

SUNPOINT CROSSING

NORTH LAS VEGAS SUBMARKET

3702 North Las Vegas Boulevard
Las Vegas, NV 89115



FOR LEASE

±40,422 – ±290,147 SF

\$1.00 PSF Broker Bonus

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



LEASED BY



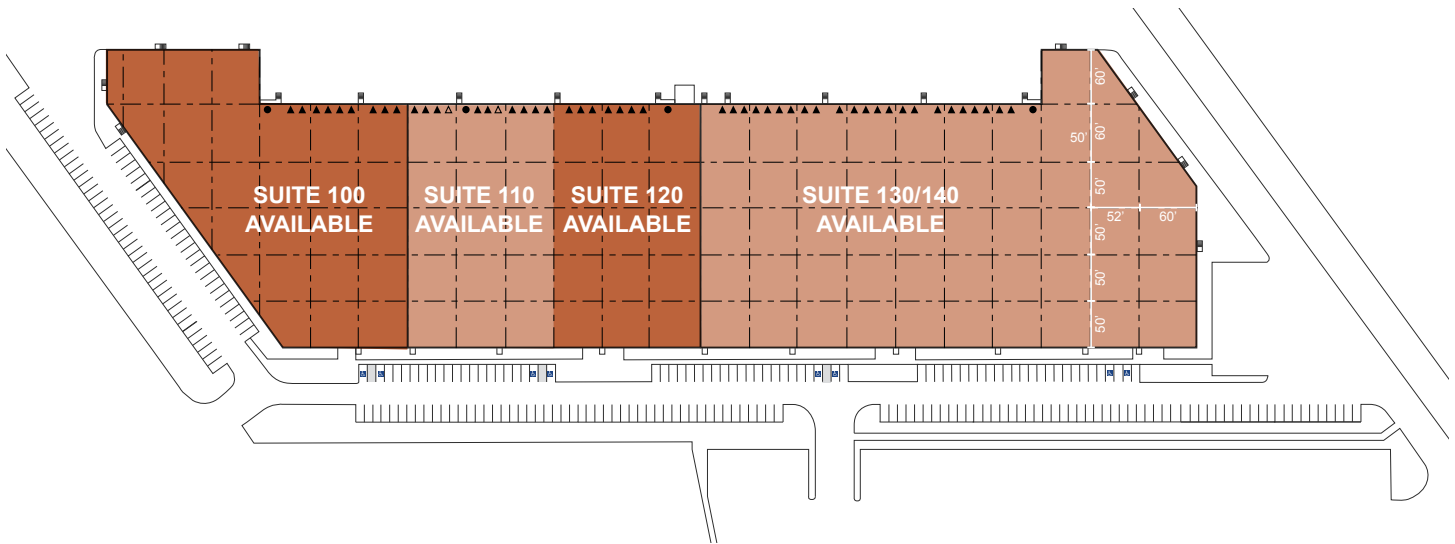


Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = PIT LEVELER



FOR LEASE

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 $\pm 752,384$ SF, $\pm 32'$ 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	Power	277/480 Volt, 3-Phase
County	Clark	Cooling	Evaporative Coolers
Zoning	M-1 (Clark County)	Sprinklers	ESFR
APN	140-08-301-009	Column Spacing	$\pm 50'$ x $\pm 52'$ Typical Column Spacing
Year Built	2019	Speed Bay	$\pm 60'$
Clear Height	$\pm 32'$	Parking	629 Auto Stalls 79 Trailer Stalls
Total Building SF	$\pm 752,384$ SF		

156' - 0"

207' - 0"

156' - 0"

189' - 2"

137' - 10"

