

NORTHGATE DISTRIBUTION CENTER

5840 Donovan Way
North Las Vegas, NV 89115

LAS VEGAS
NORTH LAS VEGAS SUBMARKET

FOR LEASE

UNIT 101

±95,513 SF

→ **\$100K BROKER BONUS**

Minimum 3-year lease term

Lease must be executed on or before 09/30/26

*Call for details



PROPERTY SPECIFICATIONS

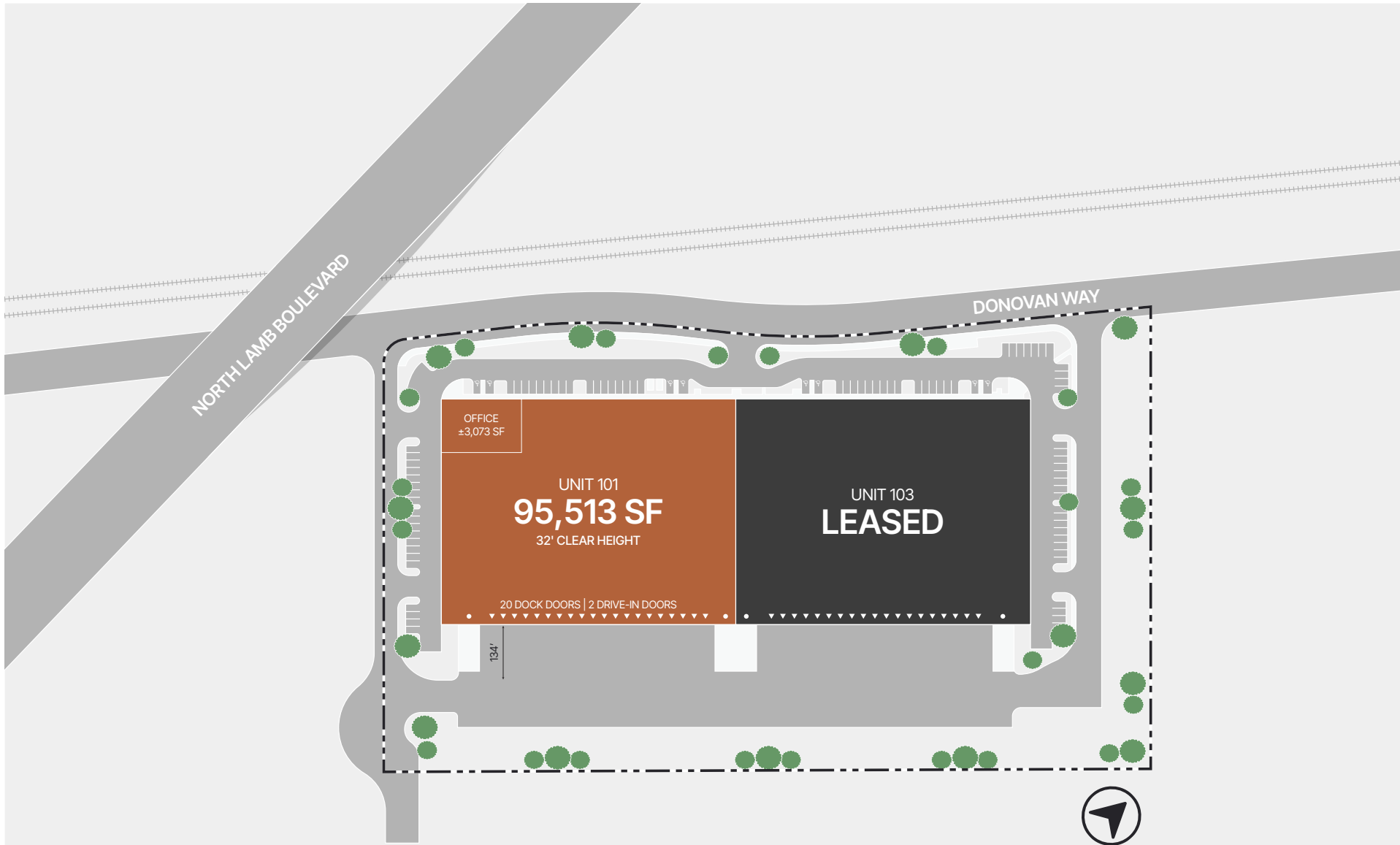
Available SF	±95,513 SF
Office SF	±3,073 SF
Clear Height	32'
Dock High Doors	20 (±9' X ±10')
Drive-In Doors	2 (±12' X ±14')
Warehouse Lighting	LEDs on Motion Sensors
Truck Court Depth	134' Full Concrete Apron
Loading	Rear Loading
Column Spacing	±50' X ±52'
Speed Bay	±52' X ±60'
Fire Protection	ESFR with K-17 Heads
Power	800 Amps, 277/480V, 3-phase power
Floors	6" reinforced concrete floors
Skylights	2%
Joints Sealed Through Out	Epoxy
HVLS Fans	3
Dock Packages	10 Dock Doors Equipped with Pit Levelers, Locks, Seals, Lights and Screens. 4 Edge-of-Dock Levelers
NNN Fee	\$0.23/SF/mo.



