

SUNPOINT CROSSING

NORTH LAS VEGAS SUBMARKET

3702 North Las Vegas Boulevard
Las Vegas, NV 89115



Trailer Parking Available

FOR LEASE

±40,422 – ±290,147 SF

\$1.00 PSF Broker Bonus

Lease to be signed on or before June 30, 2026 | Minimum 3-Year Deal



LEASED BY



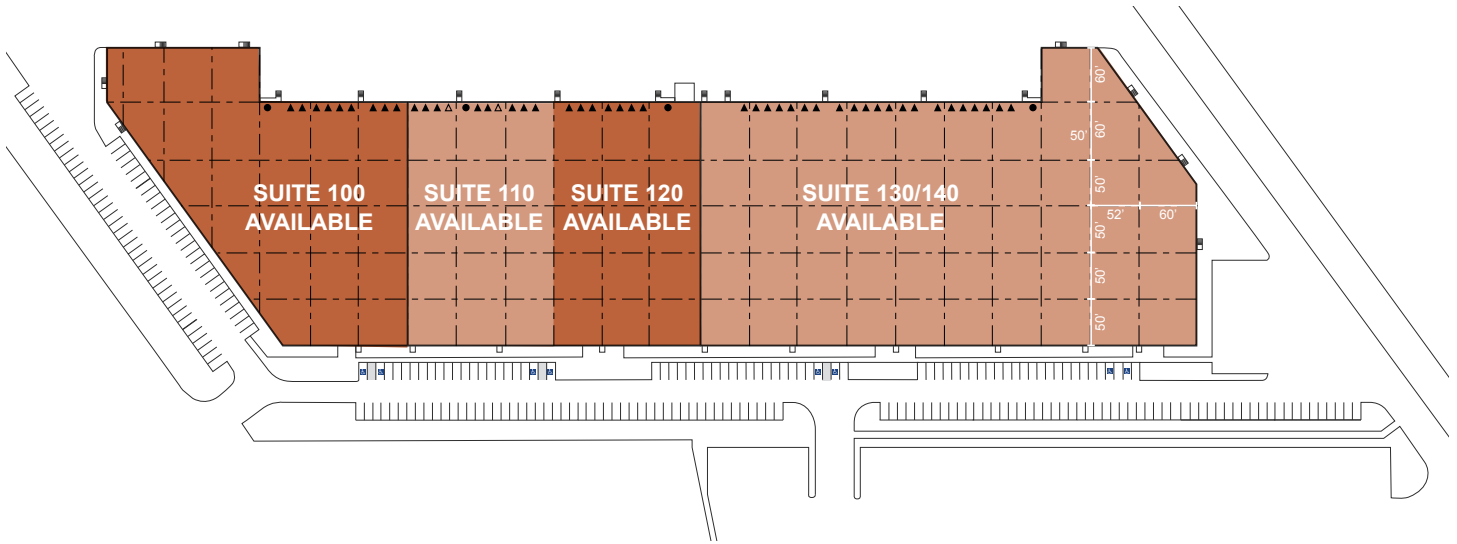


Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = PIT LEVELER



FOR LEASE

LOCATED IN CLARK COUNTY

SunPoint Crossing is located on North Las Vegas Boulevard and North Lamb Boulevard with excellent access to Interstate 15 via East Cheyenne, Ave., East Craig Road, and North Lamb Boulevard with each on ramp being less than 3 miles from SunPoint Crossing. The project is concrete tilt-up construction, built in 2019 consisting of three buildings totaling ±752,384 SF, ±32' clear height, dock and grade level loading, skylights, ESFR Fire Sprinkler System, evaporative cooling and trailer parking.

PROPERTY HIGHLIGHTS

| | | | |
|--------------------------|--|-----------------------|--------------------------------------|
| Cross Streets | North Las Vegas Boulevard & North Lamb Boulevard | Power | 277/480 Volt, 3-Phase |
| County | Clark | Cooling | Evaporative Coolers |
| Zoning | M-1 (Clark County) | Sprinklers | ESFR |
| APN | 140-08-301-009 | Column Spacing | ±50' x ±52' Typical Column Spacing |
| Year Built | 2019 | Speed Bay | ±60' |
| Clear Height | ±32' | Parking | 629 Auto Stalls 79 Trailer Stalls |
| Total Building SF | ±752,384 SF | | |

