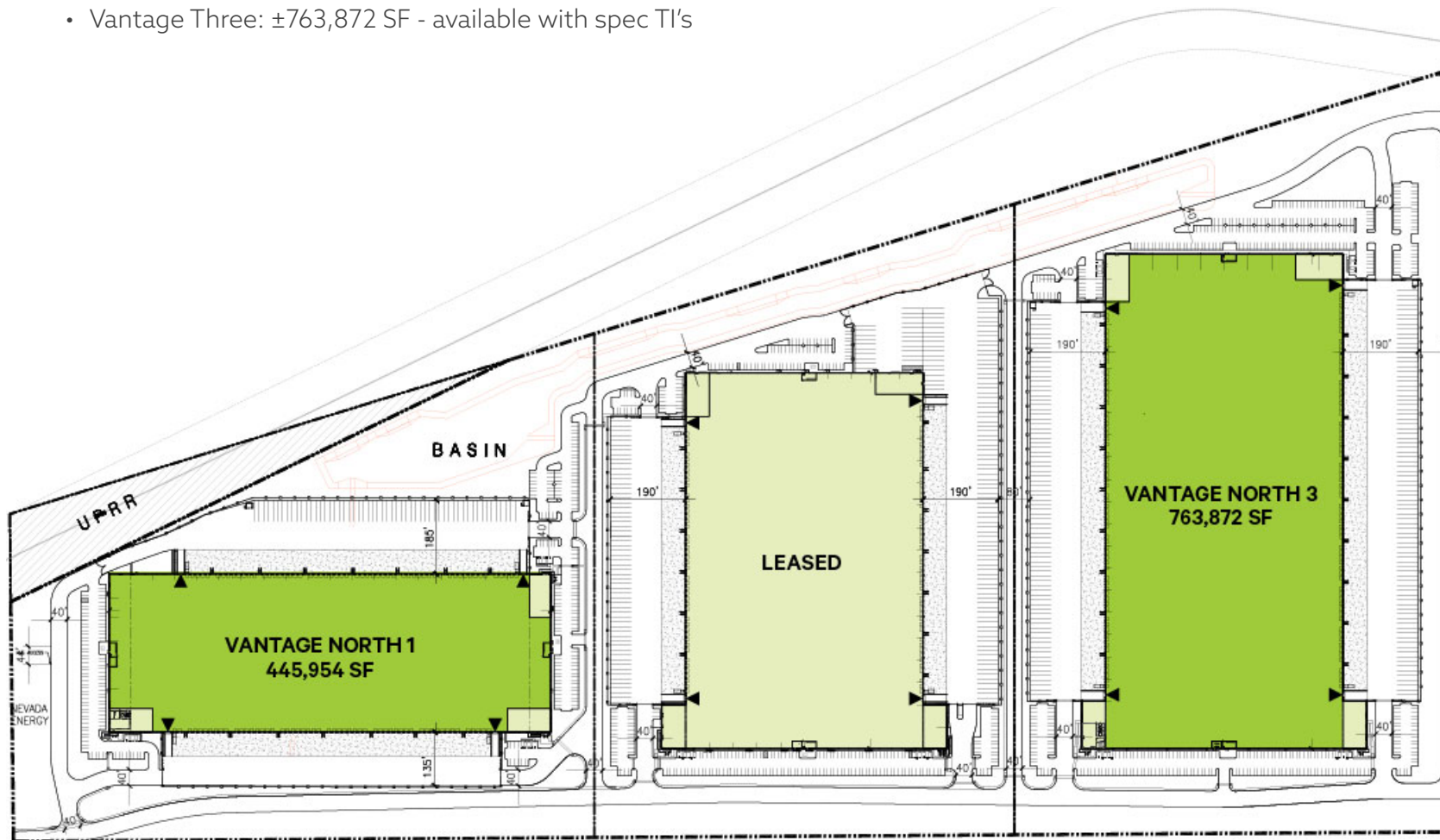
PROJECT HIGHLIGHTS



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