CLICK HERE FOR VIDEO

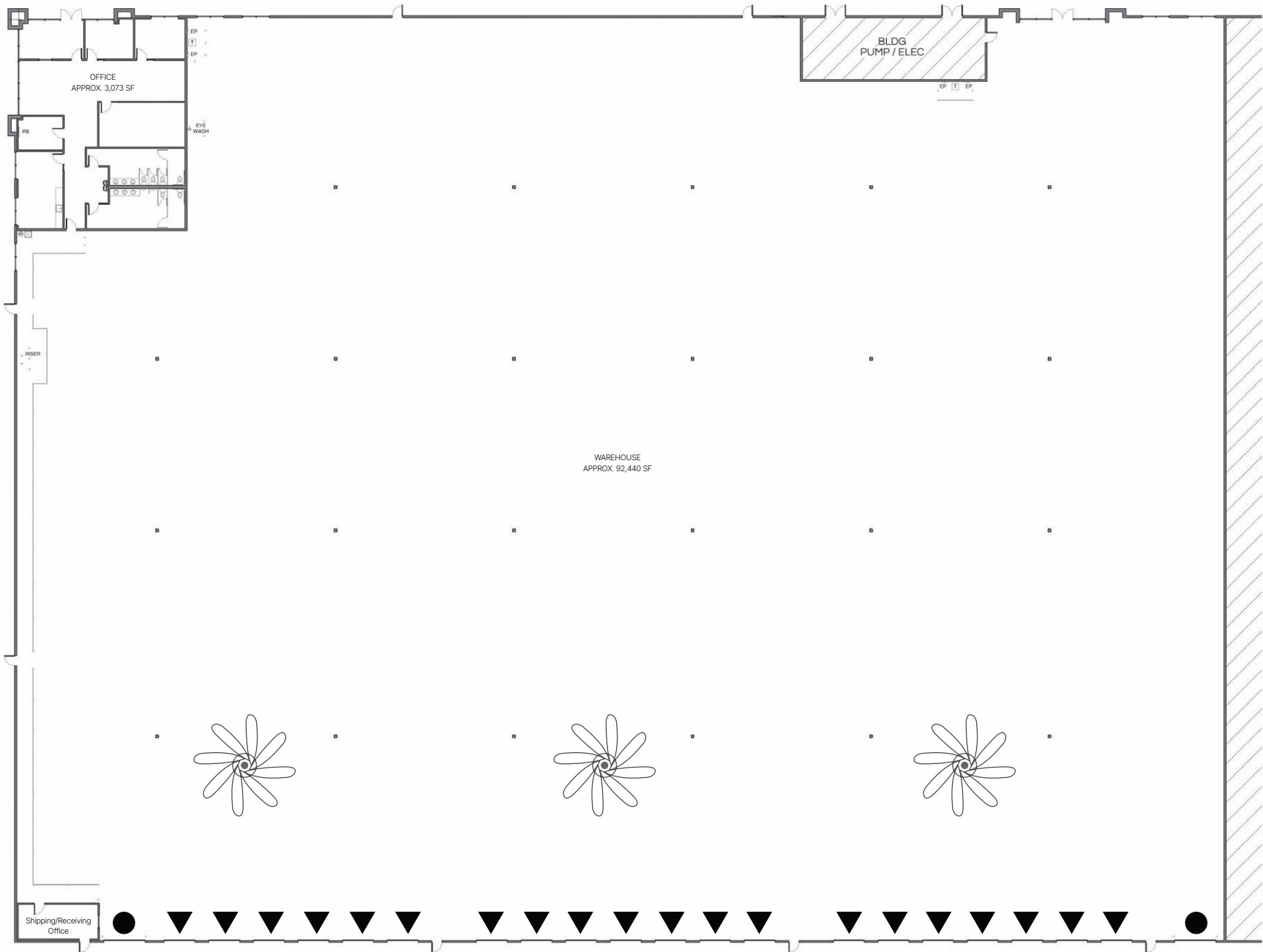


5840 DONOVAN WAY, UNIT 101, NORTH LAS VEGAS, NV 89115
NORTH LAS VEGAS SUBMARKET



- = Drive-In Door
- ▼ = Dock High Door

10 DOORS EQUIPPED WITH PIT LEVELERS,
 LOCKS, SEALS, LIGHTS AND SCREENS
 4 EDGE OF DOCK LEVELERS



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

UPRR

UNION PACIFIC

PACCAR

15

NORTHGATE DISTRIBUTION CENTER

UNIT
101

QUIKTRIP

CHEVRON

NORTHGATE DISTRIBUTION CENTER

U.S. AIR FORCE

LAMB BLVD

IMMEDIATE ACCESS TO I-15
0.7 MILES

JURISDICTION
CITY OF NORTH LAS VEGAS

BUILDING SIGNAGE
1-15 FRONTAGE

ZONED M-2
GENERAL INDUSTRIAL

CONTACT INFORMATION

5840 Donovan Way
North Las Vegas, NV 89115

JASON SIMON, SIOR

jason.simon@jll.com

+1 702 522 5001

NV Lic. #S.0045593

DANNY LEANOS

danny.leanos@jll.com

+1 702 522 5008

NV Lic. #S.0191773

ROB LUJAN, SIOR, CCIM

rob.lujan@jll.com

+1 702 522 5002

NV Lic. #S.0051018

BRAYDEN STOCKBAUER

brayden.stockbauer@jll.com

+1 702 522 5114

NV Lic. #S.0203930

Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

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