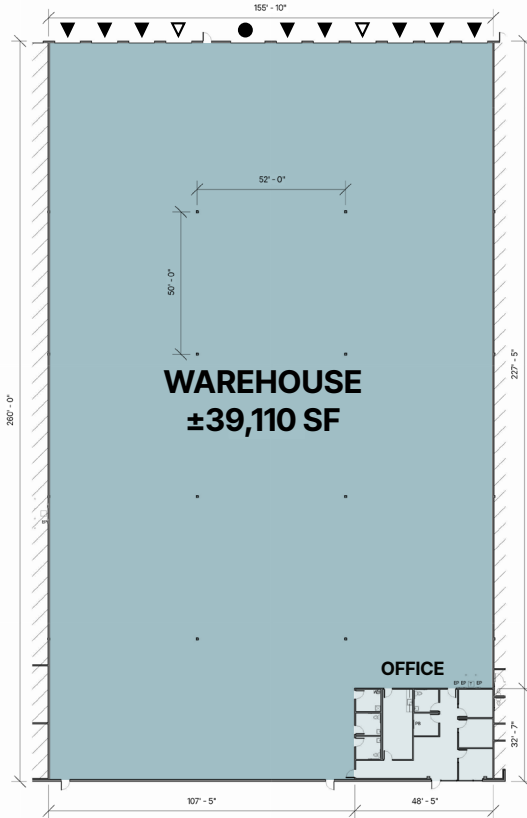


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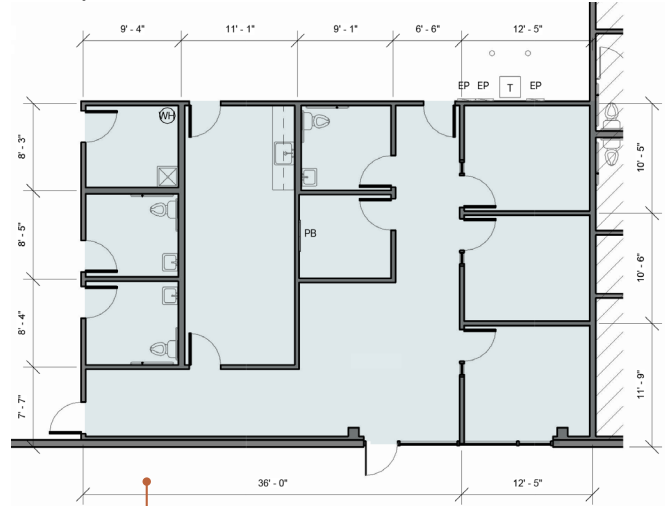
SUITE 110

±40,689 SF

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OFFICE ±1,579 SF



FOR LEASE

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AVAILABLE APRIL 1, 2026

| | |
|------------------|------------|
| Suite | 110 |
| Total SF | ±40,689 SF |
| Office SF | ±1,579 SF |
| Warehouse SF | ±39,110 SF |
| Lease Rate (NNN) | Negotiable |

| | |
|----------------|---------------------|
| Dock Loading | Ten (10) ±9' x ±10' |
| Grade Loading | One (1) ±12' x ±14' |
| Power | 277/480V, 3-Phase |
| NNN Fees (PSF) | \$0.19 PSF |

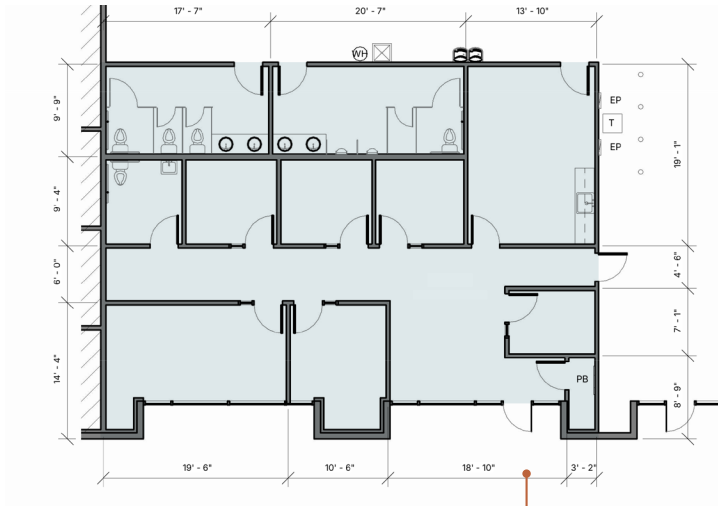


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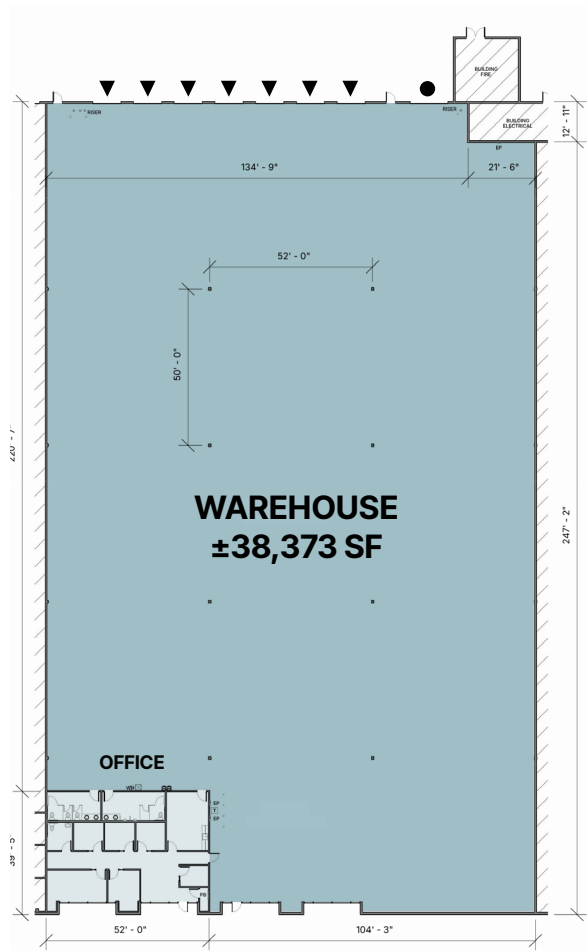
SUITE 120