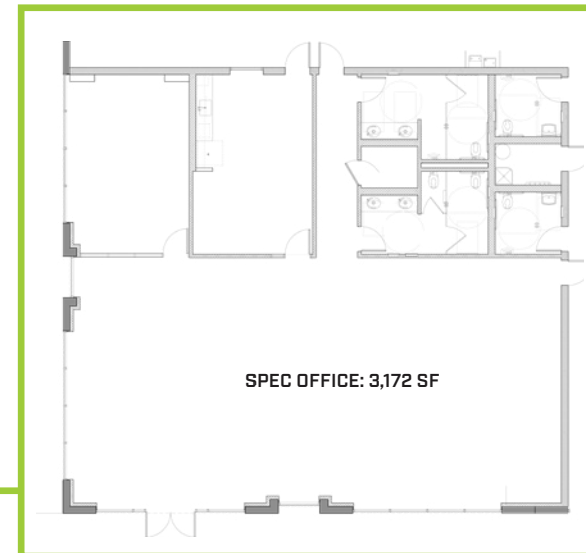
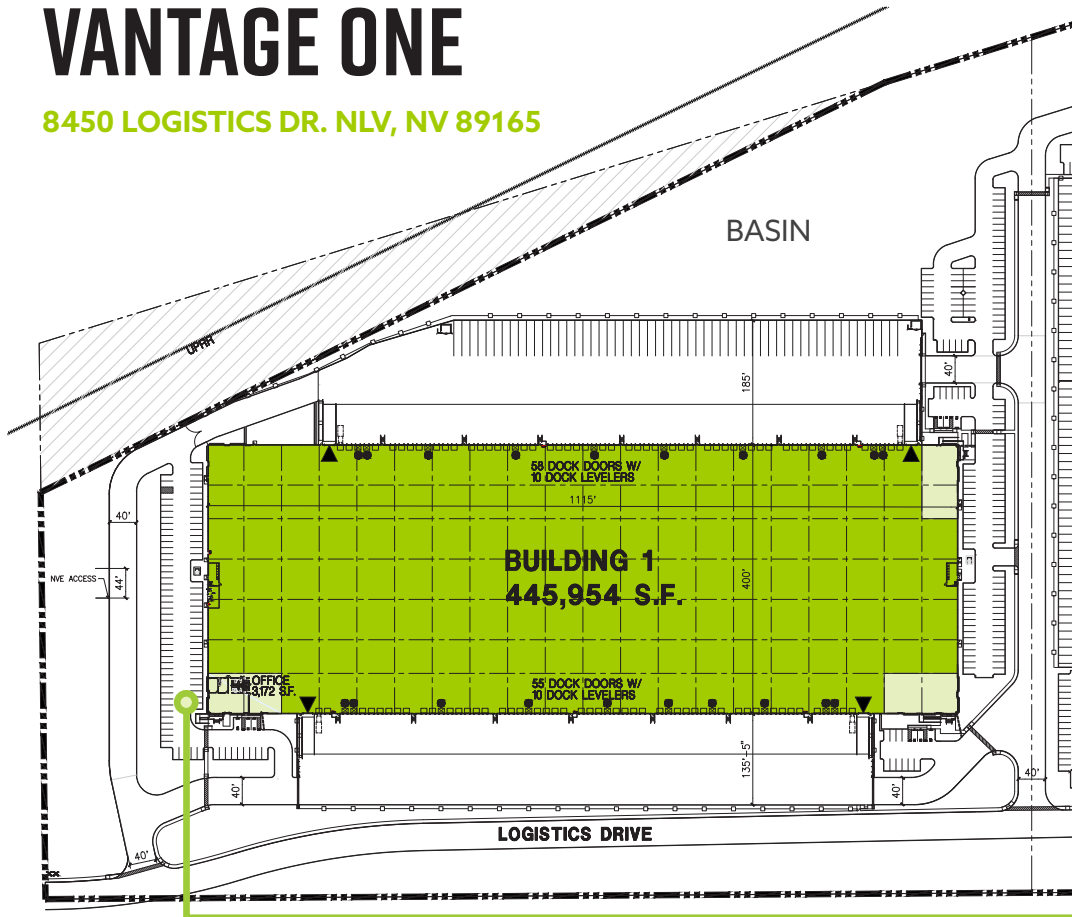