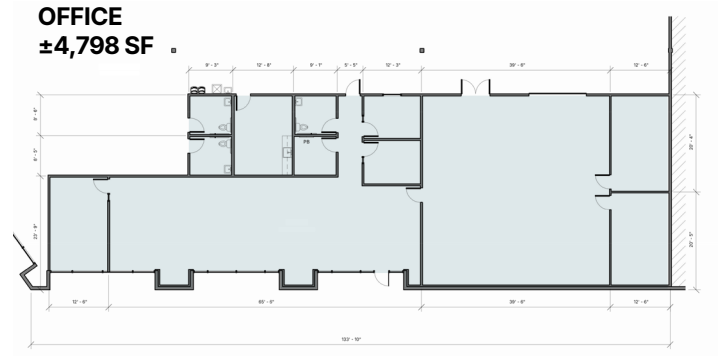
52' - 0"

18' - 0"

WAREHOUSE
±64,329 SF

OFFICE

North Arrow



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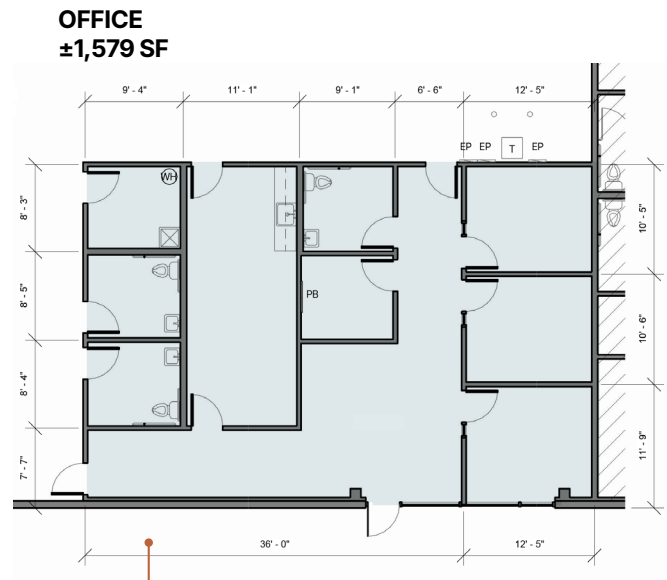
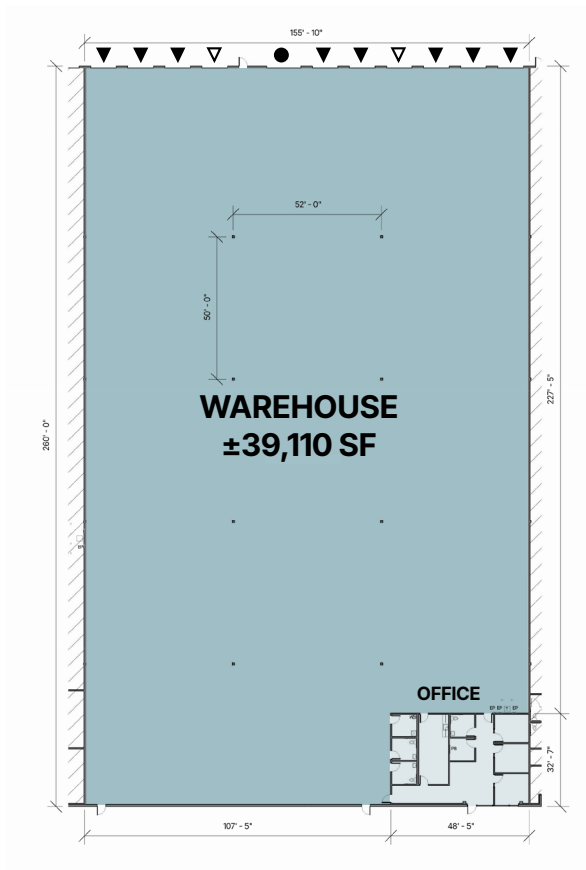
Dock Loading	Nine (9) $\pm 9'$ x $\pm 10'$
Grade Loading	One (1) $\pm 12'$ x $\pm 14'$ Drive in Door Via Ramp
Power	277/480V, 3-Phase
NNN Fees (PSF)	\$0.19 PSF



