

# NORTHGATE DISTRIBUTION CENTER

5840 Donovan Way  
North Las Vegas, NV 89115

LAS VEGAS  
NORTH LAS VEGAS SUBMARKET

FOR LEASE

UNIT 101

±95,513 SF



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## PROPERTY SPECIFICATIONS

Available SF	±95,513 SF
Office SF	±3,073 SF
Clear Height	32'
Dock Doors	20 (±9' X ±10')
Drive-In Doors	2 (±12' X ±14')
LED Lighting	Yes
Truck Court Depth	134'
Loading Rear	Rear Loading
Column Spacing	±50' X ±52'
Speed Bay	±52' X ±60'
Fire Protection	ESFR Sprinkler System
Power	800 Amps, 277/480 V, 3-phase power
Floors	6" reinforced concrete floors
Lighting	LED & 2% skylights

FOR LEASE

**±95,513 SF**

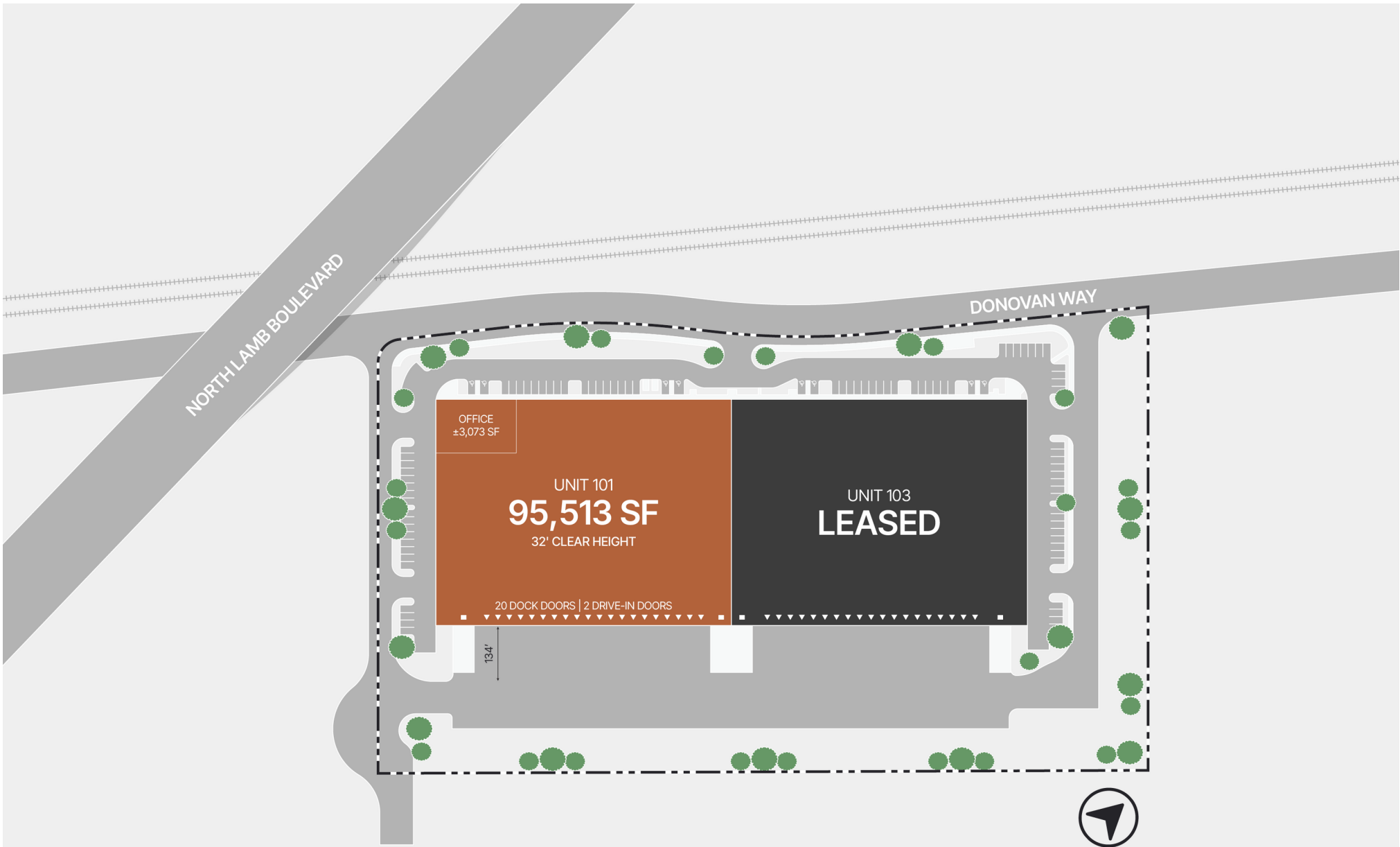
➔ **\$1.00 PSF BROKER BONUS**

Minimum 3 year lease term

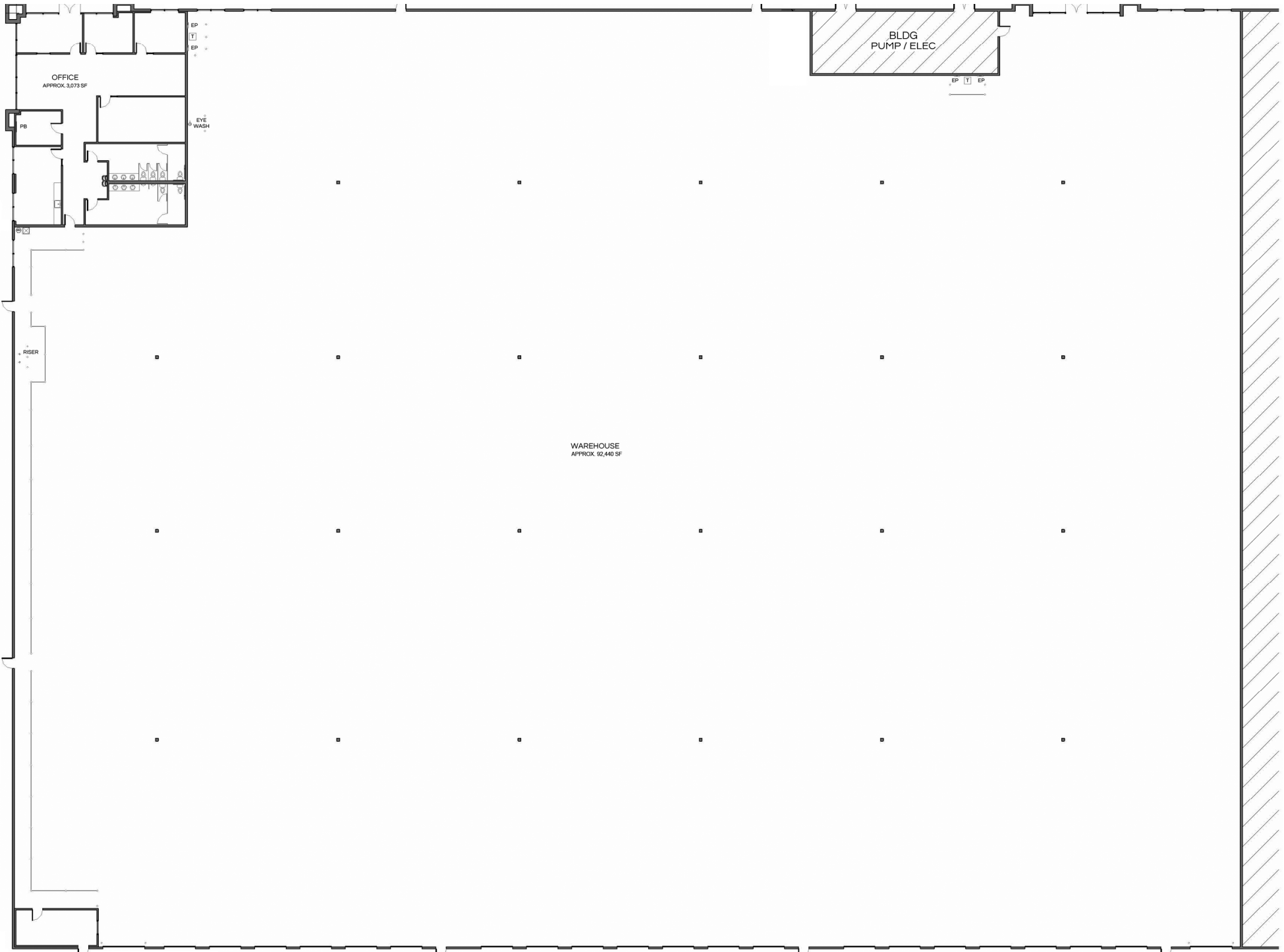
Lease must be executed on or before 09/30/26

