

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

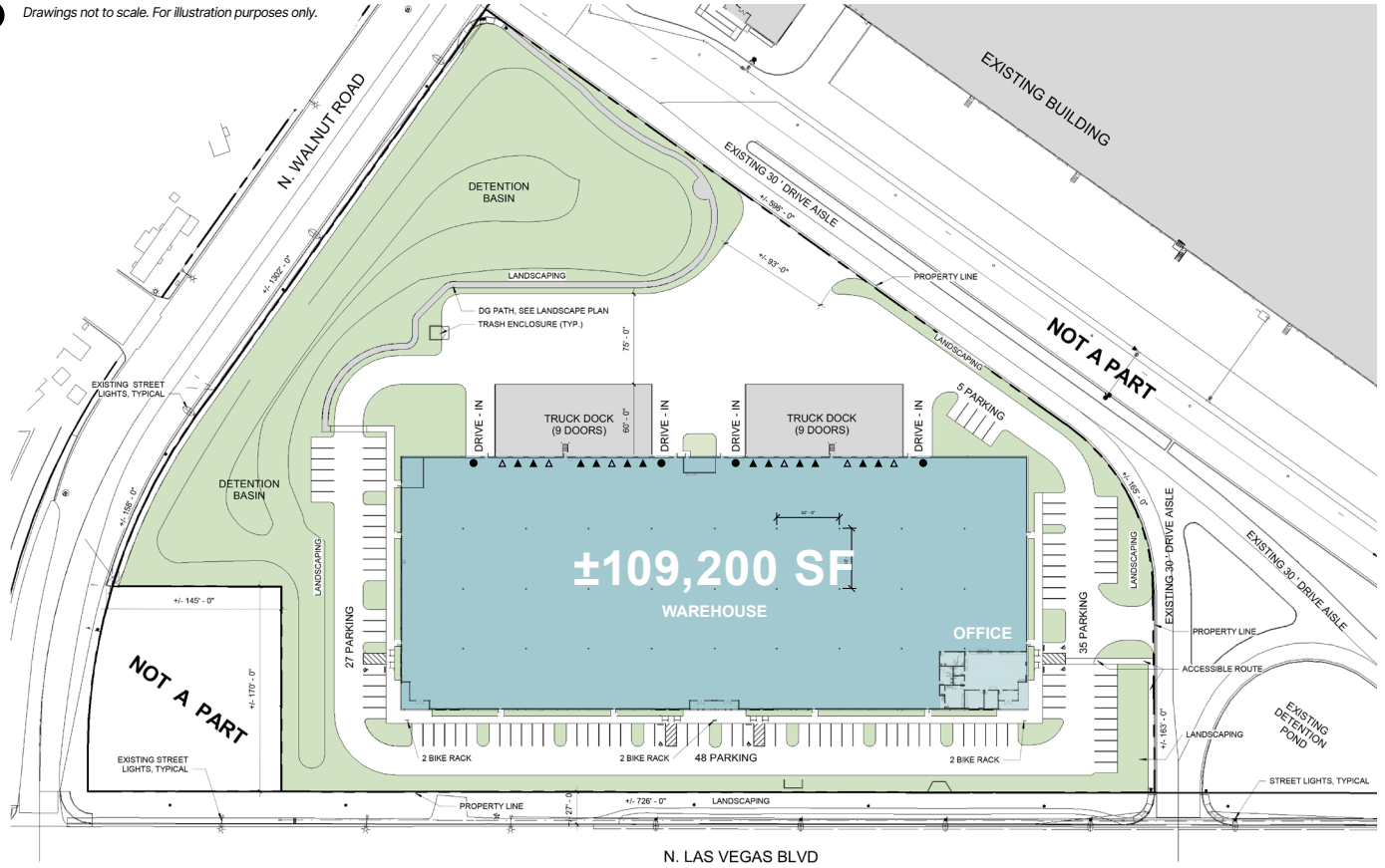
\$1.00 PSF Broker Bonus

Lease to be signed on or before June 30, 2026 | 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 ESRF fire suppression system, ±32' clear height, evaporative cooling, rear loading and a ±135' truck court with concrete aprons.

