

# WAREHOUSE/ OFFICE SPACE

POTENTIAL BUILDING DIVISIBILITY

3475 North Las Vegas Boulevard  
Las Vegas, NV 89115



Excellent access to I-15 Freeway

FOR LEASE

±21,370 SF – ±109,200 SF

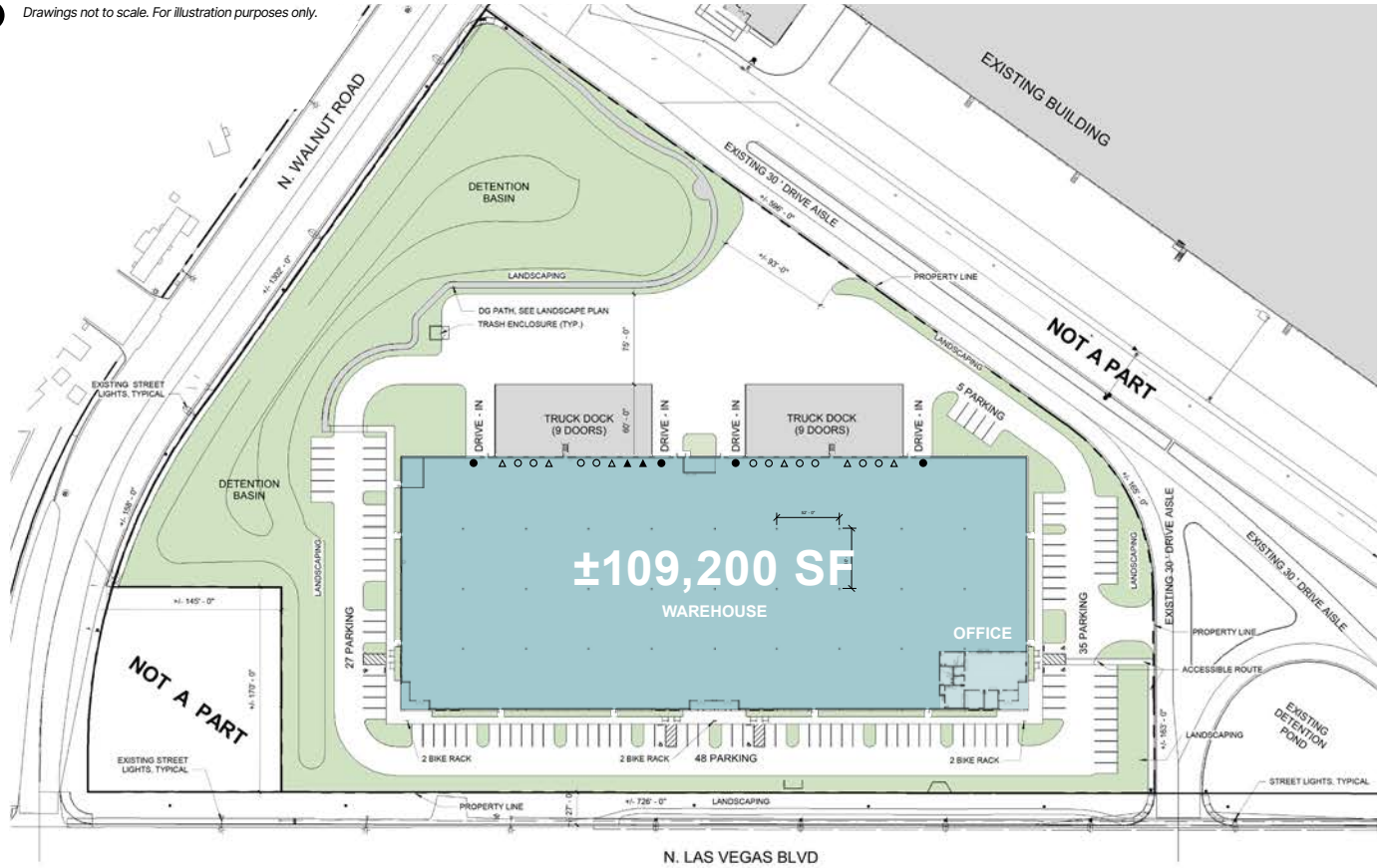
\$1.00 PSF Broker Bonus

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



LEASED BY





**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

<b>Lot Size</b>	±8.28 Acres	<b>Total Building SF</b>	±109,200 SF
<b>County</b>	Clark	<b>Cooling</b>	Evaporative Coolers
<b>Zoning</b>	IP (Industrial Park)	<b>Power</b>	277/480 Volt, 3-Phase
<b>APN</b>	140-07-701-018	<b>Sprinklers</b>	ESFR
<b>Year Built</b>	2019	<b>Parking</b>	115 Auto Spaces
<b>Clear Height</b>	±32'	<b>Truck Court</b>	±135' with concrete dock aprons



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# TOTAL BUILDING ±109,200 SF

 Drawings not to scale. For illustration purposes only.



