



For Lease

Matter Park @ West Henderson

Southwest Corner of Raiders Way and Sunridge Heights Parkway, Henderson, NV 89052

Matter.

Colliers

Location Highlights

- West Henderson submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via Starr Interchange and St. Rose Interchange
- Close proximity to Anthem, Inspirada and Henderson Executive Airport

Project Highlights

- ± 17.64 acres
- 4 Buildings
- ± 297,526 Total SF
- Divisible to ± 2,705 SF
- MR-MP Zoning
- Light Industrial & Warehouse
- Rear Loading Configuration
- Grade & Dock Level Loading Doors
- Office Spec Suites or BTS
- ± 20' & ± 32' Clear Height
- Concrete Tilt Up Construction
- ESFR Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas and Cox





Matter Park @ West Henderson Select Units For Lease



Matter Park @ West Henderson For Lease

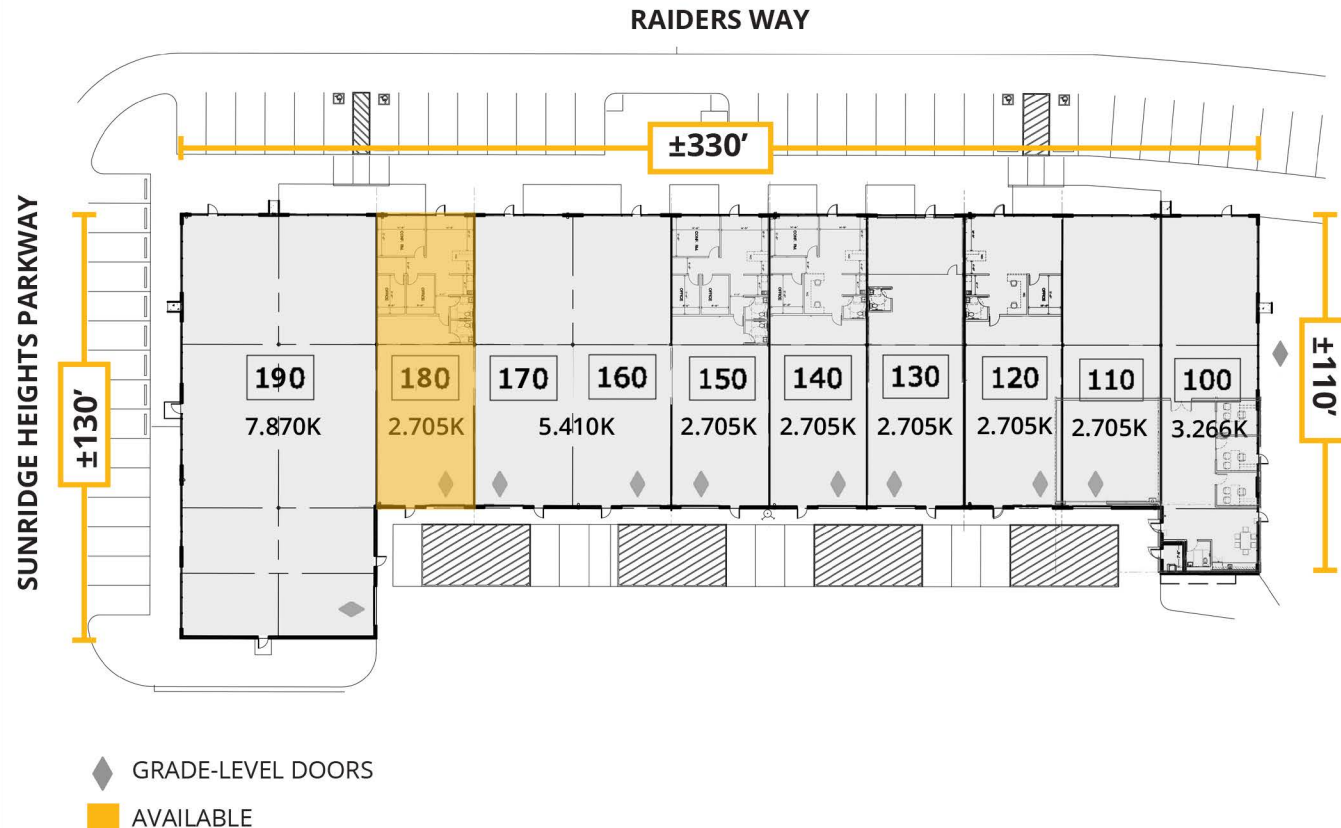


Matter Park @ West Henderson

1371 Raiders Way

Building Specifications

- ± 32,748 SF
- Divisible to ± 2,705 SF
- 9 Grade Level Doors (±12' x ±14')
- ± 20' - ± 23' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Eaporative Cooled Warehouse
- Building Parking Provided: 109
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse

