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

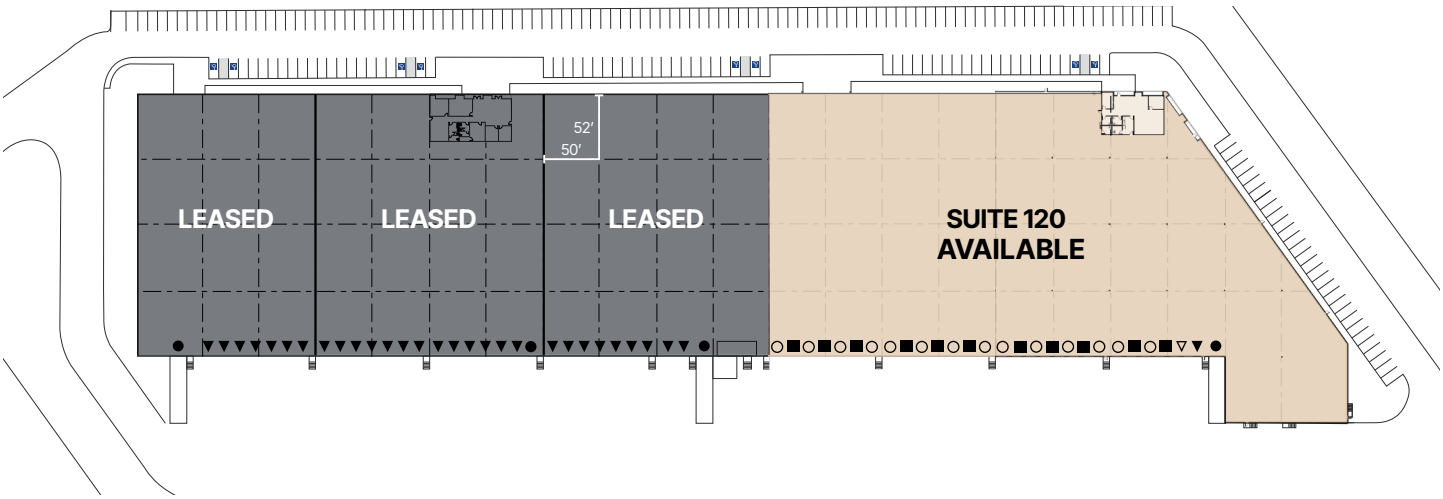
$1.00 PSF Broker Bonus

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

LINK

REPRESENTED BY Colliers

Drawings not to scale. For illustration purposes only. ● = GRADE LOADING DOOR ○ = EDGE-OF-DOCK LEVELERS ▲ = DOCK LOADING DOOR △ = MECHANICAL PIT LEVELER ■ = DOCK SEALS



FOR LEASE

= Available = Leased

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 ±254,548 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	±254,548 SF

Power	±4,000 amps, 277/480 Volt, 3-Phase *(Tenant's electrician to confirm power)*
Cooling	Evaporative Coolers
Sprinklers	ESFR
Column Spacing	±50′ x ±52′ Typical Column Spacing
Speed Bay	±60′
Parking	1.47:1,000

SUITE 120
±115,243 SF

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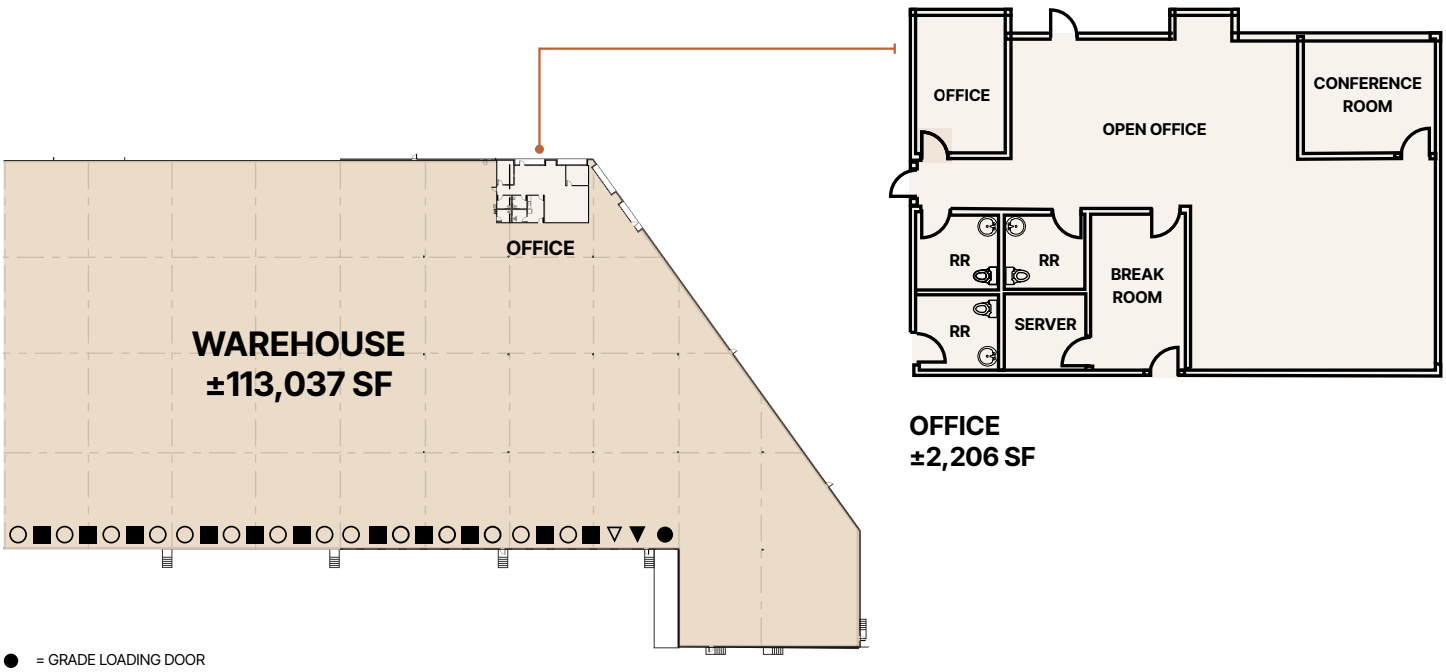