SUITE 110

±40,689 SF

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FOR LEASE

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AVAILABLE APRIL 1, 2026

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



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Architectural floor plan of a building with dimensions and room labels. The plan shows a complex layout with various rooms and corridors. Dimensions are provided in feet and inches (e.g., 17' - 7", 20' - 7", 13' - 10", 9' - 9", 9' - 4", 8' - 0", 14' - 4", 19' - 6", 10' - 6", 18' - 10", 3' - 2", 8' - 9", 7' - 1", 4' - 6", 19' - 1"). Room labels include WH (Warehouse), EP (Entrance), T (Toilet), and PB (Pantry). The plan also shows a central corridor and several smaller rooms.

[illegible]

● = GRADE LOADING DOOR

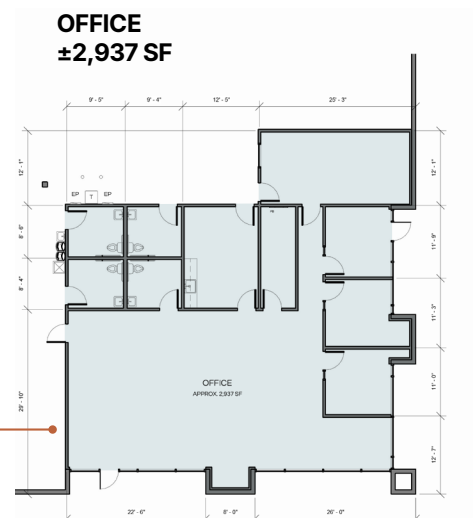
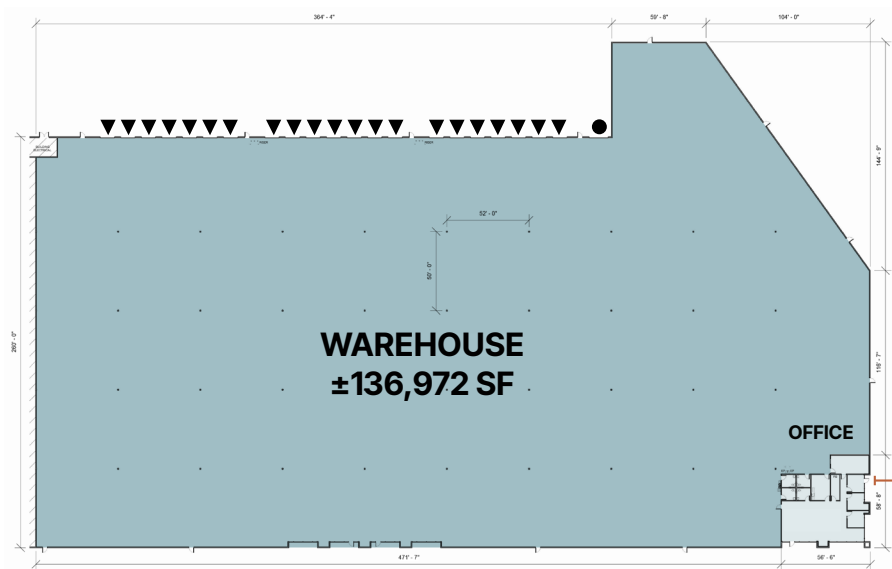
▲ = DOCK LOADING DOOR

Dock Loading	Seven (7) $\pm 9'$ x $\pm 10'$
Grade Loading	One (1) $\pm 12'$ x $\pm 14'$
Power	277/480V, 3-Phase
NNN Fees (PSF)	\$0.19 PSF



SUITE 130-140

±139,909 SF



FOR LEASE

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR

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' Drive in Door Via Ramp
Power	277/480V, 3-Phase
NNN Fees (PSF)	\$0.19 PSF



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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.



LEASED BY