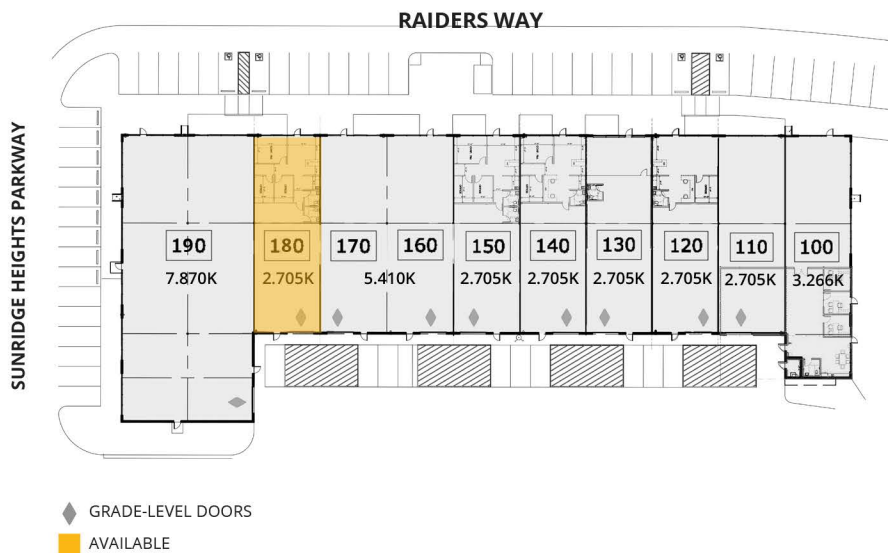


SUITE	TOTAL SF	GRADE LEVEL DOORS	CLEAR HEIGHT	RATE
180	± 2,705 SF	1 (12' x 14')	± 20'	Call for Pricing

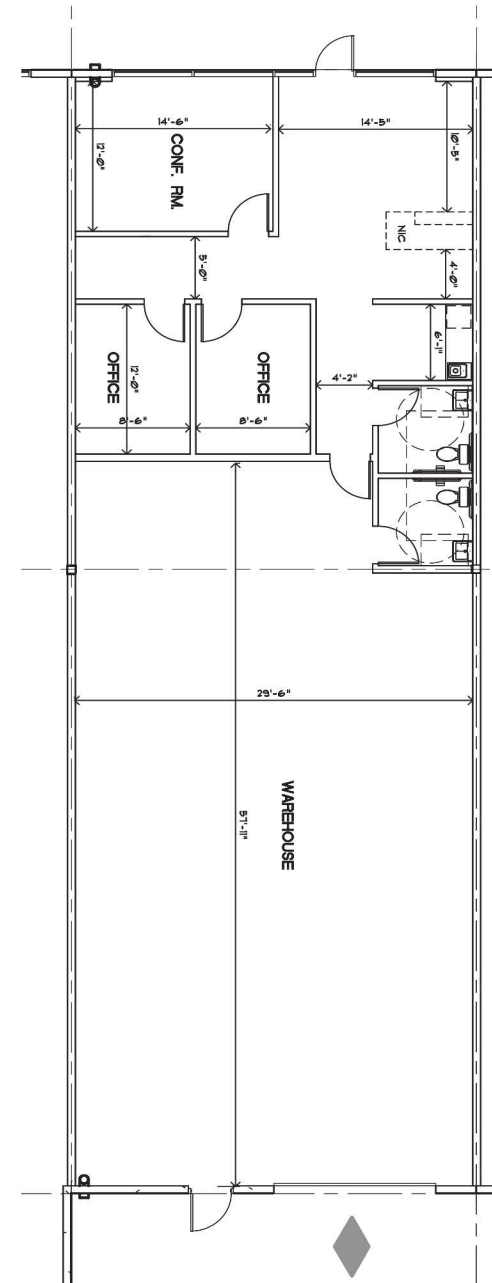
1371 Raiders Way
Suite 180

Suite Specifications

- ± 2,705 Total SF
- 2 Restrooms
- One (1) ±12' X ±14' Grade Doors
- ± 20' Clear Height
- 277/480V, 3-Phase Power
- Available September 1, 2026



180



LOCATION	DISTANCE (MILES)
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I-15	± 2.03
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I-215	± 4.44
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McCarran Airport	± 10.6
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Las Vegas Strip	± 11.6
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California Border	± 31
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STARR INTERCHANGE

LAS VEGAS BOULEVARD

ST ROSE PARKWAY

BERMUDA ROAD

S. MARYLAND PKWY

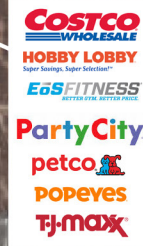
SITE

RAIDERS WAY

VOLUNTEER BOULEVARD

SEVEN HILLS

INSPIRADA





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Matter.

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