



## 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

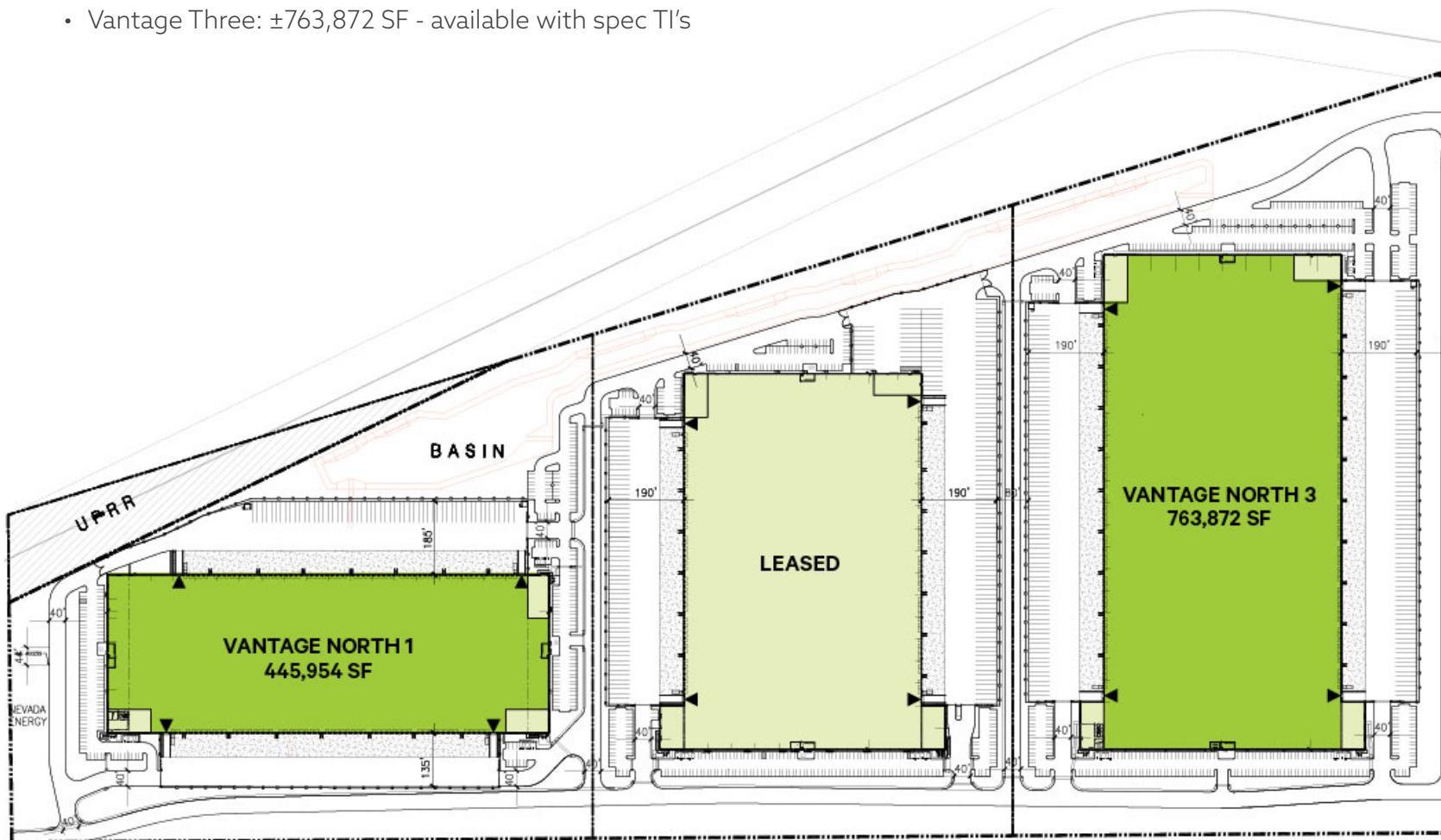
## PROJECT HIGHLIGHTS



## VANTAGE NORTH

## PHASE I [DELIVERED]

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

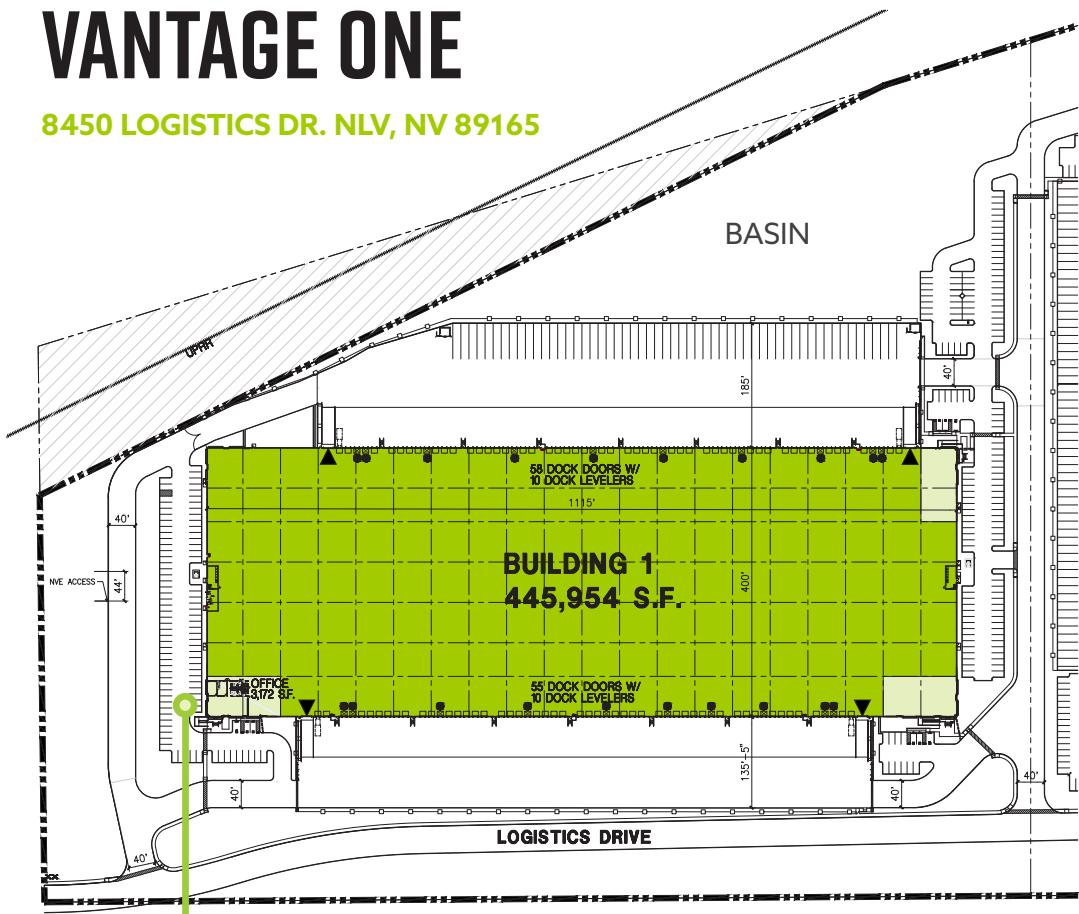




