

# SUNPOINT CROSSING

## POTENTIAL BUILDING DIVISIBILITY

3732 North Las Vegas Boulevard  
Las Vegas, NV 89115



Excellent access to I-15 Freeway

FOR LEASE

**±37,387 SF – ±115,243 SF**

**\$1.00 PSF Broker Bonus**

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

 **LINK**

LEASED BY

 **Colliers**

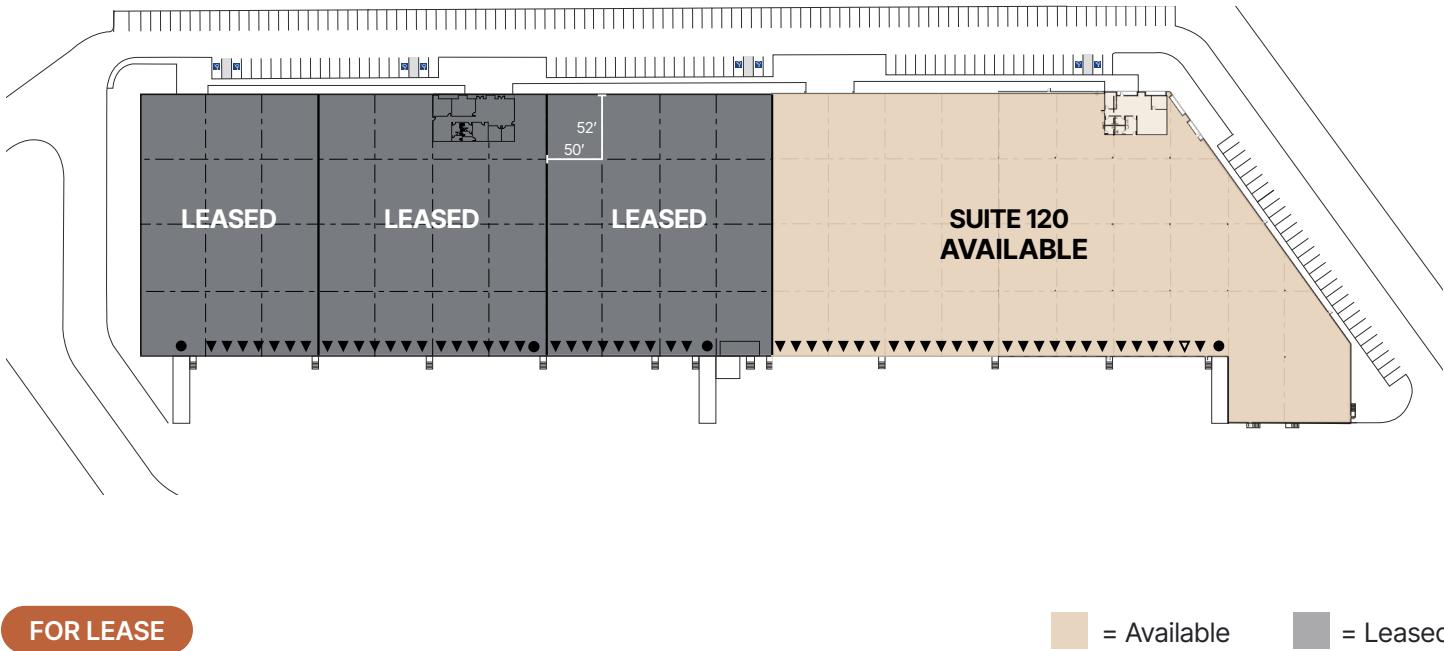


Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = MECHANICAL PIT LEVELER



## 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. Building 3 is a concrete tilt-up distribution building totaling  $\pm 254,548$  SF,  $\pm 32'$  clear height, dock and grade level loading, skylights, ESFR Fire Sprinkler System, evaporative cooling and trailer parking.

