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

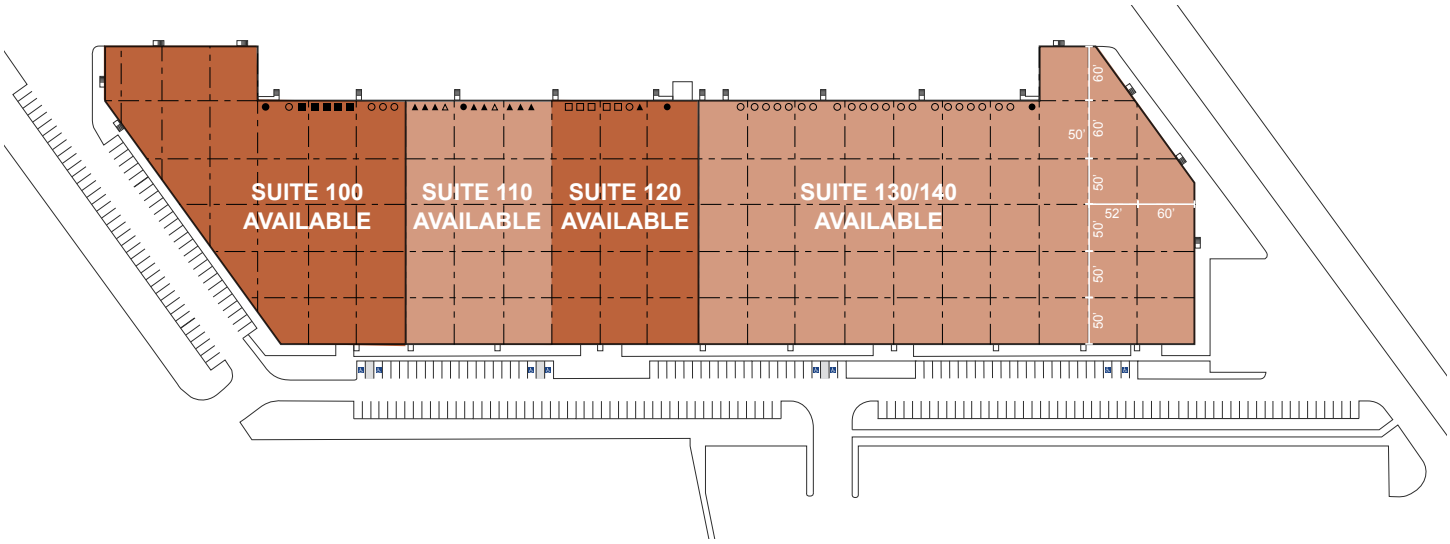
$1.00 PSF Broker Bonus

Lease to be signed on or before December 31, 2026 | Minimum 3-Year Deal

LINK

REPRESENTED BY Colliers

Drawings not to scale. For illustration purposes only.



FOR LEASE

□ = MECHANICAL PIT LEVEL AND DOCK SEALS
■ = EDGE-OF-DOCK LEVELER AND DOCK SEALS
△ = PIT LEVELER
○ = EDGE OF DOCK
● = GRADE LOADING DOOR
▲ = DOCK LOADING DOOR

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.

