

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 September 30, 2026 | Minimum 3-Year Deal



LEASED BY





Drawings not to scale. For illustration purposes only.

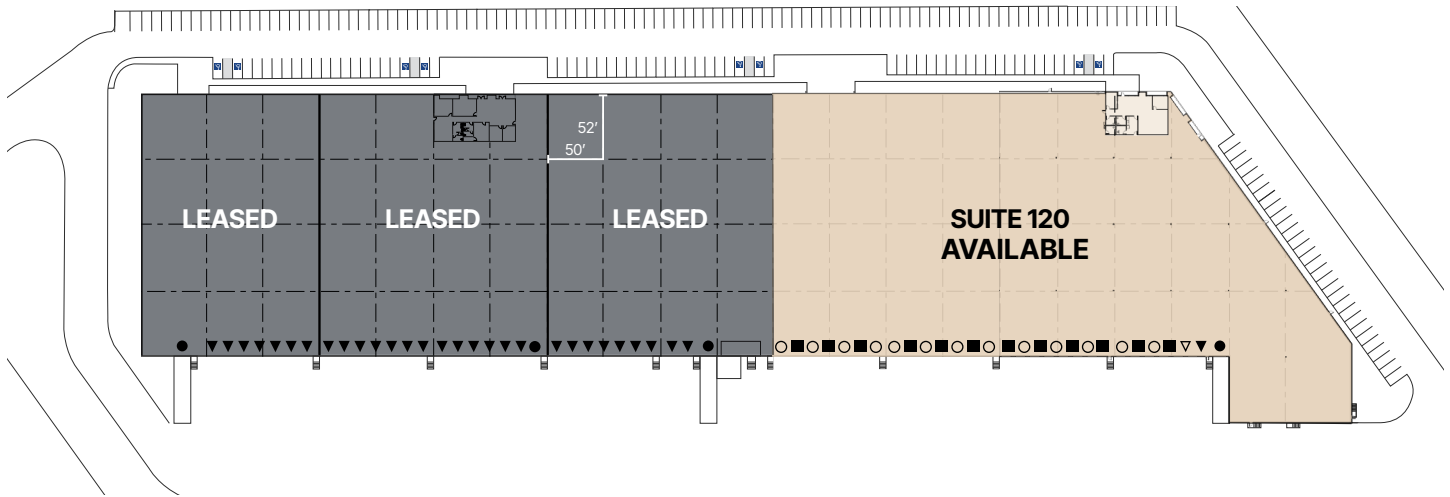
● = GRADE LOADING DOOR

○ = 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



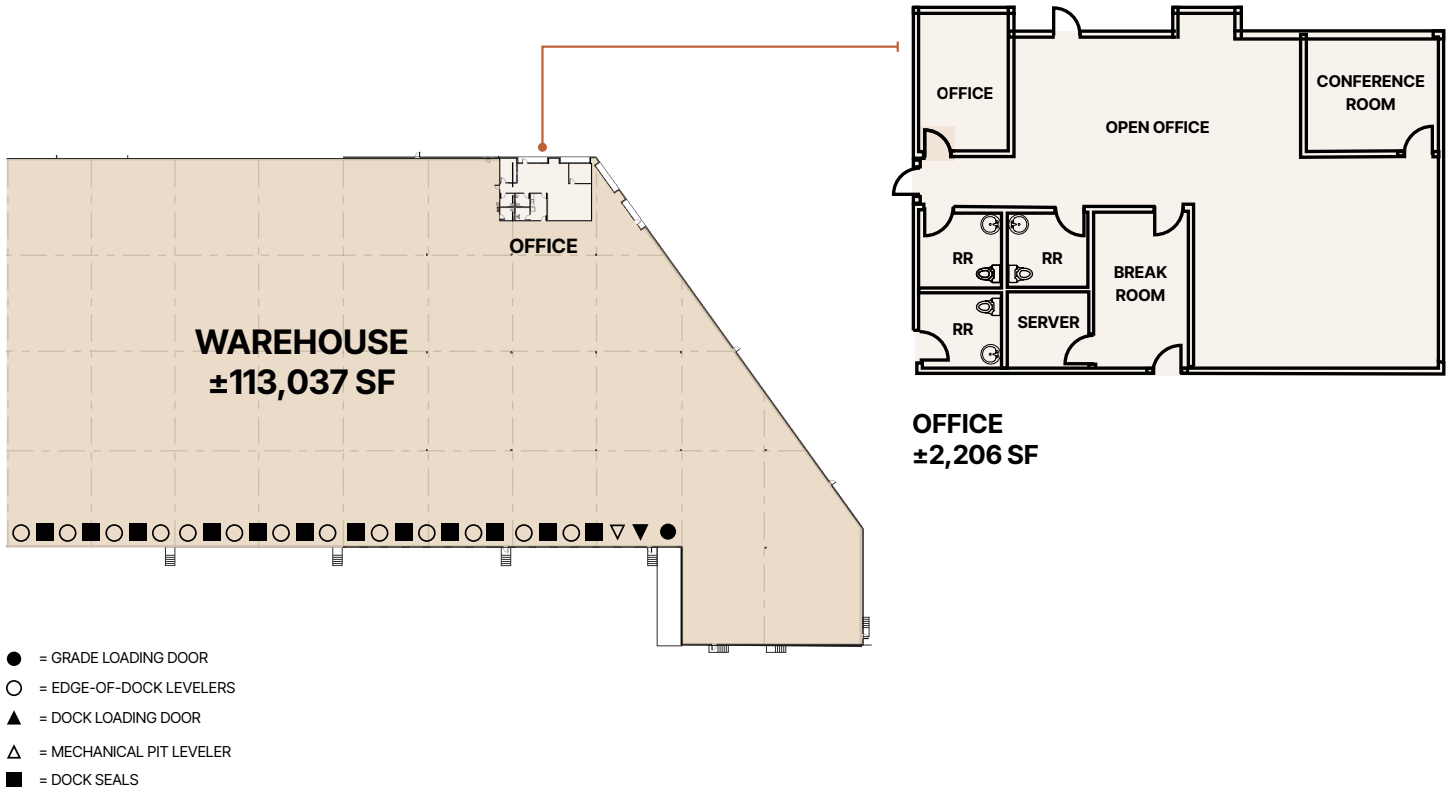
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SUITE 120

