

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

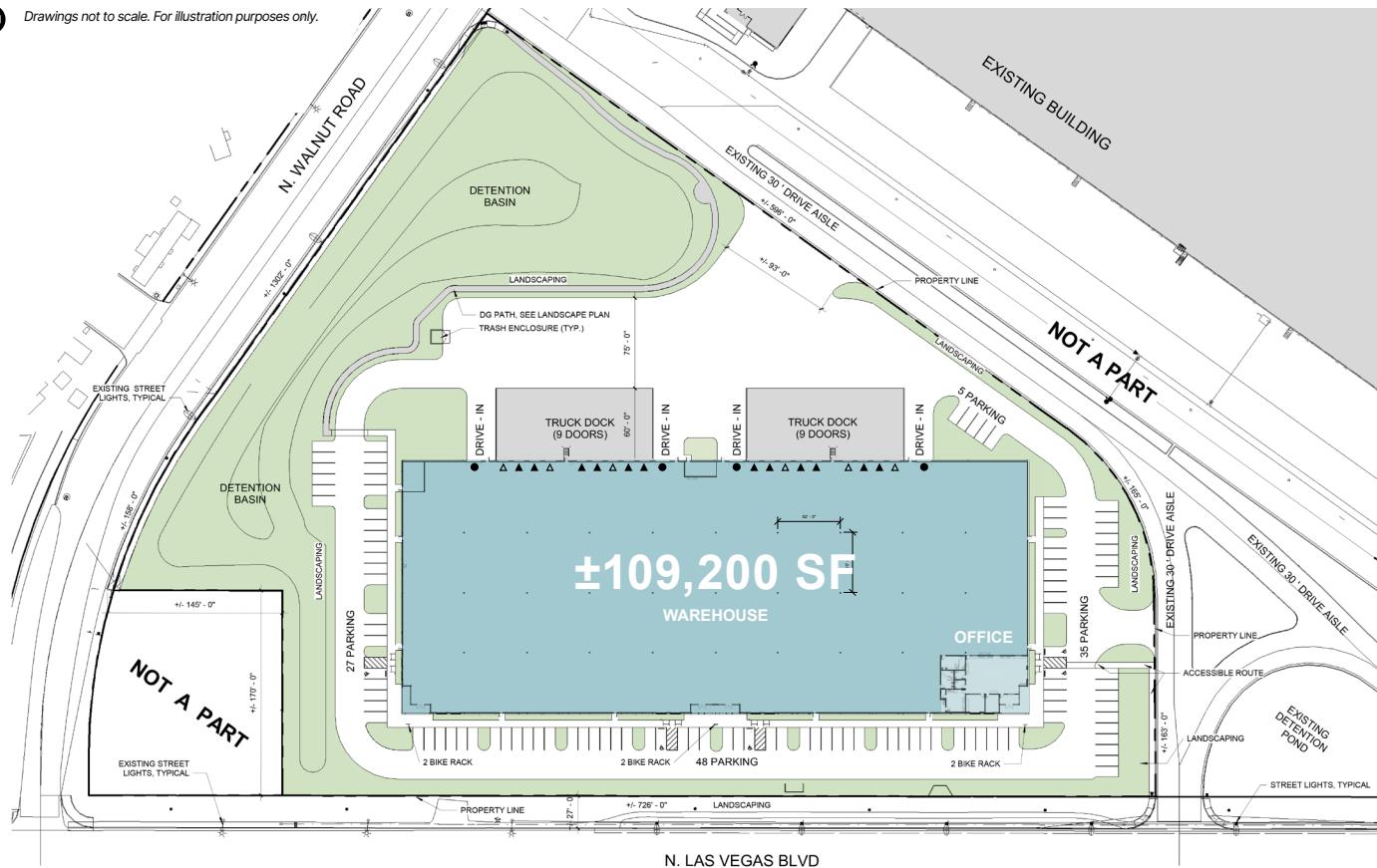
 **LINK**

LEASED BY

 **Colliers**



Drawings not to scale. For illustration purposes only.