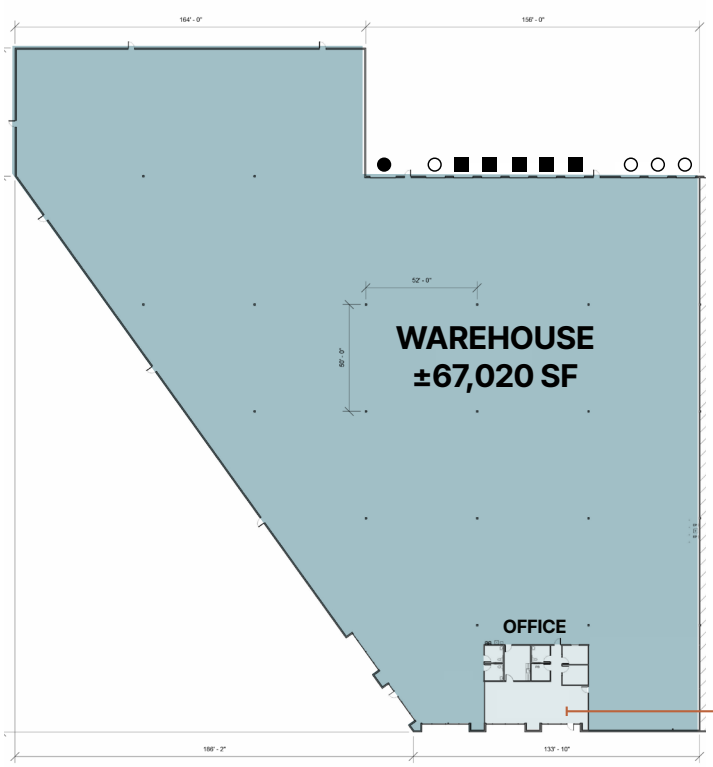
PROPERTY HIGHLIGHTS

Cross Streets	North Las Vegas Boulevard & North Lamb Boulevard
County	Clark
Zoning	M-1 (Clark County)
APN	140-08-301-009
Year Built	2019
Clear Height	±32′
Total Building SF	±290,147 SF

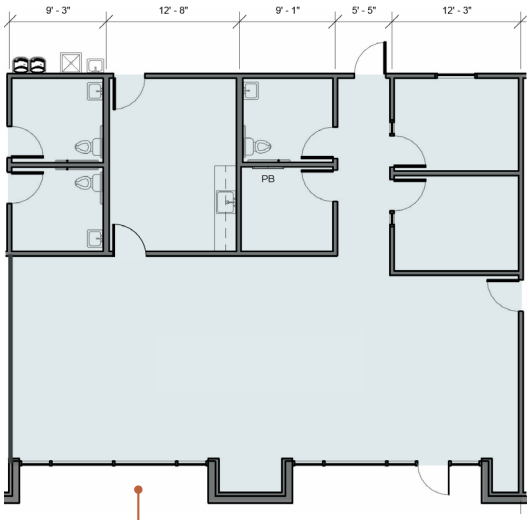
Power	277/480 Volt, 3-Phase
Cooling	Evaporative Coolers
Sprinklers	ESFR
Column Spacing	±50′ x ±52′ Typical Column Spacing
Speed Bay	±60′
Parking	629 Auto Stalls 79 Trailer Stalls