±115,243 SF



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FOR LEASE

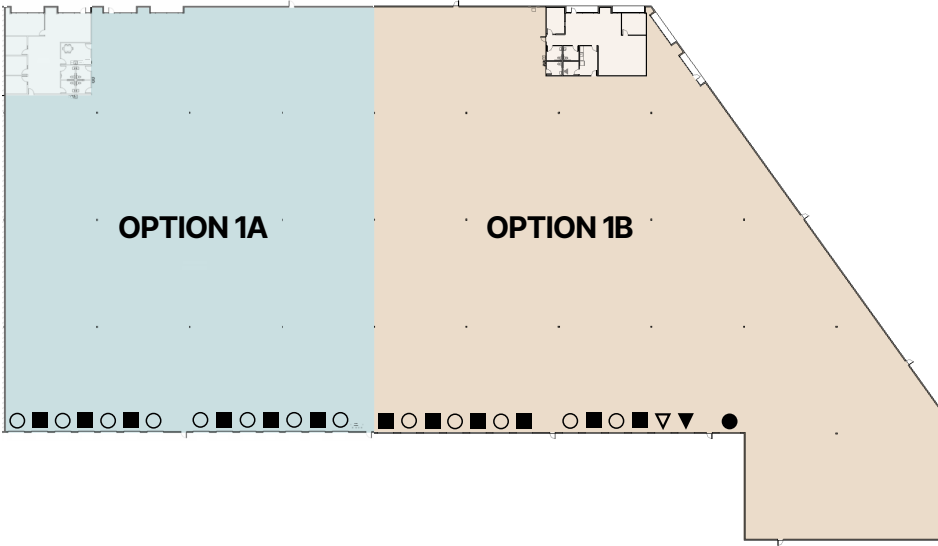
AVAILABLE NOW

Suite	120	Dock Loading	Twenty-seven (27) ±9' x ±10' One (1) Mechanical Pit Leveler
Total SF	±115,243 SF	Grade Loading	One (1) ±12' x ±14' Drive in Door via Ramp
Office SF	±2,206 SF	Power	±600 Amps, 277/480 Volt, 3-Phase Power (Tenant's electrician to confirm power)
Warehouse SF	±113,037 SF	NNN Fees (PSF)	\$0.19
Lease Rate (NNN)	Negotiable		



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POTENTIAL BUILDING DIVISIBILITY - OPTION 1