FOR LEASE

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = MECHANICAL PIT LEVELER

■ = AVAILABLE

LOCATED IN CLARK COUNTY

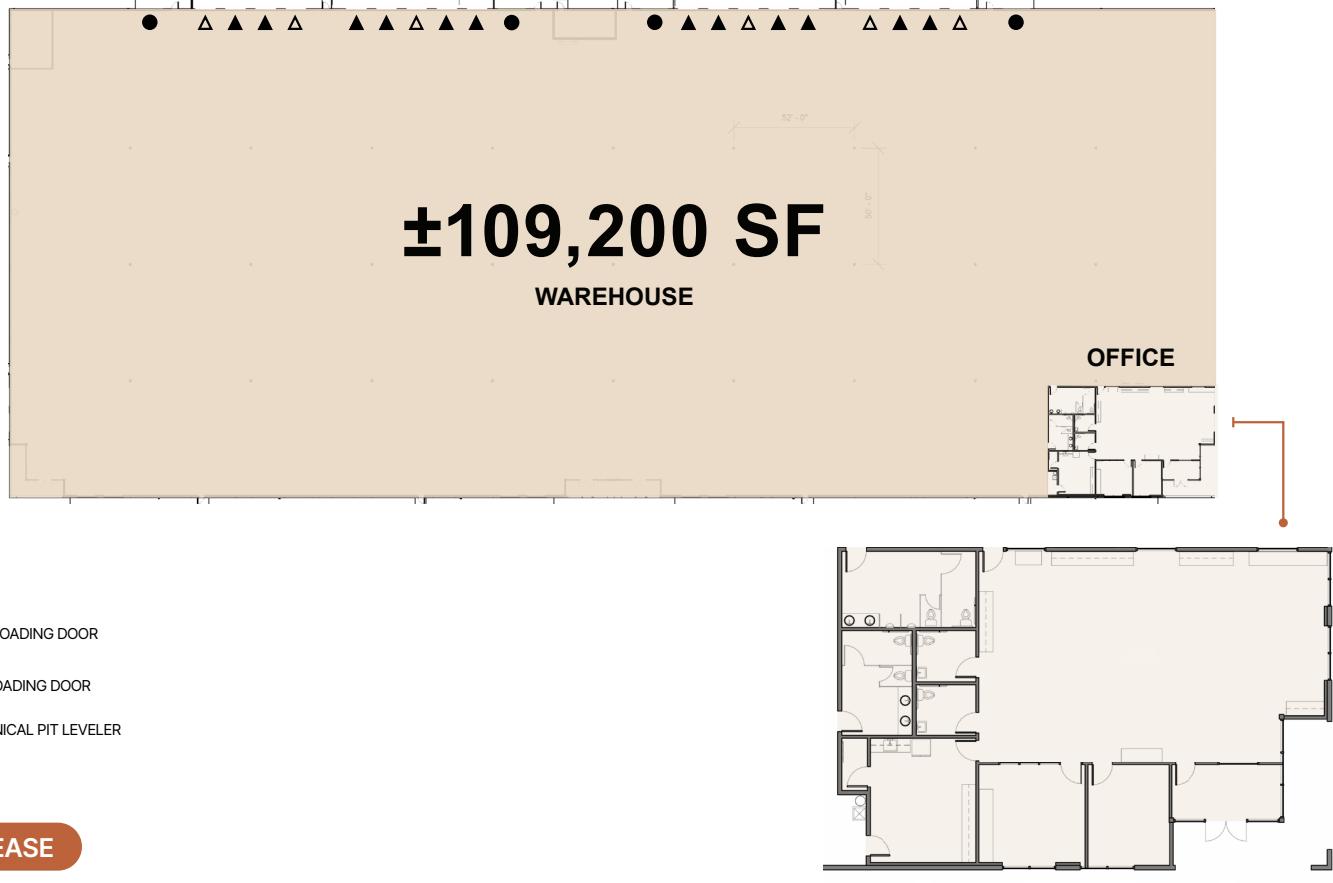
3475 North Las Vegas Boulevard is located within the master planned Boulevard Industrial Center, in North Las Vegas submarket. The building has excellent access to Interstate 15 via both North Las Vegas Boulevard and North Walnut Road interchanges. The property is a concrete tiltup distribution building featuring LED lighting, an ESFR fire suppression system, ±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