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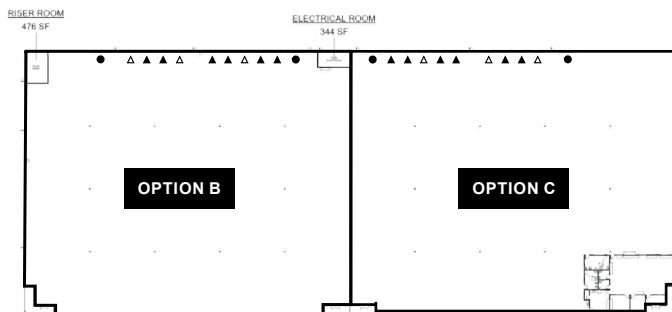


**FOR LEASE**

## AVAILABLE NOW

<b>Total SF</b>	±109,200 SF	<b>Dock Loading</b>	Eighteen (18) ±9' x ±10'
<b>Office SF</b>	±3,391 SF	<b>Grade Loading</b>	Four (4) ±12' x ±14'
<b>Warehouse SF</b>	±105,809 SF	<b>Power</b>	±1,200 Amps, 277/480 Volt, 3-Phase <i>(Tenant's electrician to confirm power)</i>
<b>Improvements</b>	Potential Secured Yard	<b>NNN Fees (PSF)</b>	\$0.28

# POTENTIAL BUILDING DIVISIBILITY

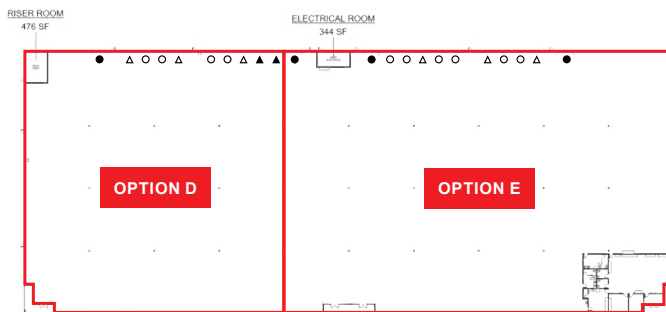


## OPTION B

<b>Total SF</b>	±53,799 SF
<b>Dock Doors</b>	9
<b>Grade Doors</b>	2

## OPTION C

<b>Total SF</b>	±54,581 SF
<b>Dock Doors</b>	9
<b>Grade Doors</b>	2

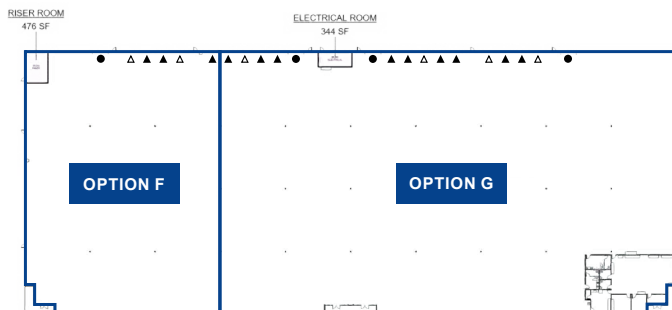


## OPTION D

<b>Total SF</b>	±43,210 SF
<b>Dock Doors</b>	9
<b>Grade Door</b>	1

## OPTION E

<b>Total SF</b>	±65,170 SF
<b>Dock Doors</b>	9
<b>Grade Doors</b>	3

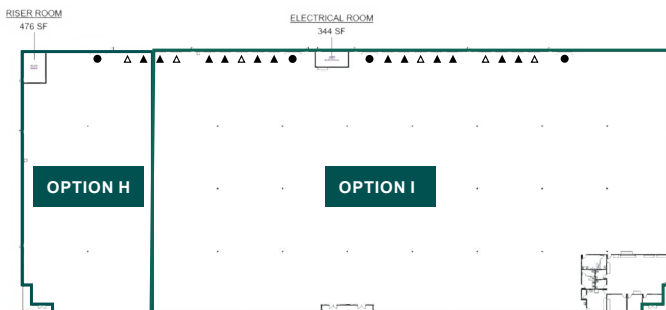


## OPTION F

<b>Total SF</b>	±32,290 SF
<b>Dock Doors</b>	5
<b>Grade Door</b>	1

## OPTION G

<b>Total SF</b>	±76,090 SF
<b>Dock Doors</b>	13
<b>Grade Doors</b>	3



## OPTION H

<b>Total SF</b>	±21,370 SF
<b>Dock Doors</b>	2
<b>Grade Door</b>	1

## OPTION I

<b>Total SF</b>	±87,830 SF
<b>Dock Doors</b>	16
<b>Grade Doors</b>	3

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# HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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# CONTACT INFORMATION

3475 North Las Vegas Boulevard  
Las Vegas, NV 89115

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