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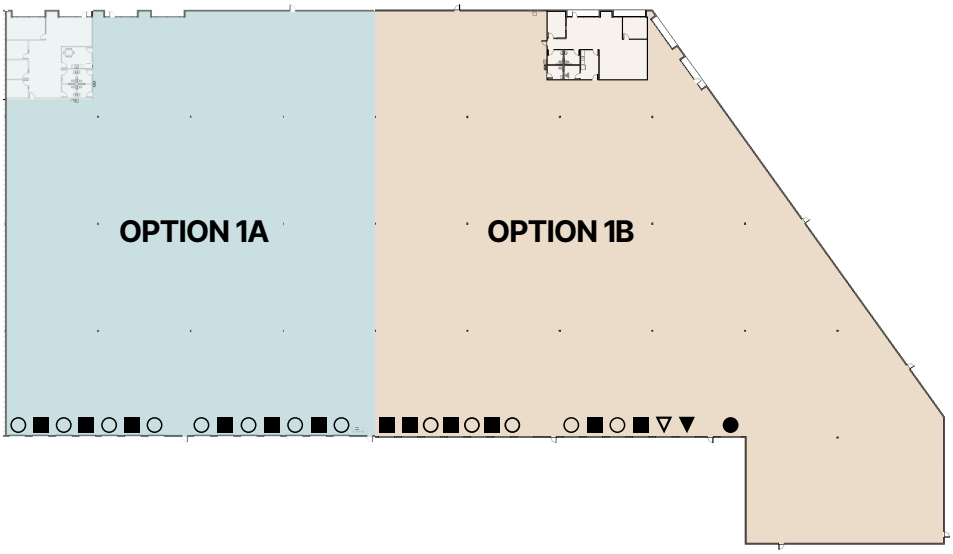
FOR LEASE

AVAILABLE NOW

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

Dock Loading	Twenty-seven (27) ±9′ x ±10′ One (1) Mechanical Pit Leveler
Grade Loading	One (1) ±12′ x ±14′ Drive in Door via Ramp
Power	±600 Amps, 277/480 Volt, 3-Phase Power *(Tenant's electrician to confirm power)*
NNN Fees (PSF)	$0.19

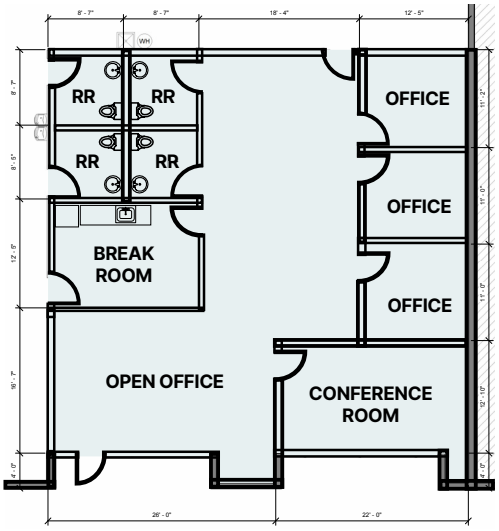
POTENTIAL BUILDING DIVISIBILITY - OPTION 1



