

# WAREHOUSE/ OFFICE SPACE

POTENTIAL BUILDING DIVISIBILITY

3475 North Las Vegas Boulevard  
Las Vegas, NV 89115



Excellent access to I-15 Freeway

FOR LEASE

±21,370 SF – ±109,200 SF

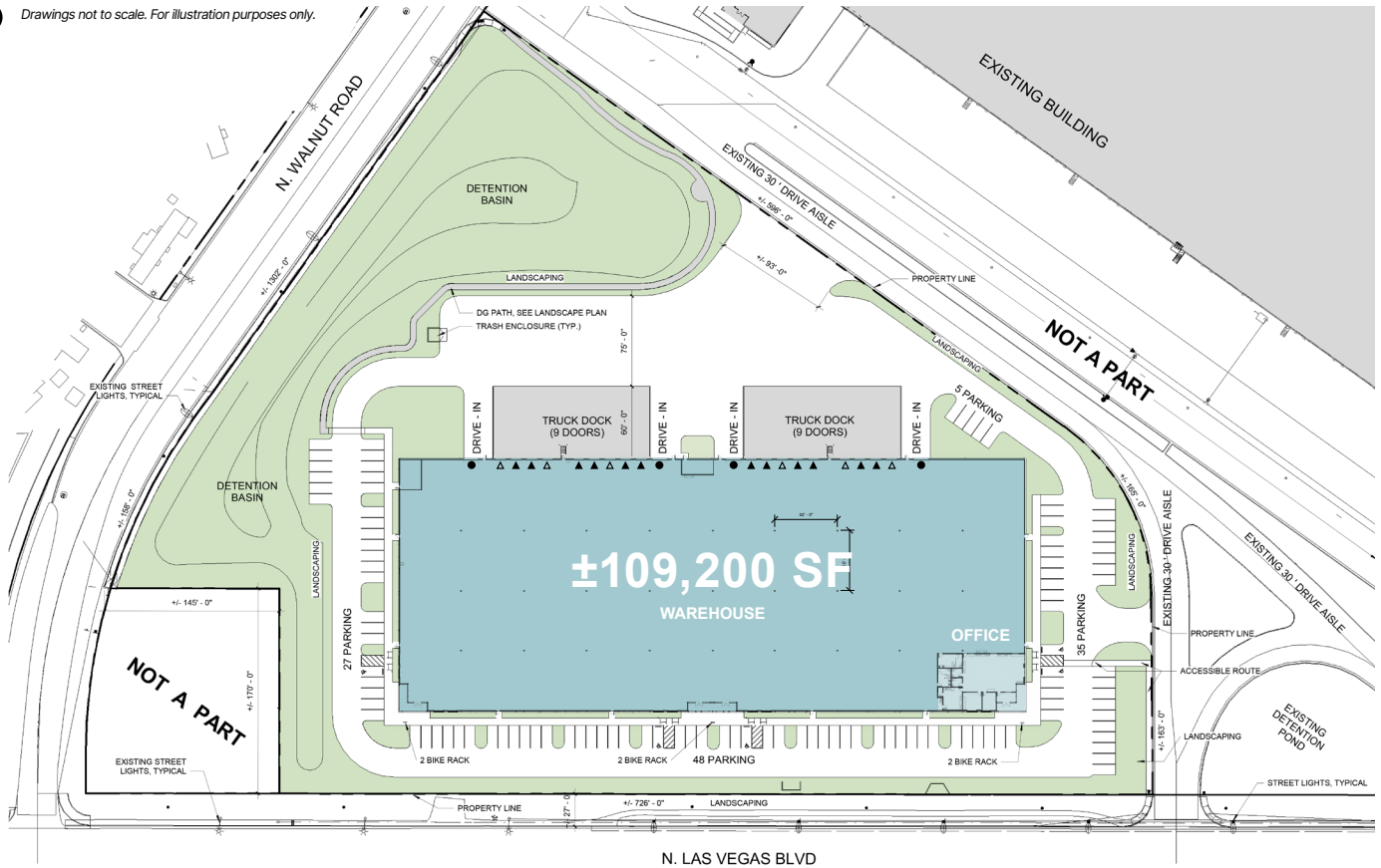
\$1.00 PSF Broker Bonus

Lease to be signed on or before December 31, 2025 | Minimum 3-Year Deal



LEASED BY





FOR LEASE

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = MECHANICAL PIT LEVELER

■ = AVAILABLE

## LOCATED IN CLARK COUNTY

3475 North Las Vegas Boulevard is located within the master planned Boulevard Industrial Center, in North Las Vegas submarket. The building has excellent access to Interstate 15 via both North Las Vegas Boulevard and North Walnut Road interchanges. The property is a concrete tiltup distribution building featuring LED lighting, an ESFR fire suppression system,  $\pm 32'$  clear height, evaporative cooling, rear loading and a  $\pm 135'$  truck court with concrete aprons.