VANTAGE NORTH

# VANTAGE ONE

8450 LOGISTICS DR. NV, 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

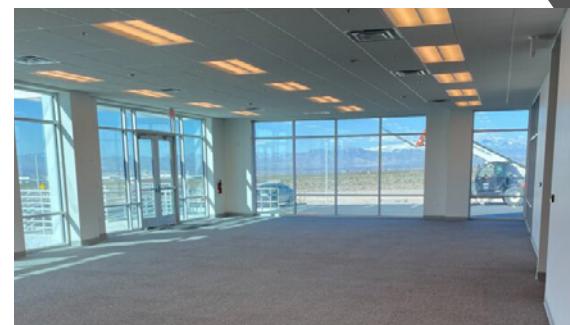
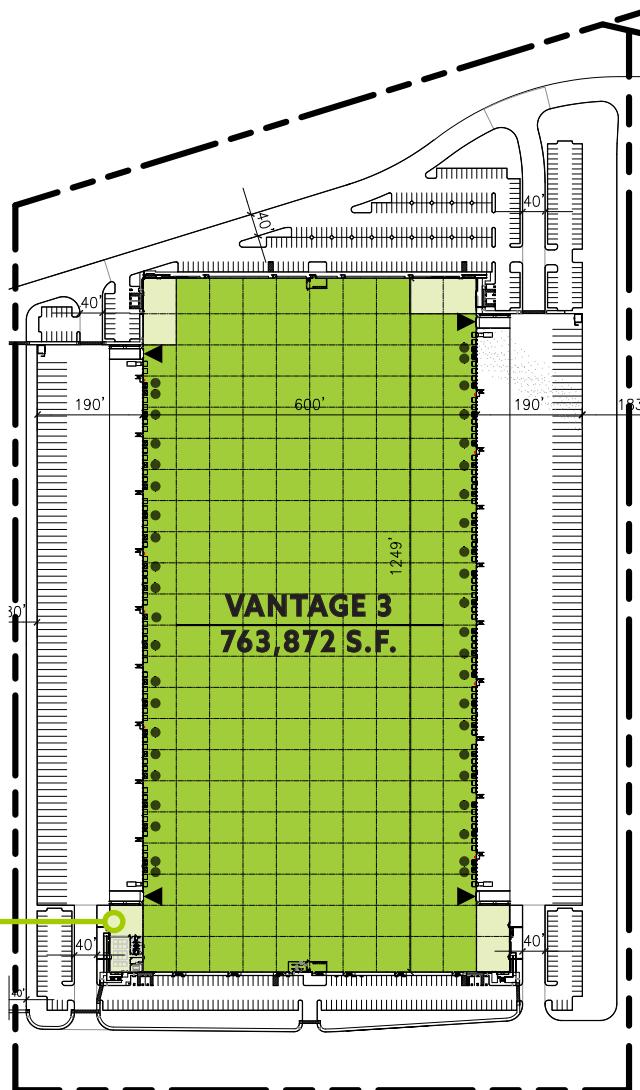
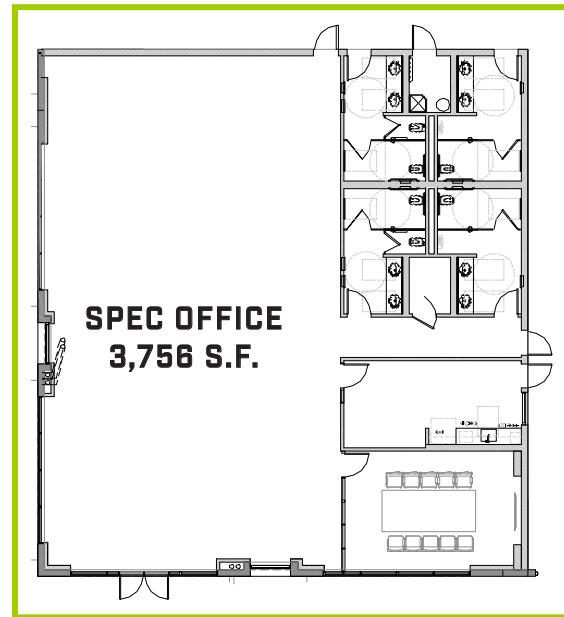
■ POTENTIAL OFFICE

▼ DRIVE THRU DOORS (4)

● DOCK LEVELERS (20)

# VANTAGE THREE

8850 LOGISTICS DR. NV, NV 89165



## 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)



VANTAGE NORTH

# PROPERTY AERIAL





VANTAGE NORTH



NOT TO SCALE



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