SUITE 100
±69,127 SF

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OFFICE
±2,107 SF



FOR LEASE

■ = EDGE-OF-DOCK LEVELER AND DOCK SEALS ○ = EDGE OF DOCK ● = GRADE LOADING DOOR

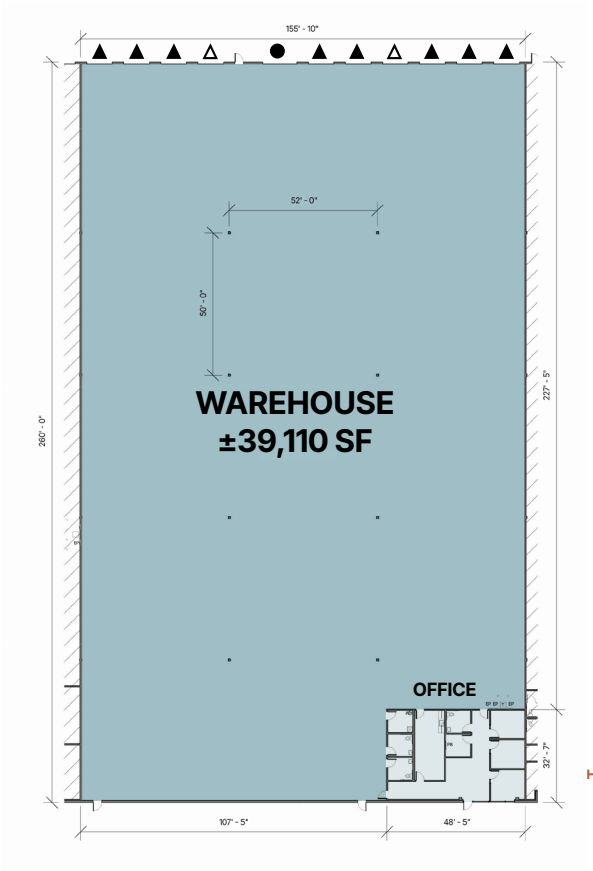
AVAILABLE NOW

Suite	100
Total SF	±69,127 SF
Office SF	±2,107 SF
Warehouse SF	±67,020 SF
Lease Rate (NNN)	Negotiable

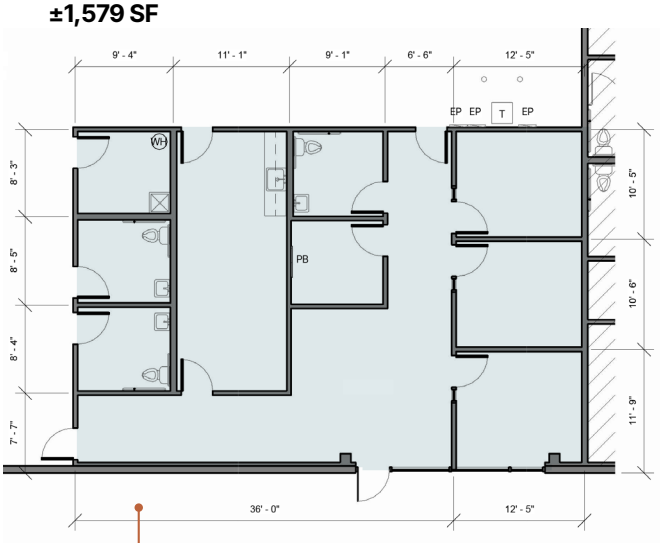
Dock Loading	Nine (9) ±9′ x ±10′
Grade Loading	One (1) ±12′ x ±14′
Power	277/480V, 3-Phase
NNN Fees (PSF)	$0.19 PSF

SUITE 110
±40,689 SF

Drawings not to scale. For illustration purposes only.



