WAREHOUSE/ OFFICE SPACE

3475 North Las Vegas Boulevard
Las Vegas, NV 89115



Excellent access to I-15 Freeway

FOR LEASE

±43,210 SF

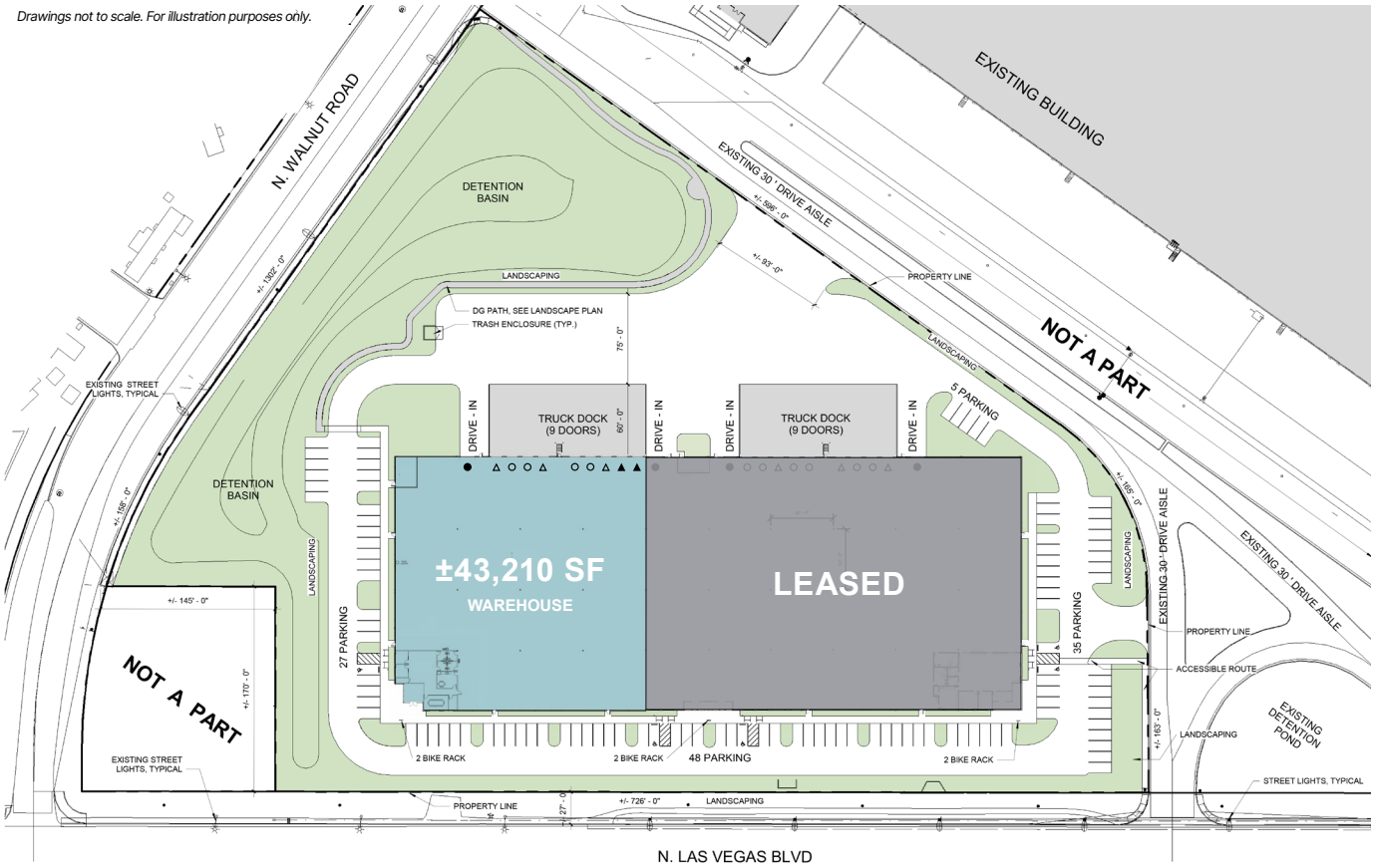
$1.00 PSF Broker Bonus

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

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR △ = MECHANICAL PIT LEVELER ○ = EDGE-OF-DOCK LEVELERS = 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
County	Clark
Zoning	IP (Industrial Park)
APN	140-07-701-018
Year Built	2019
Clear Height	±32′