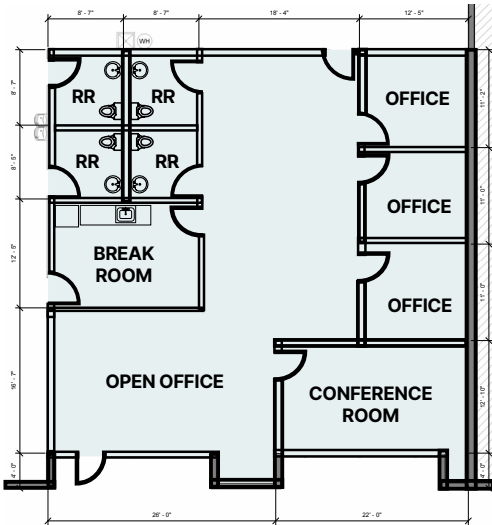
OPTION 1A

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

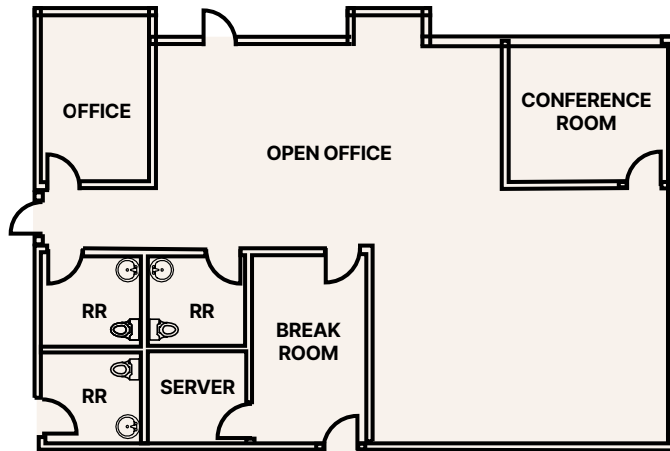
OPTION 1B

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

OPTION 1A - Office



OPTION 1B - Office

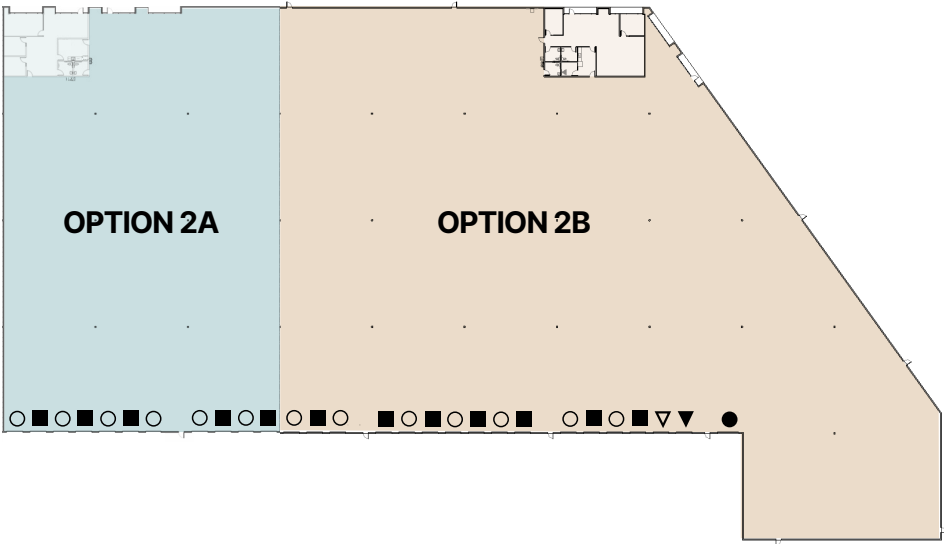


- = GRADE LOADING DOOR
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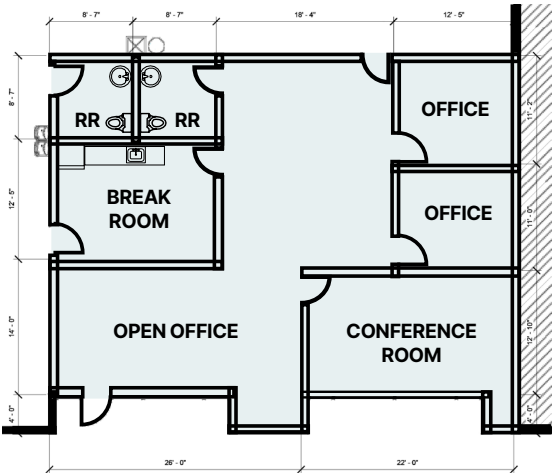
POTENTIAL BUILDING DIVISIBILITY - OPTION 2



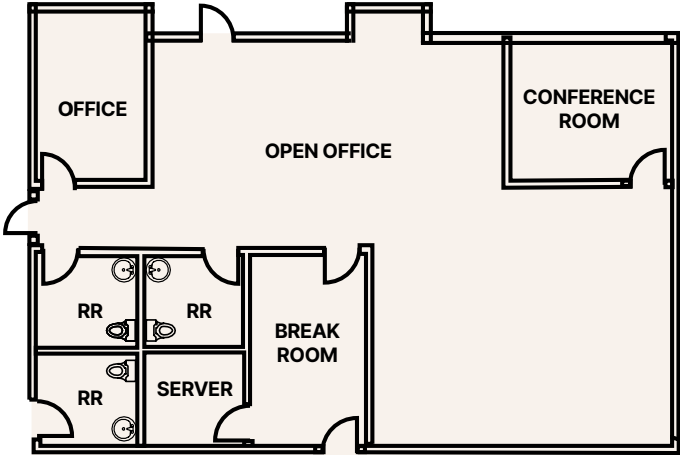
OPTION 2A	
Total SF	±37,387 SF
Office SF	±1,857 SF
Dock Doors	11

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

OPTION 2A - Office



OPTION 2B - Office



- = GRADE LOADING DOOR
- = EDGE-OF-DOCK LEVELERS
- ▲ = DOCK LOADING DOOR
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- = DOCK SEALS

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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