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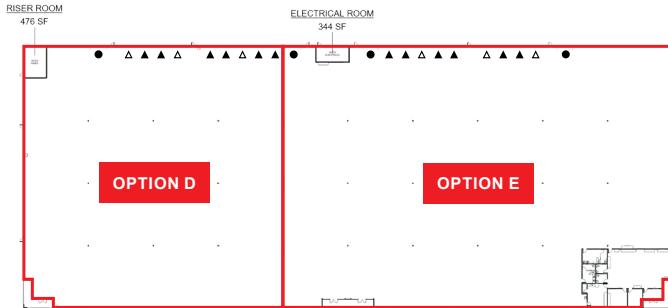
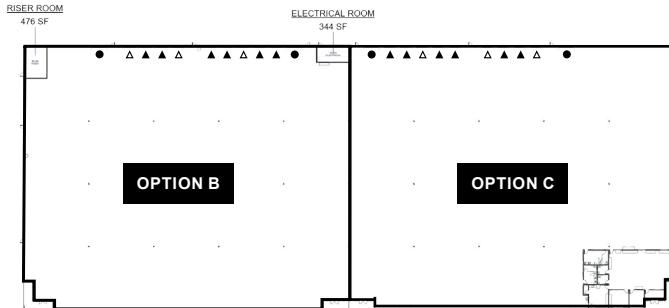


AVAILABLE NOW

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 (Tenant's electrician to confirm power)
NNN Fees (PSF)	\$0.28

POTENTIAL BUILDING DIVISIBILITY



OPTION B

Total SF	$\pm 53,799$ SF
Dock Doors	9
Grade Doors	2

OPTION C

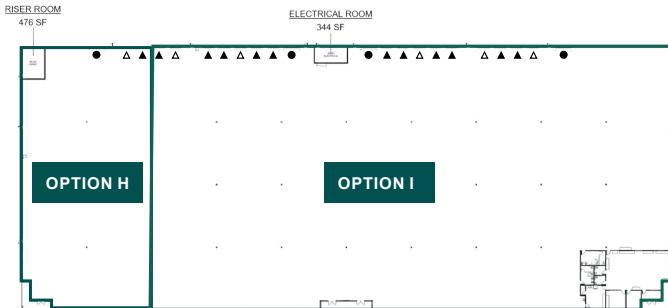
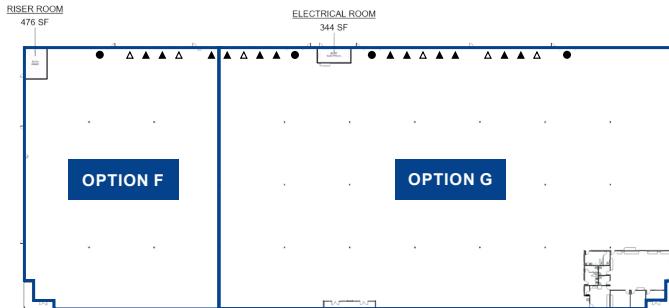
Total SF	$\pm 54,581$ SF
Dock Doors	9
Grade Doors	2

OPTION D

Total SF	$\pm 43,210$ SF
Dock Doors	9
Grade Door	1

OPTION E

Total SF	$\pm 65,170$ SF
Dock Doors	9
Grade Doors	3



OPTION F

Total SF	$\pm 32,290$ SF
Dock Doors	5
Grade Door	1

OPTION G

Total SF	$\pm 76,090$ SF
Dock Doors	13
Grade Doors	3

OPTION H

Total SF	$\pm 21,370$ SF
Dock Doors	2
Grade Door	1

OPTION I

Total SF	$\pm 87,830$ SF
Dock Doors	16
Grade Doors	3

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = MECHANICAL PIT LEVELER

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HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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CONTACT INFORMATION

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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.



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