OFFICE
±1,579 SF



FOR LEASE

● = GRADE LOADING DOOR △ = PIT LEVELER ▲ = DOCK LOADING DOOR

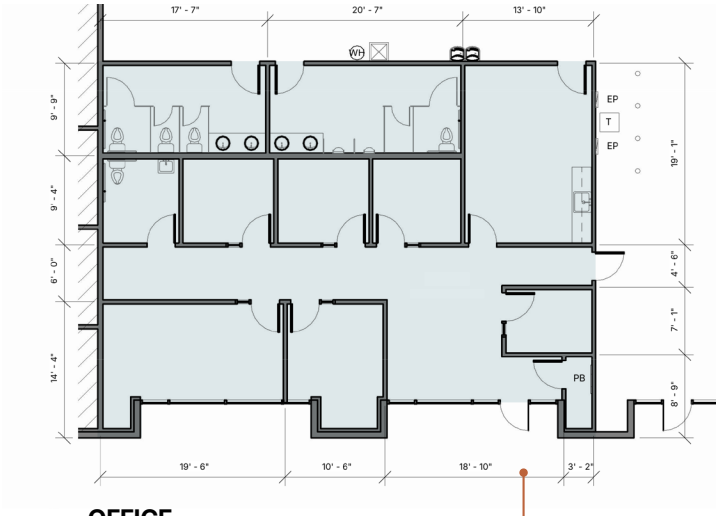
AVAILABLE NOW

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

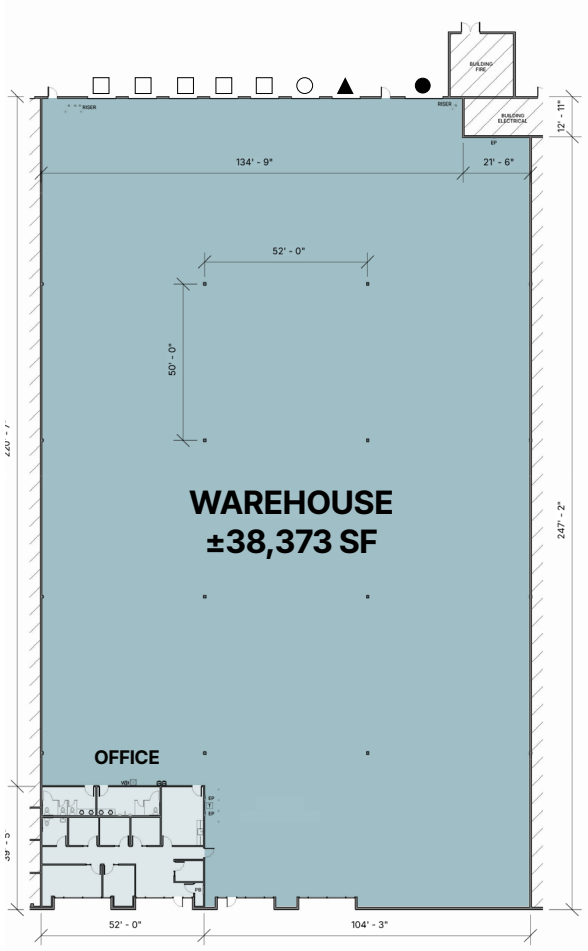
Dock Loading	Ten (10) ±9′ x ±10′
Grade Loading	One (1) ±12′ x ±14′ Drive in Door Via Ramp
Power	277/480V, 3-Phase
NNN Fees (PSF)	$0.19 PSF

SUITE 120
±40,422 SF

Drawings not to scale. For illustration purposes only.



OFFICE
±2,049 SF



FOR LEASE

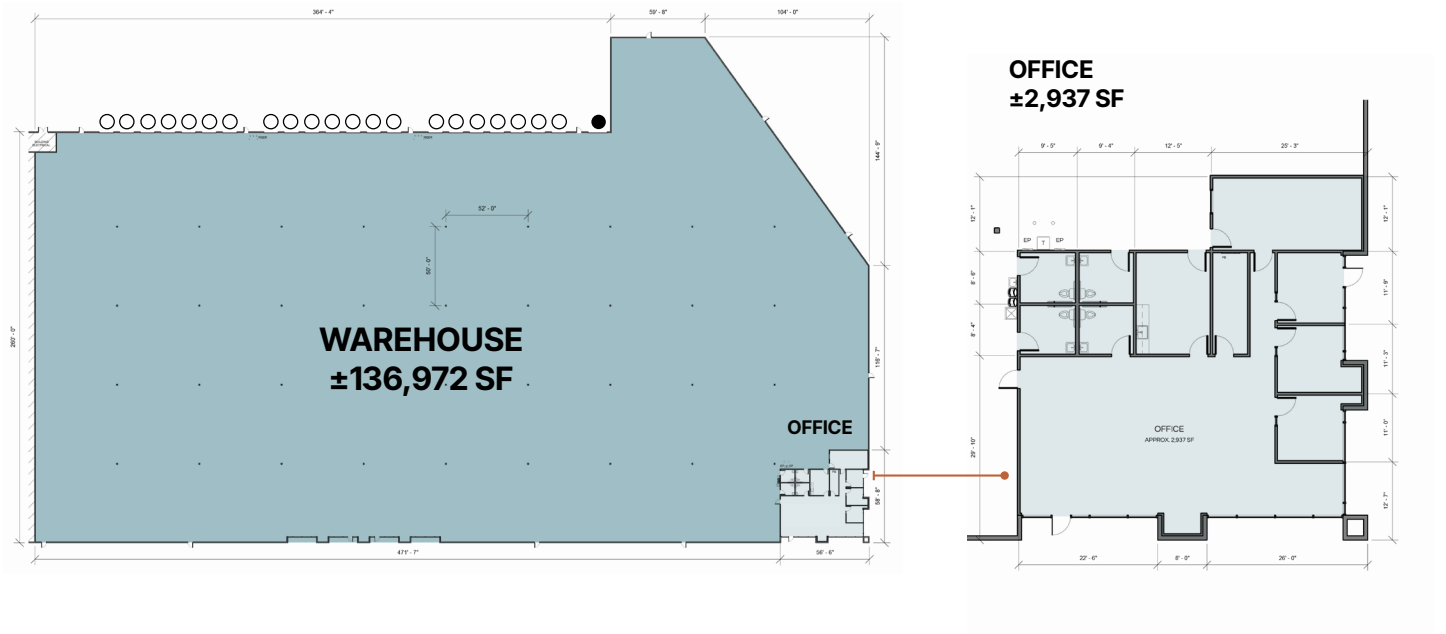
▲ = DOCK LOADING DOOR □ = MECHANICAL PIT LEVEL AND DOCK SEALS ○ = EDGE OF DOCK ● = GRADE LOADING DOOR

