

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: <u>+</u>8,320 SF

Office: <u>+</u>900 SF

Warehouse: <u>+</u>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

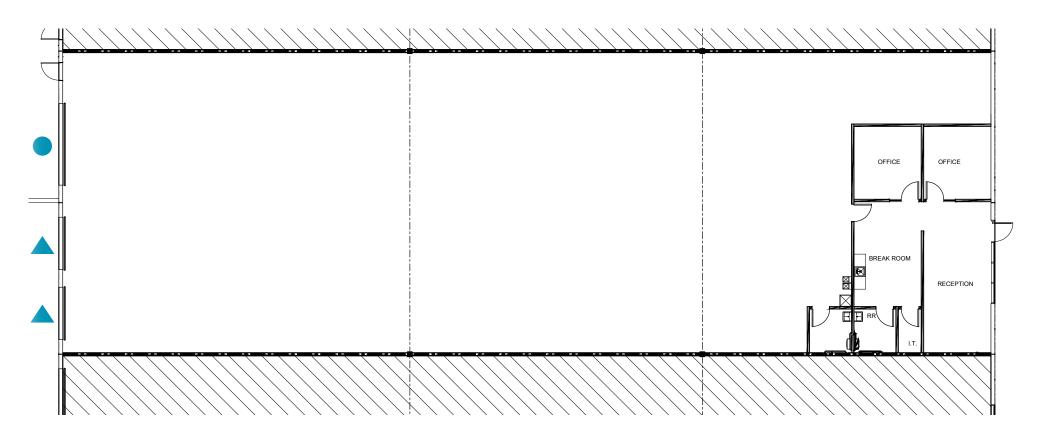
Base Rate: \$1.20

OPEX \$0.22

Sublease Expires: Dec. 31, 2026

5551 NORTH BELT RD.

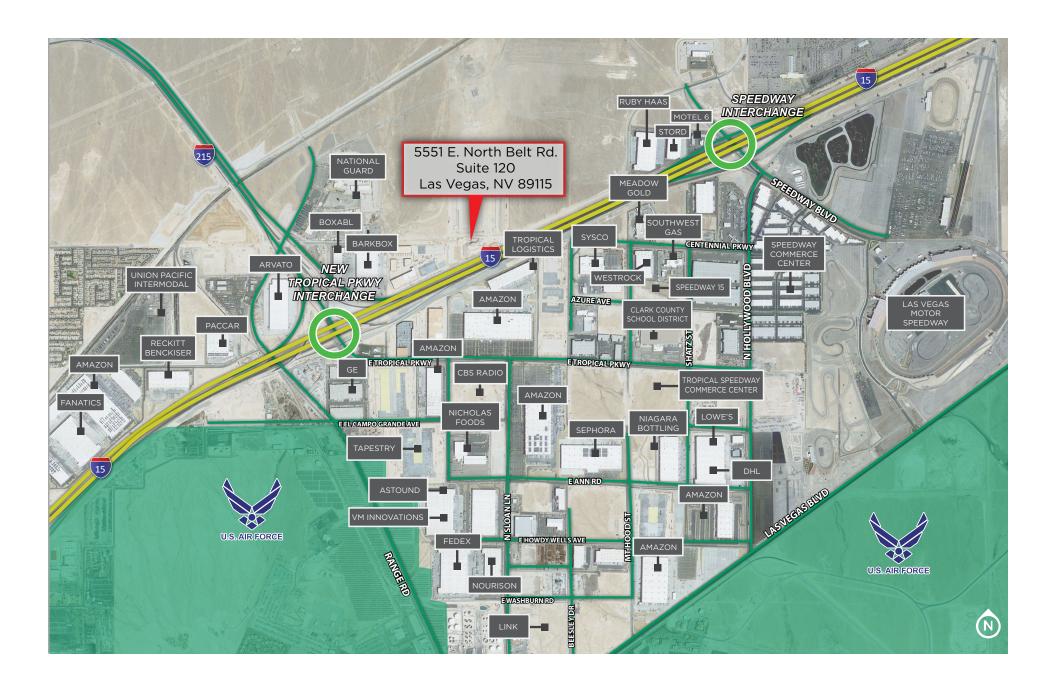
FLOOR PLAN

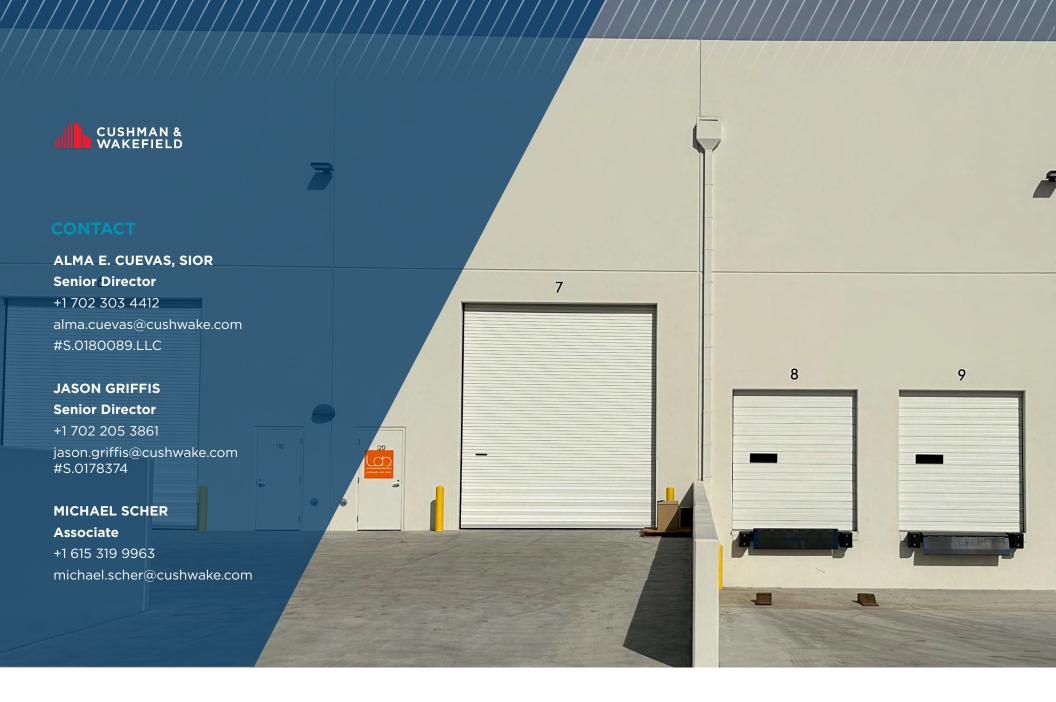


Oversized Grade Door

Dock Doors

AERIAL MAP





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