

# 3000 LINCOLN ROAD

LAS VEGAS, NV 89115



±80,181 SF AVAILABLE FOR SUBLEASE

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**CBRE**

# Property Overview



3000 LINCOLN ROAD | LAS VEGAS, NV 89115



TOTAL SF  
80,181 SF



OFFICE SF  
3,066 SF



DOCK HI DOORS  
TWENTY-THREE (23) DOORS



GRADE LEVEL DOORS  
ONE (1) 12' X 14' DOOR



POWER  
±1,600 AMPS 277/480V, 3-PHASE



COLUMN SPACING  
50' X 52'



CLEAR HEIGHT  
30'



SPRINKLER SYSTEM  
ESFR



LIGHTING  
LED W/ MOTION SENSORS



ZONING  
IL (INDUSTRIAL LIGHT)



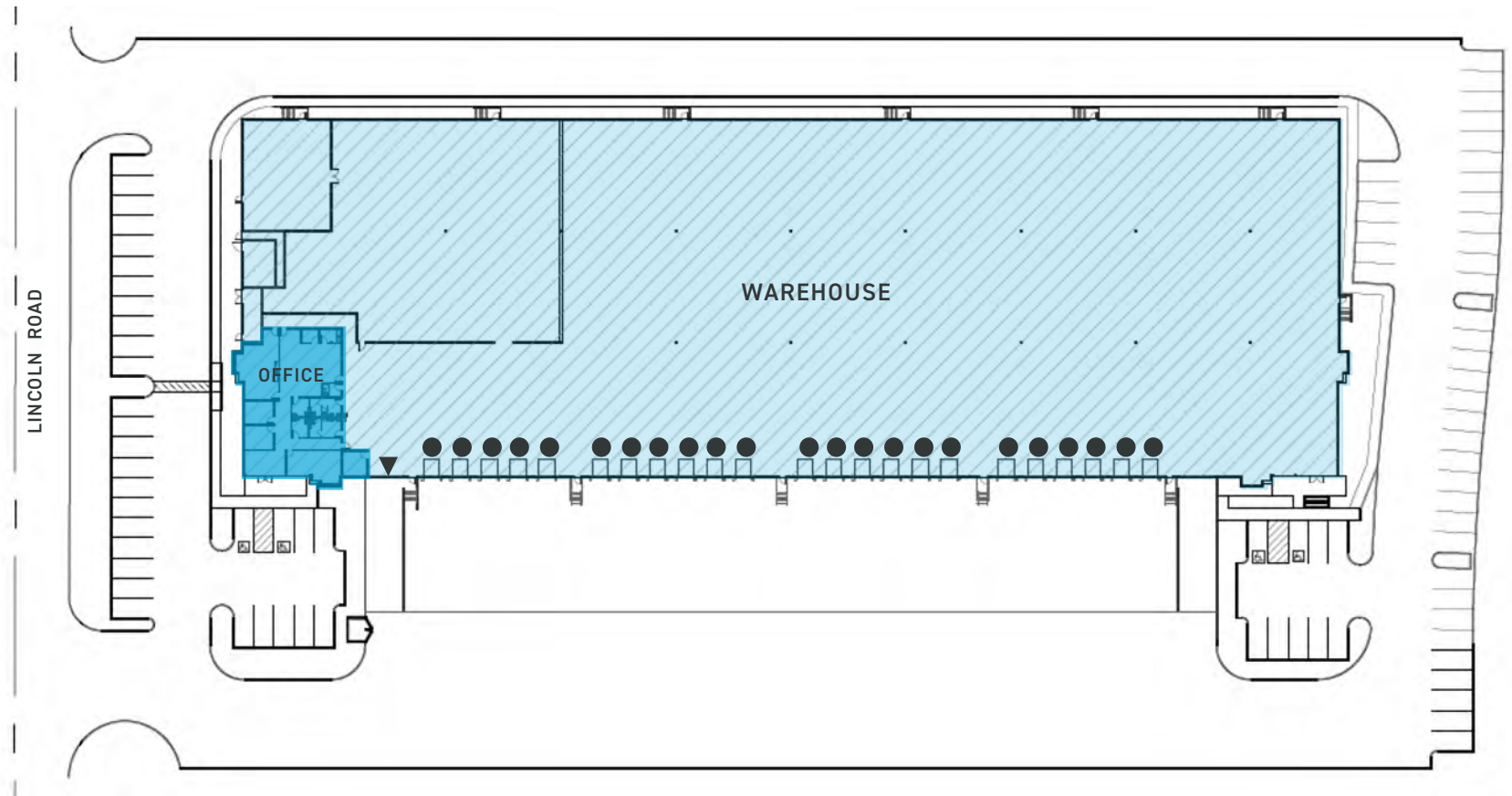
WAREHOUSE COOLING  
4 HIGH-VOLUME LOW-SPEED  
(HVLS) FANS

# Site Plan



▲ = GRADE DOOR ● = DOCK DOOR

\*not to scale  
\*all measurements are approximate



# Office Floorplan



## BUILDING HIGHLIGHTS

**TOTAL SF:** 80,181 SF

**OFFICE SF:** 3,066 SF

**WAREHOUSE SF:** 77,115 SF

**DOCK DOORS:**

TWENTY-THREE (23) DOCK DOORS WITH FOUR (4) POSITIONS HAVING MECHANICAL LEVELERS, SEALS, DOCK LIGHTS & LOCKS. ALL OTHER POSITIONS HAVING BUMPERS.

**GRADE DOORS:**

ONE (1) 12' x 14' GRADE DOOR

**OFFICE HIGHLIGHTS:**

RECEPTION, OPEN OFFICE, BREAK ROOM, CONFERENCE ROOM, STORAGE

**PRIVATE OFFICES:**

THREE (3)

**RESTROOMS:**

FIVE (5)

**CLEAR HEIGHT:**

30'

**SPRINKLERS:**

ESFR

**POWER:**

±1,600 AMPS, 277/480V, 3-PHASE

**RATE (NNN):**

NEGOTIABLE

**ESTIMATED CAM:**

\$0.18/SF

**LEASE EXPIRATION:**

JULY 31, 2026

**AVAILABILITY:**

AVAILABLE IMMEDIATELY



\*not to scale  
\*all measurements are approximate

# Property Location

Located in the North Las Vegas submarket, this project provides excellent connectivity to I-15 via Cheyenne Avenue.

Close proximity to an abundance of amenities located in the North Las Vegas Corridor. This project is less than 50 miles from the California border. Zoned IL (Industrial Light). 3000 Lincoln Road is less than 35 miles from the Arizona border as well.



2.4 miles from I-15 Freeway via Cheyenne Ave



13.7 miles from Harry Reid Int'l Airport



9 miles to the Las Vegas Strip



6 miles from I-515/US-95 Interchange



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## CONTACT US TODAY TO SCHEDULE A TOUR

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