SUNPOINT CROSSING

CONCRETE TILT-UP DISTRIBUTION BUILDING

3450 North Lamb Boulevard, Suite 120
Las Vegas, NV 89115



Excellent access to I-15 Freeway

FOR LEASE

±103,012 SF

$1.00 PSF Broker Bonus

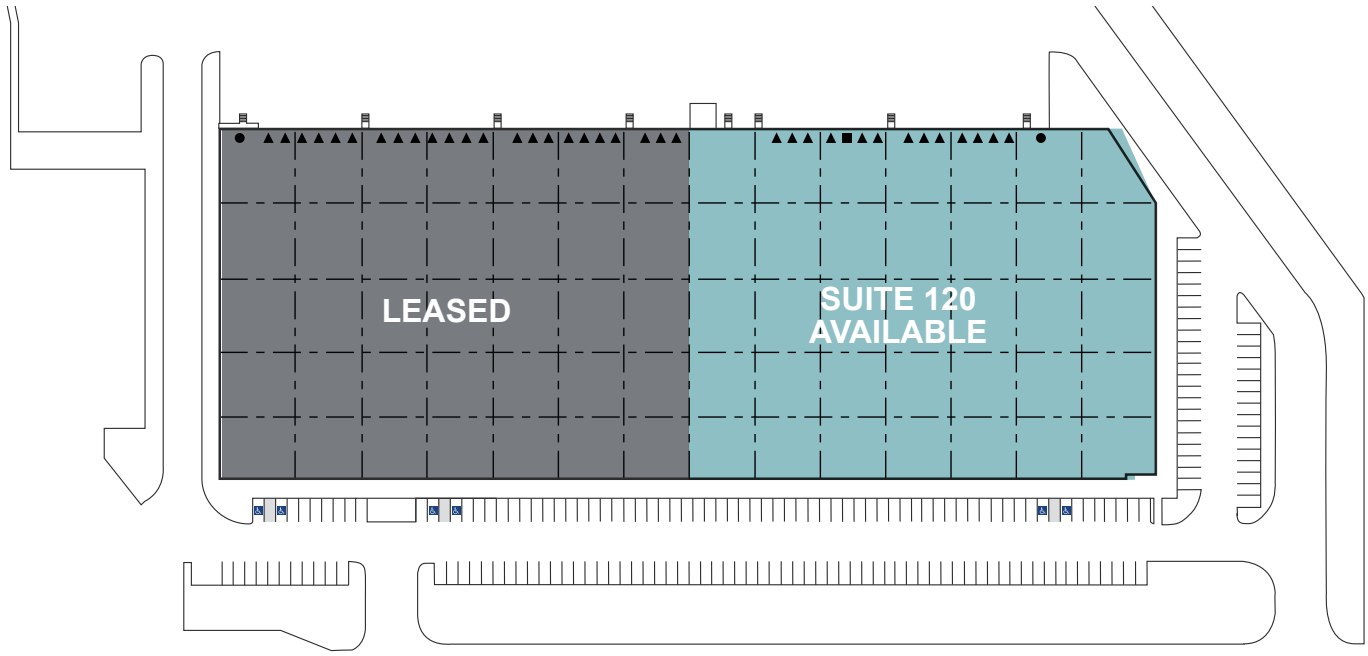
Lease to be signed on or before September 30, 2026 | Minimum 3-Year Deal

LINK

REPRESENTED BY Colliers

Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR ■ = 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 1 is a concrete tilt-up distribution building totaling ±207,689 SF, ±32′ clear height, dock and grade level loading, skylights, ESFR Fire Sprinkler System, evaporative cooling and trailer parking.

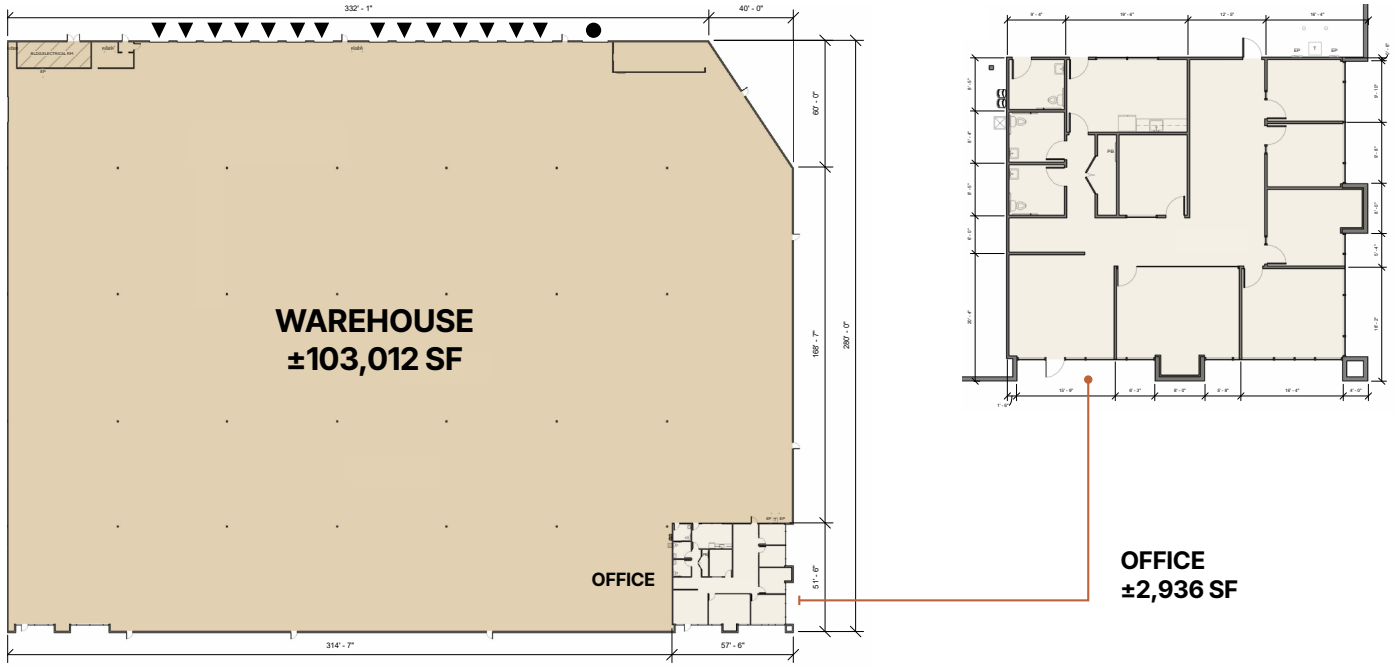
PROPERTY HIGHLIGHTS

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	±207,689 SF

Power	±3,000 Amps, 277/480 Volt, 3-Phase
Cooling	Evaporative Coolers
Sprinklers	ESFR
Column Spacing	±50′ x ±52′ Typical Column Spacing
Speed Bay	±60′
Parking	0.89:1,000

SUITE 120
±103,012 SF

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FOR LEASE

AVAILABLE OCTOBER 1, 2026

Suite	100
Total SF	±103,012 SF
Office SF	±2,936 SF
Warehouse SF	±100,076 SF
Lease Rate (NNN)	Negotiable

Dock Loading	Fourteen (14) ±9′ x ±10′ with Edge-of-Dock Levelers and Seals
Grade Loading	One (1) ±12′ x ±14′
Power	277/480V, 3-Phase
NNN Fees (PSF)	$0.19 PSF

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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