\*Call for details

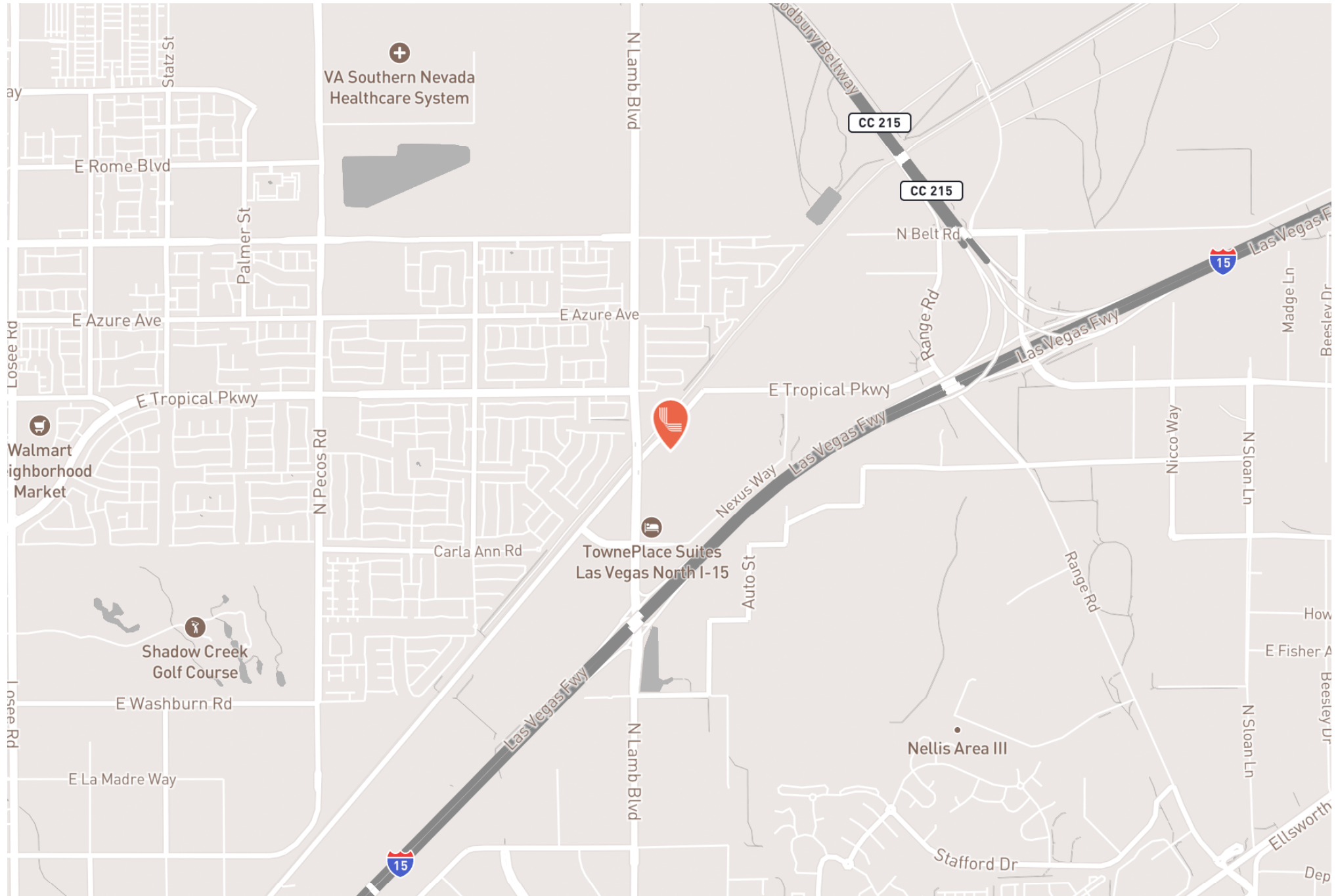




10 DOORS EQUIPPED WITH PIT LEVELERS,  
 LOCKS, SEALS AND LIGHTS  
 4 EDGE OF DOCK LEVELERS



LOCATOR MAP



# CONTACT INFORMATION

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