±40,422 SF

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OFFICE
±2,049 SF



WAREHOUSE
±38,373 SF

OFFICE

FOR LEASE

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR

AVAILABLE JUNE 1, 2026

| | |
|-------------------------|------------|
| Suite | 120 |
| Total SF | ±40,422 SF |
| Office SF | ±2,049 SF |
| Warehouse SF | ±38,373 SF |
| Lease Rate (NNN) | Negotiable |

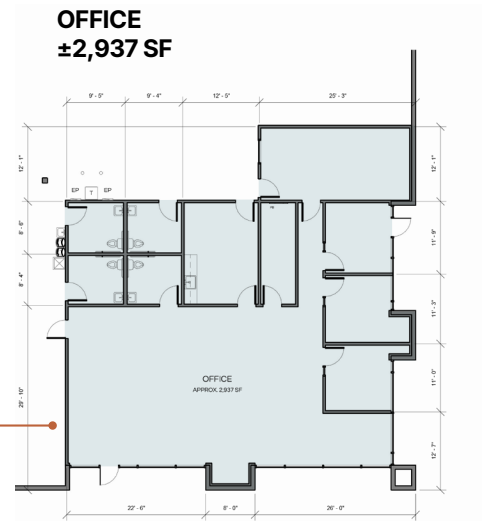
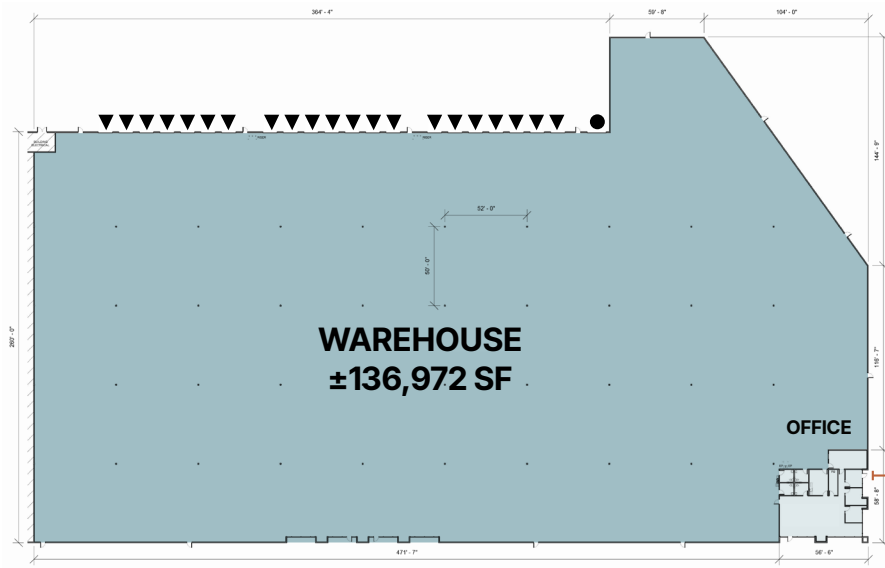
| | |
|-----------------------|----------------------|
| Dock Loading | Seven (7) ±9' x ±10' |
| Grade Loading | One (1) ±12' x ±14' |
| Power | 277/480V, 3-Phase |
| NNN Fees (PSF) | \$0.19 PSF |



3702 North Las Vegas Boulevard, Las Vegas, NV 89115

SUITE 130-140

±139,909 SF



FOR LEASE

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR

AVAILABLE WITHIN 30 DAYS

| | |
|-------------------------|-------------|
| Suite | 130-140 |
| Total SF | ±139,909 SF |
| Office SF | ±2,937 SF |
| Warehouse SF | ±136,972 SF |
| Lease Rate (NNN) | Negotiable |

| | |
|-----------------------|---|
| Dock Loading | Twenty-one (21) ±9' x ±10' |
| Grade Loading | One (1) ±12' x ±14' Drive in Door Via Ramp |
| Power | 277/480V, 3-Phase |
| NNN Fees (PSF) | \$0.19 PSF |



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HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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CONTACT INFORMATION

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Las Vegas, NV 89115

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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