AVAILABLE NOW

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

SUITE 130-140
±139,909 SF



FOR LEASE

● = GRADE LOADING DOOR ○ = EDGE OF DOCK

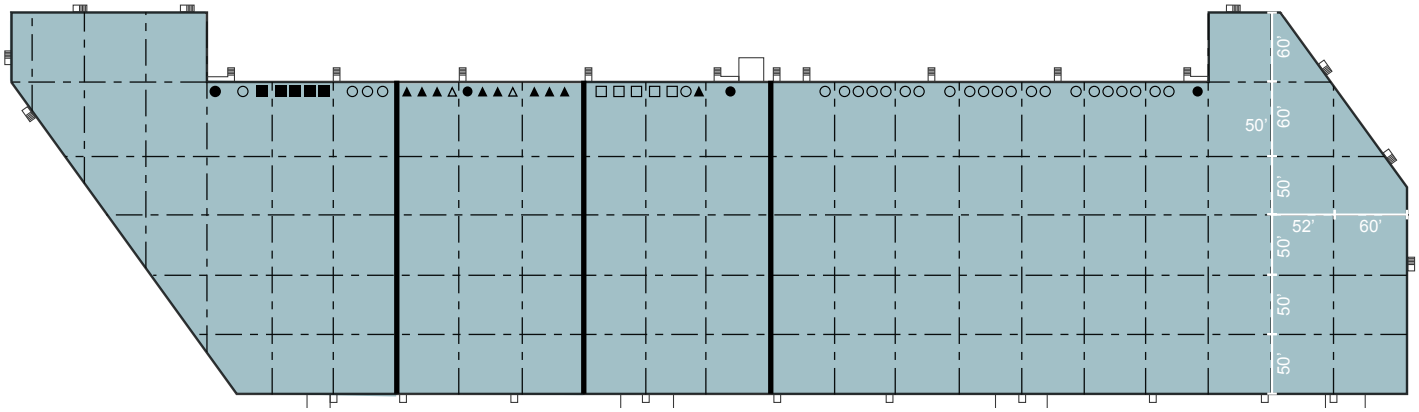
AVAILABLE WITHIN 30 DAYS

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′
Power	277/480V, 3-Phase
NNN Fees (PSF)	$0.19 PSF

FULL BUILDING
±290,147 SF

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AVAILABLE NOW

Suite	100-140
Total SF	±290,147 SF
Office SF	±8,672 SF
Warehouse SF	±281,475 SF
Lease Rate (NNN)	Negotiable

Dock Loading	Forty-seven (47) ±9′ x ±10′
Grade Loading	Three (3) ±12′ x ±14′ Drive in Doors; One (1) ±12 ′x ±14′ Drive in Doors Via Ramp
Power	277/480V, 3-Phase
NNN Fees (PSF)	$0.19 PSF

HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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LINK

3702 North Las Vegas Boulevard, Las Vegas, NV 89115

CONTACT INFORMATION

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LINK

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