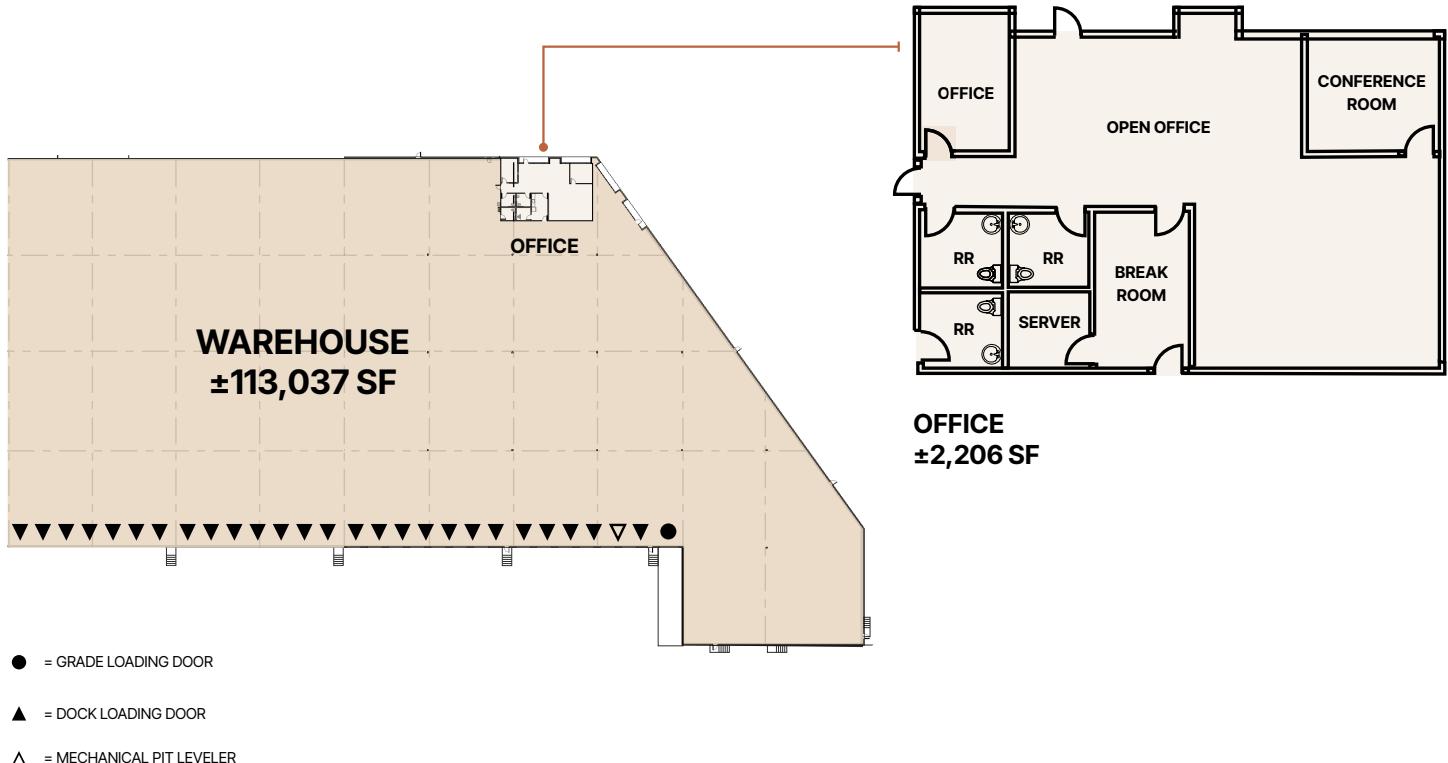
## PROPERTY HIGHLIGHTS

<b>Cross Streets</b>	North Las Vegas Boulevard & North Lamb Boulevard	<b>Power</b>	$\pm 4,000$ amps, 277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
<b>County</b>	Clark	<b>Cooling</b>	Evaporative Coolers
<b>Zoning</b>	M-1 (Clark County)	<b>Sprinklers</b>	ESFR
<b>APN</b>	140-08-301-009	<b>Column Spacing</b>	$\pm 50' \times \pm 52'$ Typical Column Spacing
<b>Year Built</b>	2019	<b>Speed Bay</b>	$\pm 60'$
<b>Clear Height</b>	$\pm 32'$	<b>Parking</b>	1.47:1,000
<b>Total Building SF</b>	$\pm 254,548$ SF		

