

FOR SUBLEASE

5551 North Belt Rd.

Suite 120
Las Vegas, NV 89115

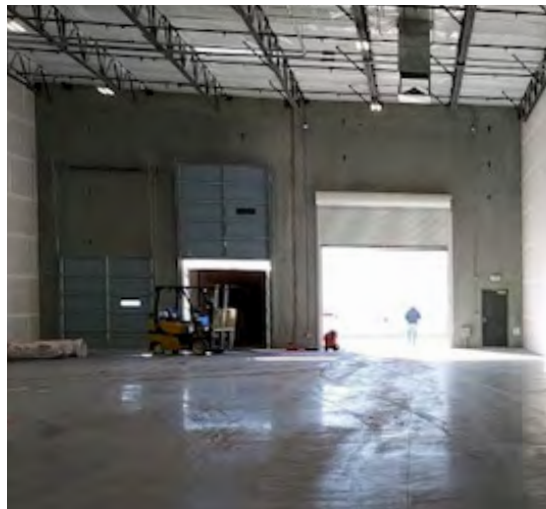
Total Size: 8,320 SF

900 SF Office | 7,420 SF
Warehouse



PROPERTY FEATURES

Mosaic Commerce Center is a Class A mid-bay development conveniently located in North Las Vegas, just off Tropical Parkway Interchange and I-15. Mosaic Commerce Center is located within minutes to the Las Vegas Motor Speedway, Nellis Air Force Base and offers immediate accessibility to I-15 and I-215 freeways.



Total Size: **+8,320 SF**
Office: **+900 SF**
Warehouse: **+7,420 SF**
Loading: **(1) 14'x16'**
Oversized Grade Door
(2) 9'x10'
Dock Doors
Clear Height: **24'**
Power: **277/480v-3 Phase**

ESFR Fire Sprinklers
Class A Industrial Building

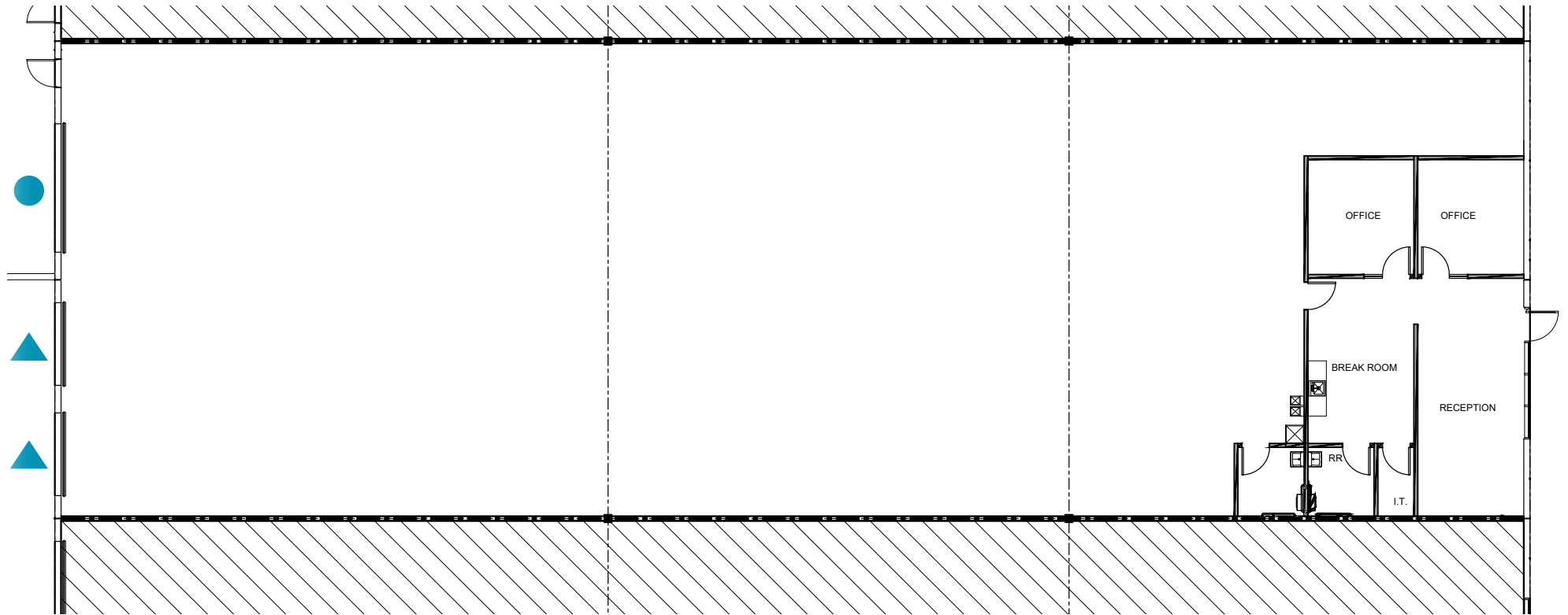
Base Rate: \$1.20

OPEX \$0.22

Sublease Expires: Dec. 31, 2026

5551 NORTH BELT RD.

FLOOR PLAN



- Oversized Grade Door
- ▲ Dock Doors



CONTACT

ALMA E. CUEVAS, SIOR

Senior Director

+1 702 303 4412

alma.cuevas@cushwake.com

#S.0180089.LLC

JASON GRIFFIS

Senior Director

+1 702 205 3861

jason.griffis@cushwake.com

#S.0178374

MICHAEL SCHER

Associate

+1 615 319 9963

michael.scher@cushwake.com

