

FOR SUBLEASE

**5695 North Belt Road
Las Vegas, NV 89111**

Total Size: 17,600 SF

900 SF Office | 16,700 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.



5695 NORTH BELT RD.

+17,600 SF

Office: +900 SF

Warehouse: +16,700 SF

**Loading: (4) 14'x16' Oversized
Grade Doors**

Clear Height: 24'

Power: 277/480v - 3 Phase

ESFR Fire Sprinklers

Class A Industrial Building

Freestanding Single-Tenant Bldg.

SITE PLAN

The site plan shows a rectangular building footprint with a dashed line indicating a 'Potential Fenced Yard' area above it, labeled '+15,095 SF'. The building is divided into four vertical sections, each 14'x16' at the top. The horizontal dimensions are 40' for each of the four sections. The vertical dimensions are 60' for the top section and 50' for the bottom section. A legend at the bottom right indicates that a blue dot represents an 'Oversized Grade Door'. There are four blue dots on the top edge of the building, one in each of the four vertical sections. The building layout includes a kitchen area with a sink and stove, a dining area, and a living area with a fireplace. There are also several bedrooms and a bathroom. The building is situated on a lot with a dashed line indicating the property boundary. The background of the slide features a pattern of diagonal lines.

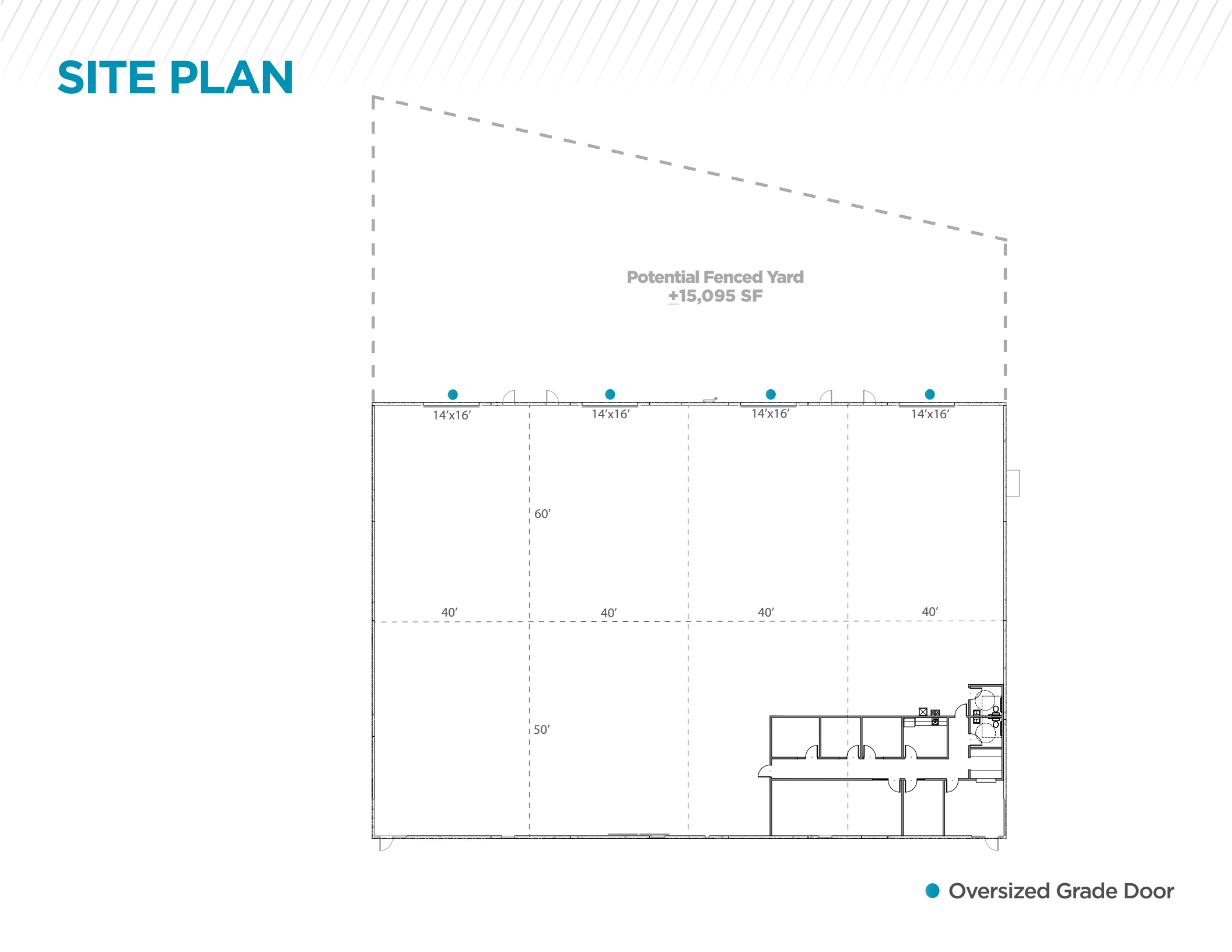
Potential Fenced Yard
+15,095 SF

14'x16' 14'x16' 14'x16' 14'x16'

60' 40' 40' 40' 40'

50'

● Oversized Grade Door



SITE PLAN

The site plan shows a rectangular building footprint with a dashed line indicating a 'Potential Fenced Yard' area above it. The building is divided into four vertical sections, each labeled '14'x16'' at the top. The horizontal dimensions are marked as 40' for each of the four sections. The vertical dimensions are marked as 60' for the top section and 50' for the bottom section. A legend at the bottom right indicates that a blue dot represents an 'Oversized Grade Door'. There are four such dots, one on each of the top horizontal boundaries of the four sections. The building layout includes a series of rooms and corridors, with a larger room on the right side. The text 'Potential Fenced Yard +15,095 SF' is centered above the building footprint.

Potential Fenced Yard
+15,095 SF

14'x16'

14'x16'

14'x16'

14'x16'

60'

40'

40'

40'

40'

50'

● Oversized Grade Door

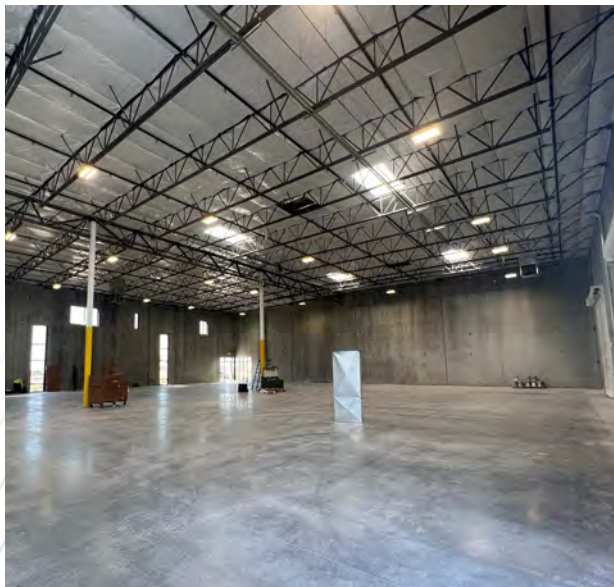
5695 E. North Belt Rd.
Las Vegas, NV 89115

NEW TROPICAL PKWY INTERCHANGE

SPEEDWAY INTERCHANGE

Las Vegas Motor Speedway

U.S. AIR FORCE





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