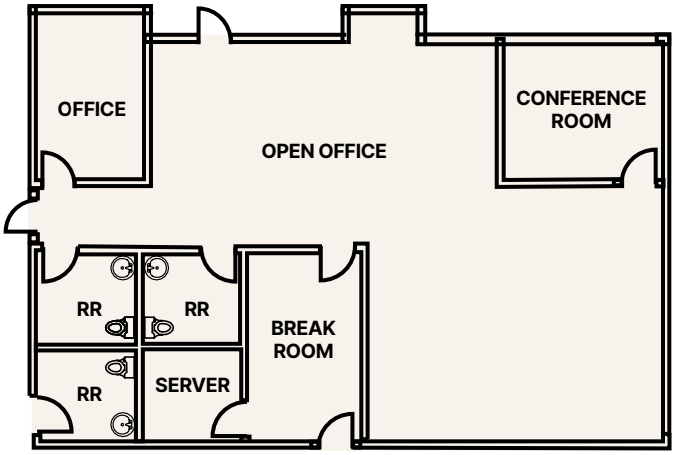
OPTION 1A	
Total SF	±49,867 SF
Office SF	±2,383 SF
Dock Doors	14

OPTION 1B	
Total SF	±64,827 SF
Office SF	±2,206 SF
Dock Doors	13
Grade Doors	1

OPTION 1A - Office



OPTION 1B - Office



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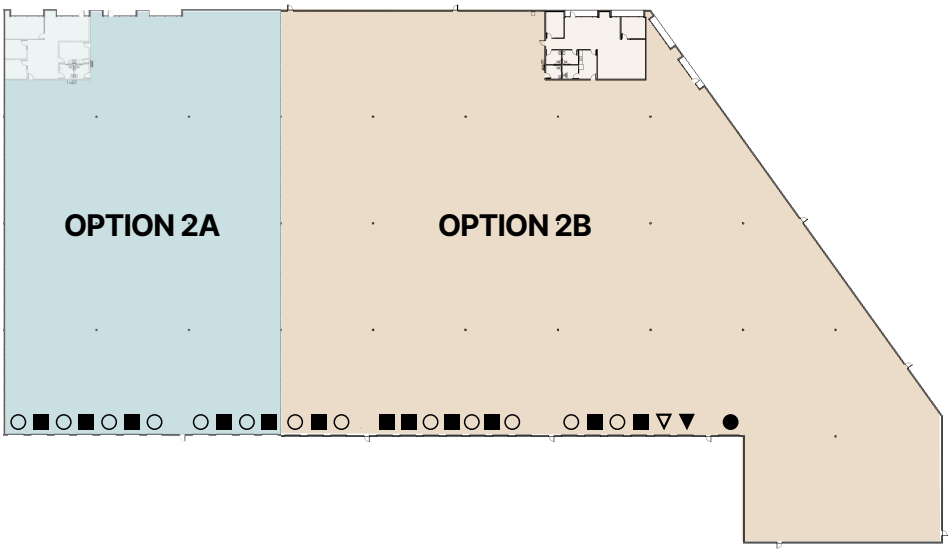
POTENTIAL BUILDING DIVISIBILITY - OPTION 2



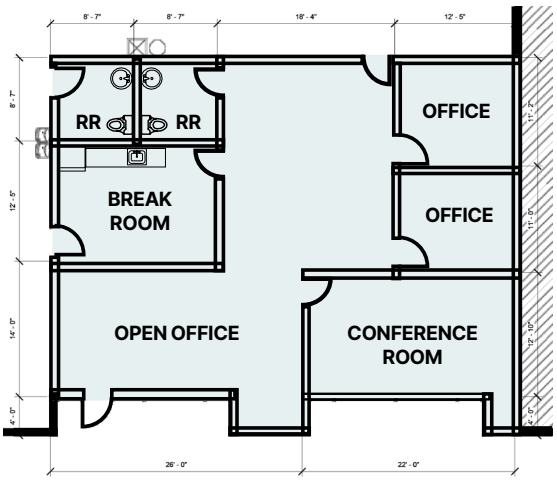
OPTION 2A

Total SF	±37,387 SF
Office SF	±1,857 SF
Dock Doors	11

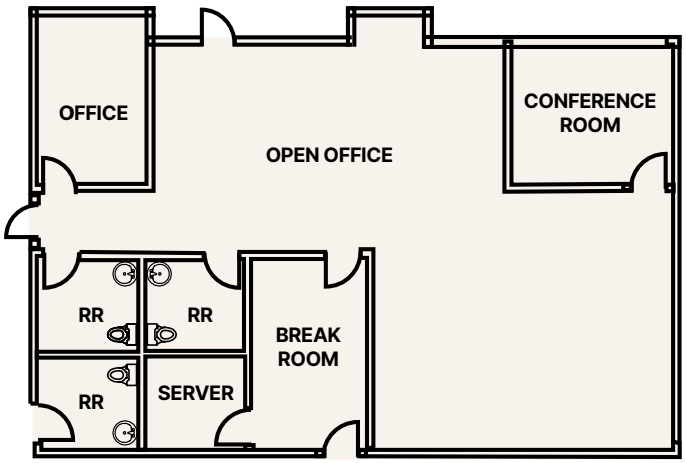
OPTION 2B

Total SF	±77,307 SF
Office SF	±2,206 SF
Dock Doors	16
Grade Doors	1

OPTION 2A - Office



OPTION 2B - Office



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HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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LINK

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CONTACT INFORMATION

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