Total Building SF	±109,200 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-Phase
Sprinklers	ESFR
Parking	115 Auto Spaces
Truck Court	±135′ with concrete dock aprons

SUITE 200
±43,210 SF

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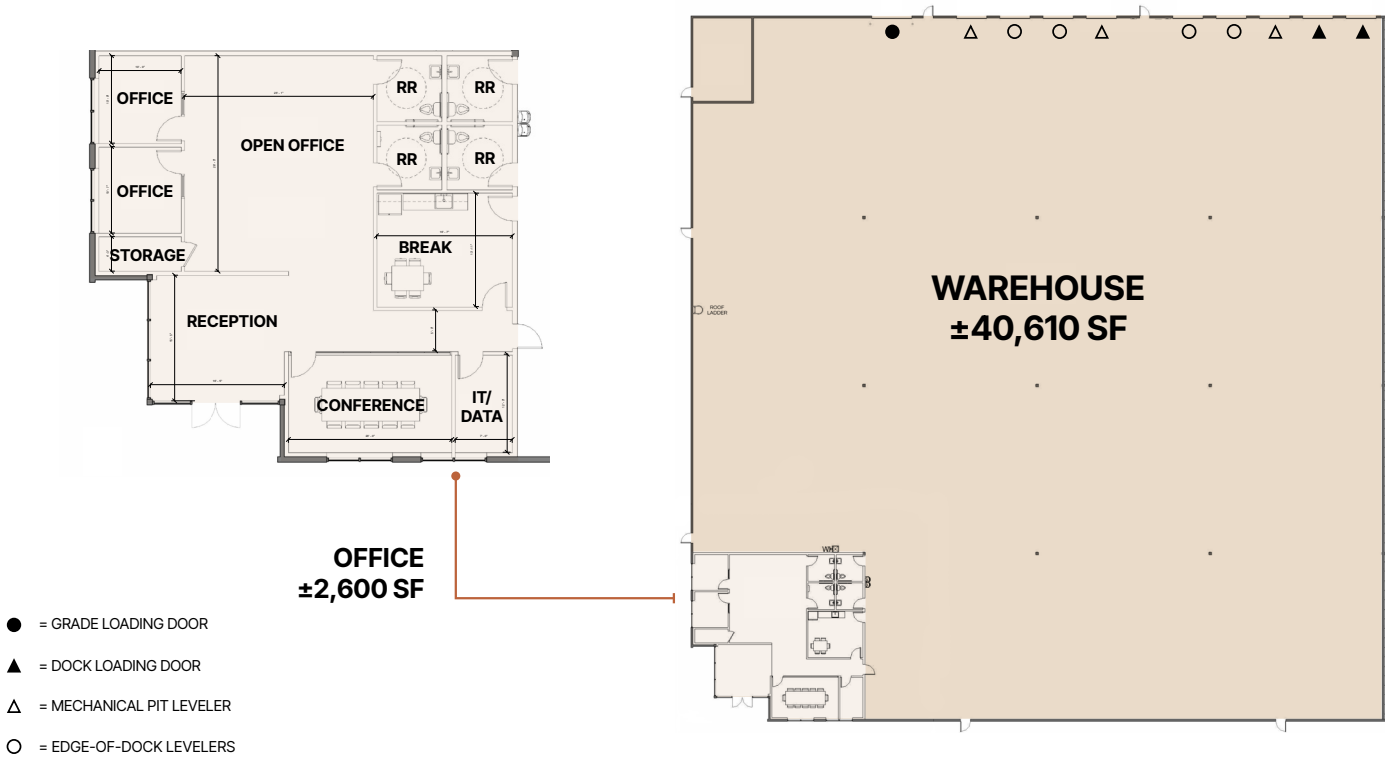

FOR LEASE

AVAILABLE NOW

Total SF	±43,210 SF	**Dock Loading**	Nine (9) ±9′ x ±10
Office SF	±2,600 SF Spec Office Under Construction	**Grade Loading**	One (1) ±12′ x ±14′
Warehouse SF	±40,610 SF	**Power**	±400 Amps, 277/480 Volt, 3-Phase *(Tenant's electrician to confirm power)*
Improvements	Potential Secured Yard	**NNN Fees (PSF)**	$0.29

HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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3475 North Las Vegas Boulevard, Las Vegas, NV 89115

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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