VANTAGE NORTH

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)



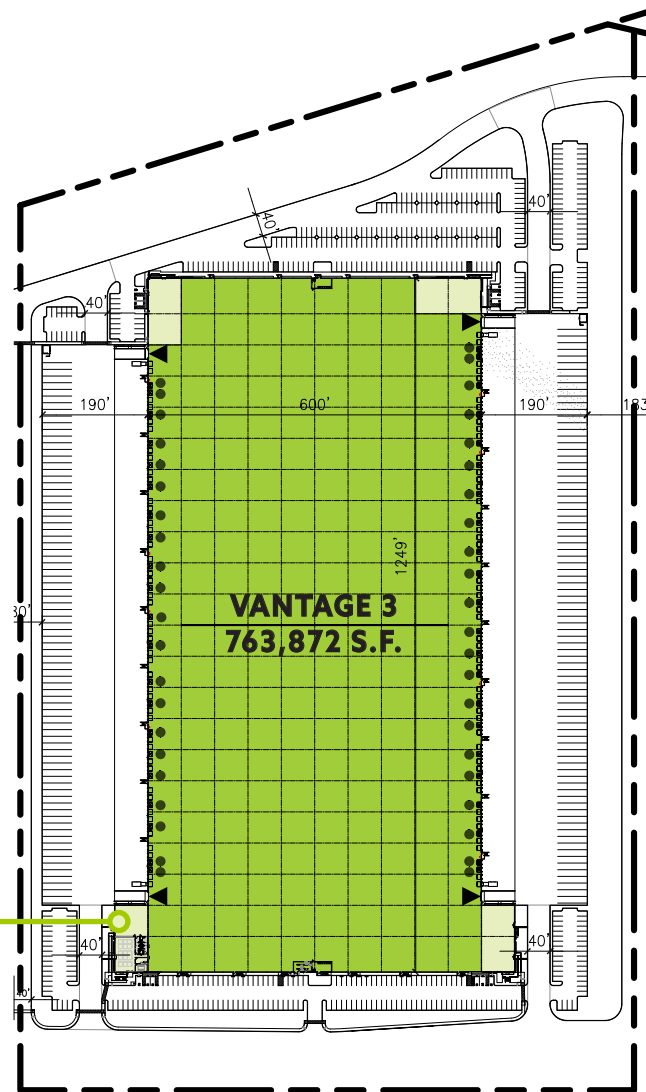
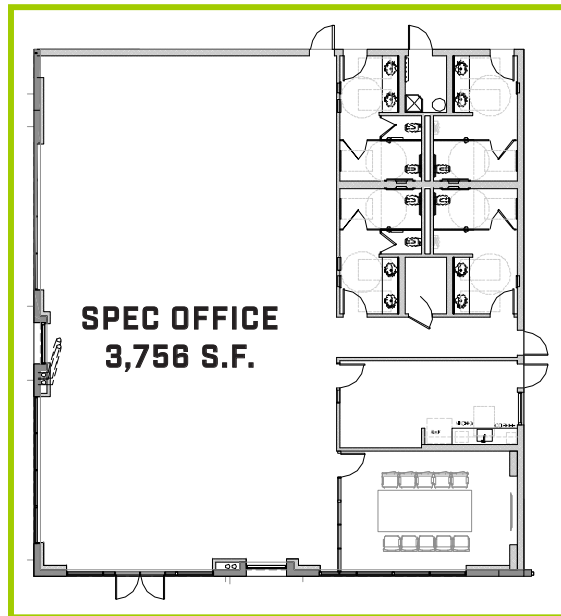
DOCK LEVELERS (20)

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)