# SUITE 120

## ±115,243 SF

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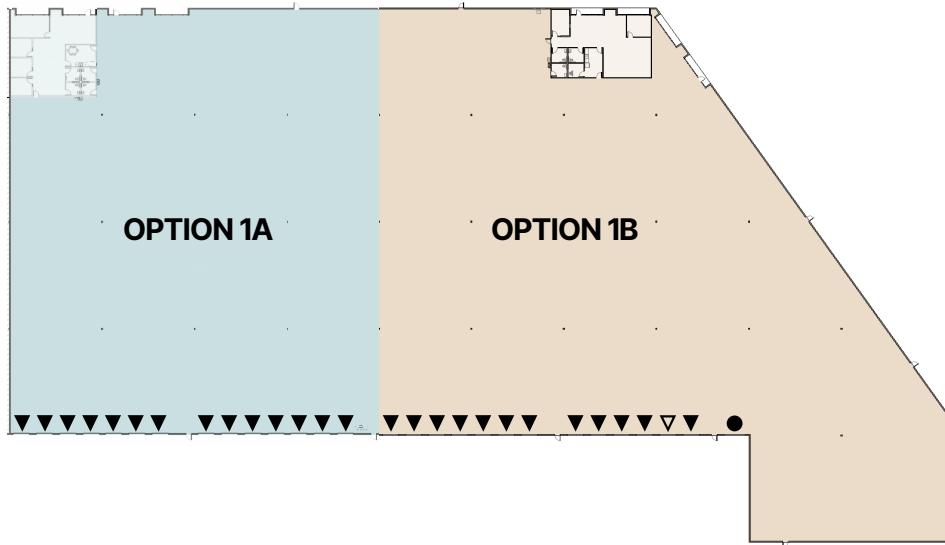
**FOR LEASE**

### AVAILABLE NOW

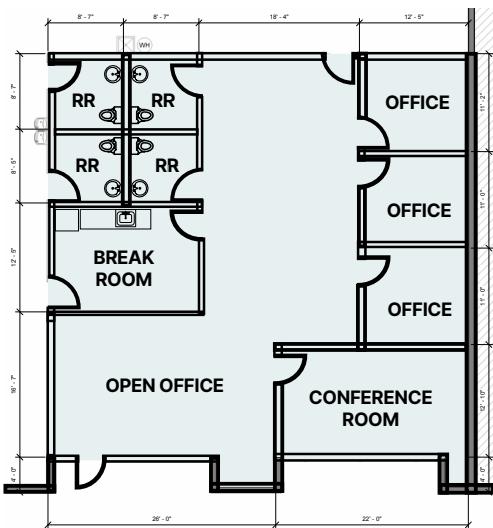
<b>Suite</b>	120
<b>Total SF</b>	±115,243 SF
<b>Office SF</b>	±2,206 SF
<b>Warehouse SF</b>	±113,037 SF
<b>Lease Rate (NNN)</b>	Negotiable

<b>Dock Loading</b>	Twenty-seven (27) ±9' x ±10' One (1) Mechanical Pit Leveler
<b>Grade Loading</b>	One (1) ±12' x ±14' Drive in Door via Ramp
<b>Power</b>	±600 Amps, 277/480 Volt, 3-Phase Power (Tenant's electrician to confirm power)
<b>NNN Fees (PSF)</b>	\$0.17

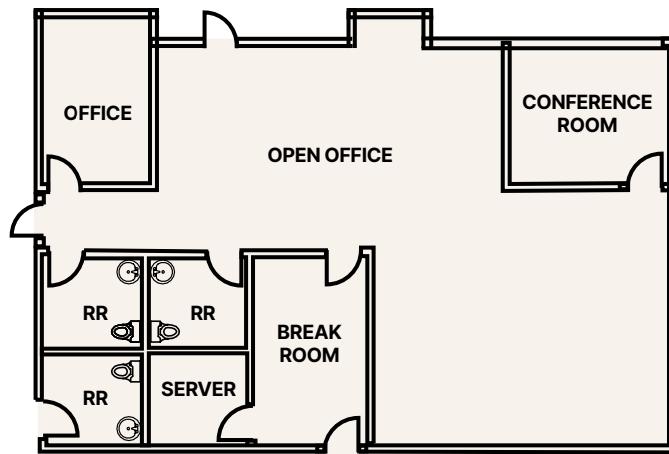
# POTENTIAL BUILDING DIVISIBILITY - OPTION 1