PROPERTY HIGHLIGHTS

Lot Size	±8.28 Acres	Total Building SF	±109,200 SF
County	Clark	Cooling	Evaporative Coolers
Zoning	IP (Industrial Park)	Power	277/480 Volt, 3-Phase
APN	140-07-701-018	Sprinklers	ESFR
Year Built	2019	Parking	115 Auto Spaces
Clear Height	±32'	Truck Court	±135' with concrete dock aprons

TOTAL BUILDING ±109,200 SF

 Drawings not to scale. For illustration purposes only.



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- △ = MECHANICAL PIT LEVELER

FOR LEASE

AVAILABLE NOW

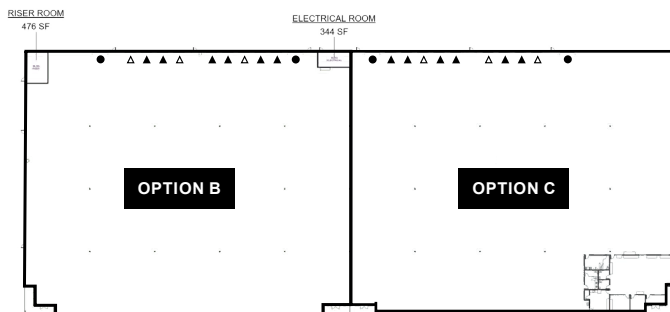
Total SF	±109,200 SF
Office SF	±3,391 SF
Warehouse SF	±105,809 SF
Improvements	Potential Secured Yard

Dock Loading	Eighteen (18) ±9' x ±10'
Grade Loading	Four (4) ±12' x ±14'
Power	±1,200 Amps, 277/480 Volt, 3-Phase <i>(Tenant's electrician to confirm power)</i>
NNN Fees (PSF)	\$0.28



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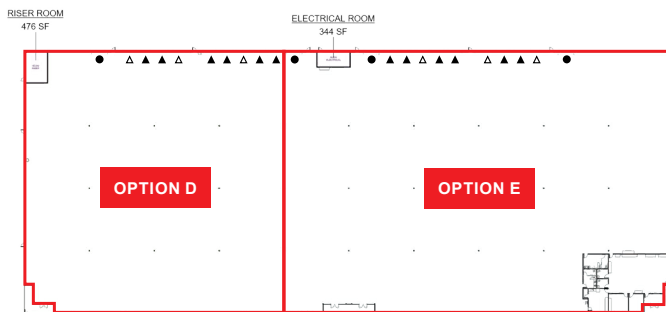


OPTION B

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

OPTION C

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

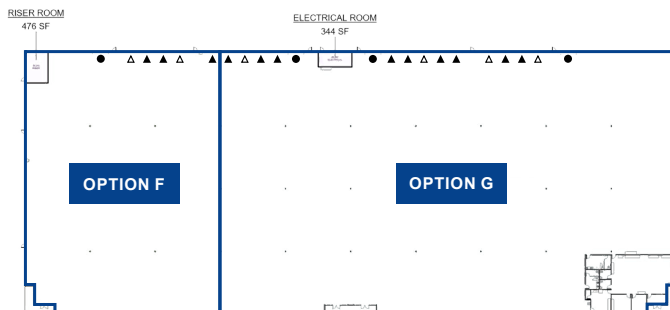


OPTION D

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

OPTION E

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

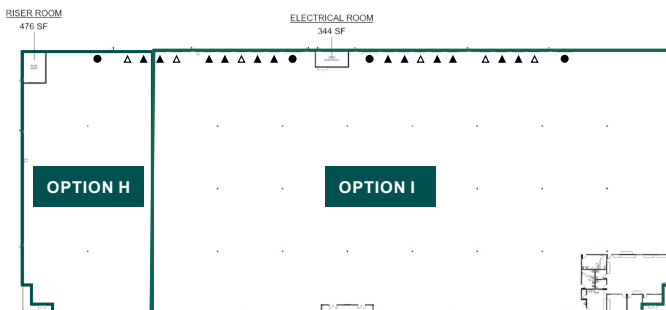


OPTION F

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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HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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CONTACT INFORMATION

3475 North Las Vegas Boulevard
Las Vegas, NV 89115

Jerry Doty, SIOR

jerry.doty@colliers.com

(702) 836 3735

License # NV-S.0172045

Morgan Elson

morgan.elson@colliers.com

(702) 836 3710

License # NV-S.0184877

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