PROPERTY AERIAL

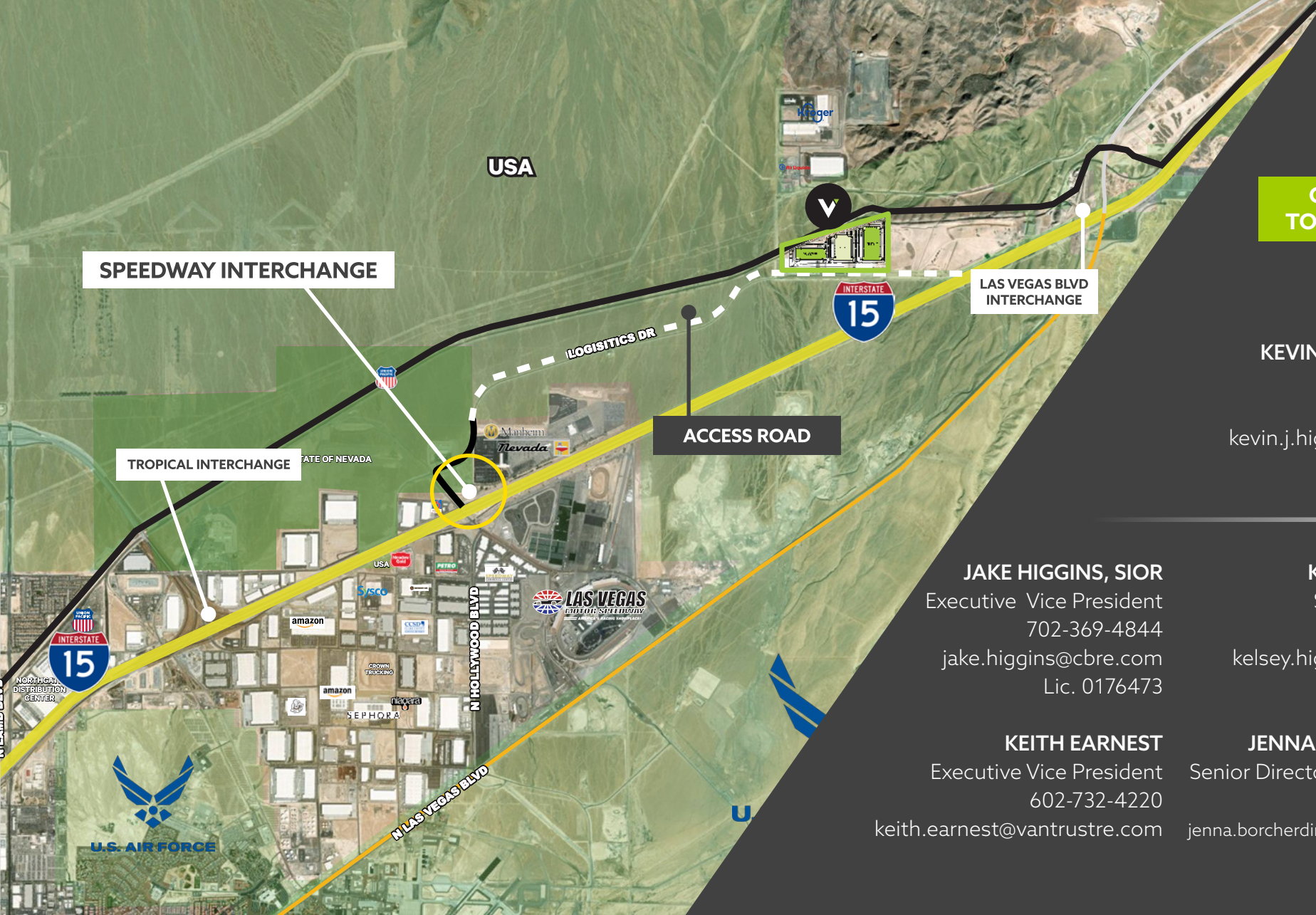




VANTAGE NORTH



NOT TO SCALE



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