## **OPTION 1A - Office**



## **OPTION 1B - Office**



● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

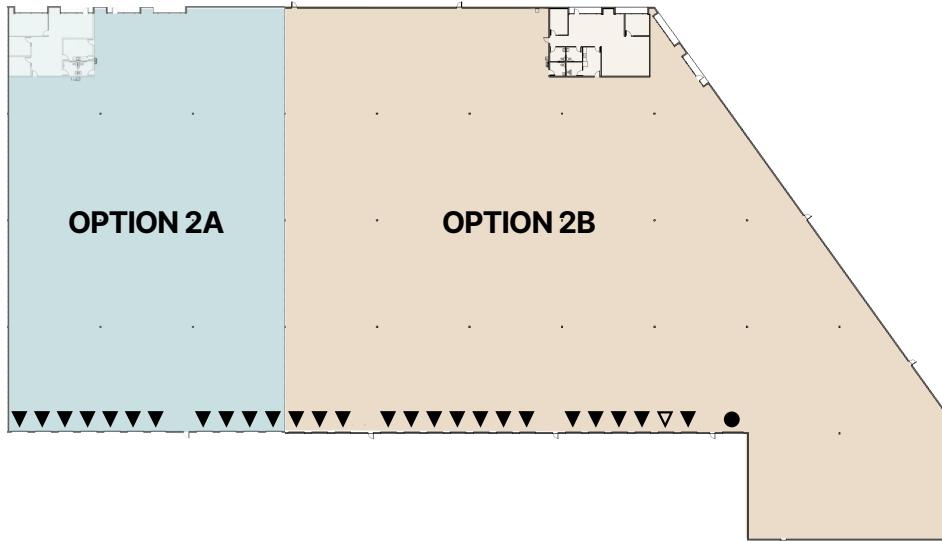
Δ = MECHANICAL PIT LEVELER

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# POTENTIAL BUILDING DIVISIBILITY - OPTION 2



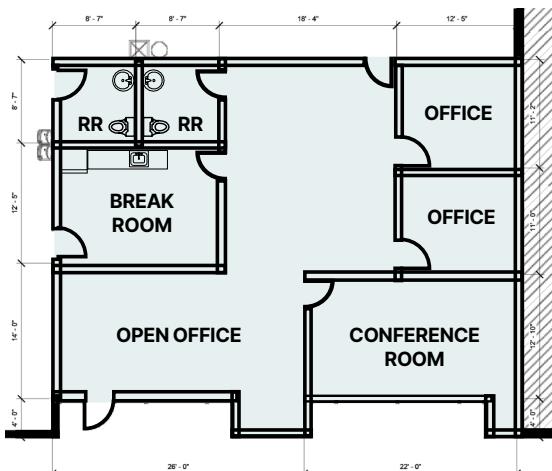
## OPTION 2A

<b>Total SF</b>	$\pm 37,387$ SF
<b>Office SF</b>	$\pm 1,857$ SF
<b>Dock Doors</b>	11

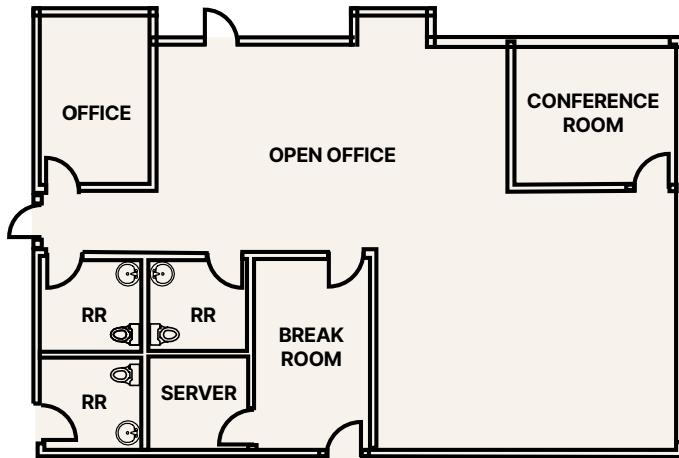
## OPTION 2B

<b>Total SF</b>	$\pm 77,307$ SF
<b>Office SF</b>	$\pm 2,206$ SF
<b>Dock Doors</b>	16
<b>Grade Doors</b>	1

## OPTION 2A - Office



## OPTION 2B - Office



● = GRADE LOADING DOOR

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# HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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# CONTACT INFORMATION

3732 North Las Vegas Boulevard  
Las Vegas, NV 89115

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