FOR SUBLEASE 17,600 SF



5695 EAST NORTH BELT ROAD

LAS VEGAS, NV 89115



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: ±17,600 SF

Office: ±900 SF

Warehouse: ±16,700 SF

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

Clear Height: 24'

Power: 277/480v - 3 Phase

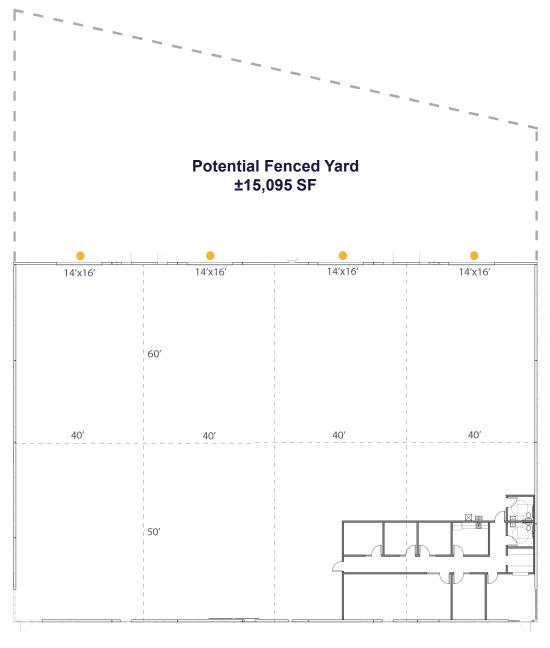
Sprinkler: ESFR

Class: Class A Industrial Building

Property Type: Freestanding Single-Tenant Building





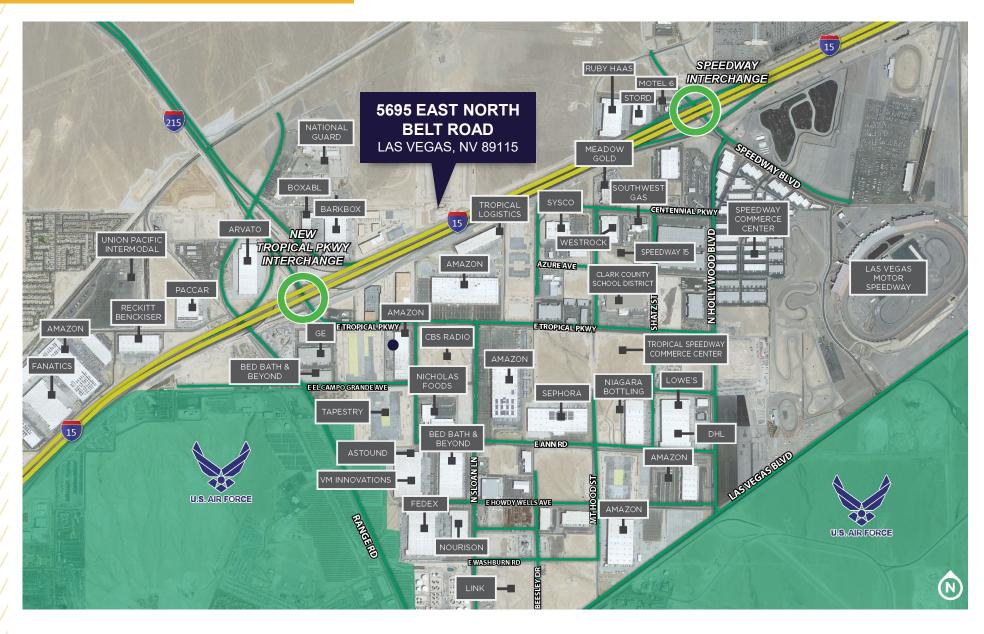




Oversized Grade Door

SITE PLAN

AERIAL MAP









CONTACT INFORMATION

ALMA E. CUEVAS, SIOR

Managing Director +1 702 303 4412 alma.cuevas@cushwake.com #S.0180089.LLC

CAMILA ROSALES, CCIM

Director +1 702 688 6889 camila.rosales@cushwake.com #S.0183916

JASON GRIFFIS, SIOR

Managing Director +1 702 796 7900 jason.griffis@cushwake.com #S.0178374

MICHAEL SCHER

Senior Associate +1 702 688 6893 michael.scher@cushwake.com #S.0189923 10845 Griffith Peak Dr. Suite 160 Las Vegas, NV 89135 +1 702 796 7900 cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY (OR PROPERTY OR SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.