### PROPERTY HIGHLIGHTS

**Lot Size**  $\pm 8.28$  Acres

**County** Clark

**Zoning** IP (Industrial Park)

**APN** 140-07-701-018

**Year Built** 2019

**Clear Height**  $\pm 32'$

**Total Building SF**  $\pm 109,200$  SF

**Cooling** Evaporative Coolers

**Power** 277/480 Volt, 3-Phase

**Sprinklers** ESFR

**Parking** 115 Auto Spaces

**Truck Court**  $\pm 135'$  with concrete dock aprons

# TOTAL BUILDING ±109,200 SF

 Drawings not to scale. For illustration purposes only.



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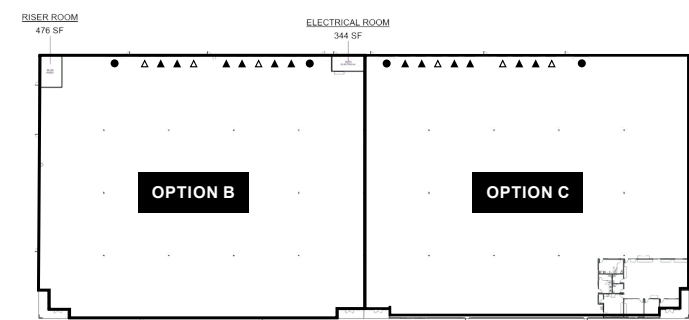


FOR LEASE

## AVAILABLE NOW

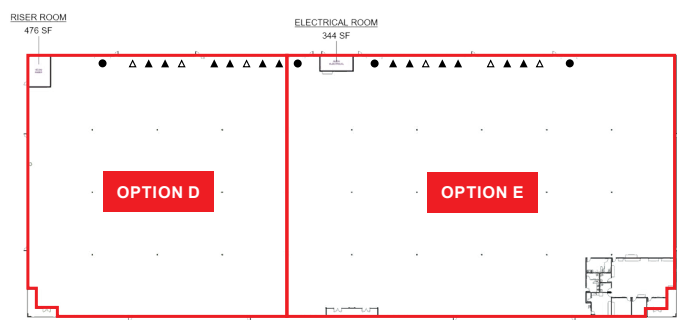
Total SF	±109,200 SF	Dock Loading	Eighteen (18) ±9' x ±10
Office SF	±3,391 SF	Grade Loading	Four (4) ±12' x ±14'
Warehouse SF	±105,809 SF	Power	±1,200 Amps, 277/480 Volt, 3-Phase <small>(Tenant's electrician to confirm power)</small>
Improvements	Potential Secured Yard	NNN Fees (PSF)	\$0.24

# POTENTIAL BUILDING DIVISIBILITY



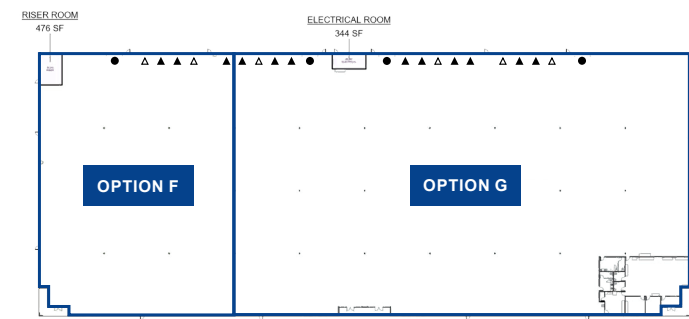
OPTION B	
Total SF	±53,799 SF
Dock Doors	9
Grade Doors	2

OPTION C	
Total SF	±54,581 SF
Dock Doors	9
Grade Doors	2



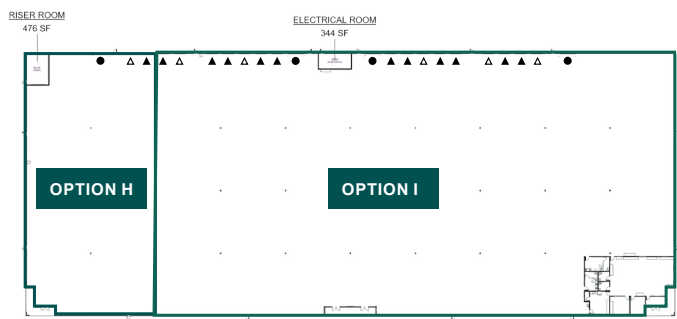
OPTION D	
Total SF	±43,210 SF
Dock Doors	9
Grade Door	1

OPTION E	
Total SF	±65,170 SF
Dock Doors	9
Grade Doors	3



OPTION F	
Total SF	±32,290 SF
Dock Doors	5
Grade Door	1

OPTION G	
Total SF	±76,090 SF
Dock Doors	13
Grade Doors	3



OPTION H	
Total SF	±21,370 SF
Dock Doors	2
Grade Door	1

OPTION I	
Total SF	±87,830 SF
Dock Doors	16
Grade Doors	3

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- ▲ = DOCK LOADING DOOR
- △ = MECHANICAL PIT LEVELER

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# HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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# CONTACT INFORMATION

3475 North Las Vegas Boulevard  
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

