

BOULEVARD INDUSTRIAL CENTER

LAS VEGAS
NORTH LAS VEGAS

3475 N. Las Vegas Blvd
Las Vegas, NV 89115



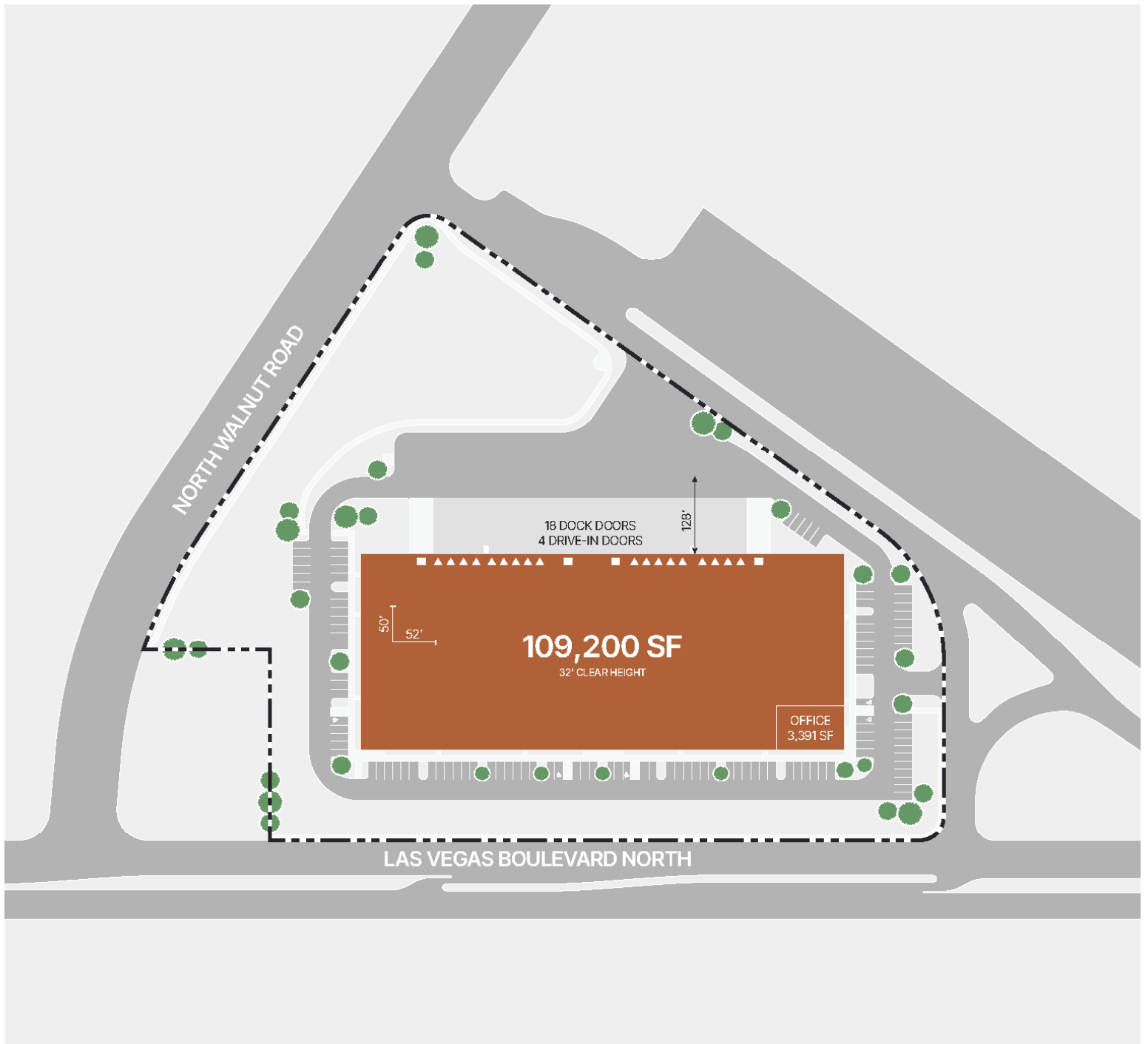
FOR LEASE

±109,200 SF



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Colliers



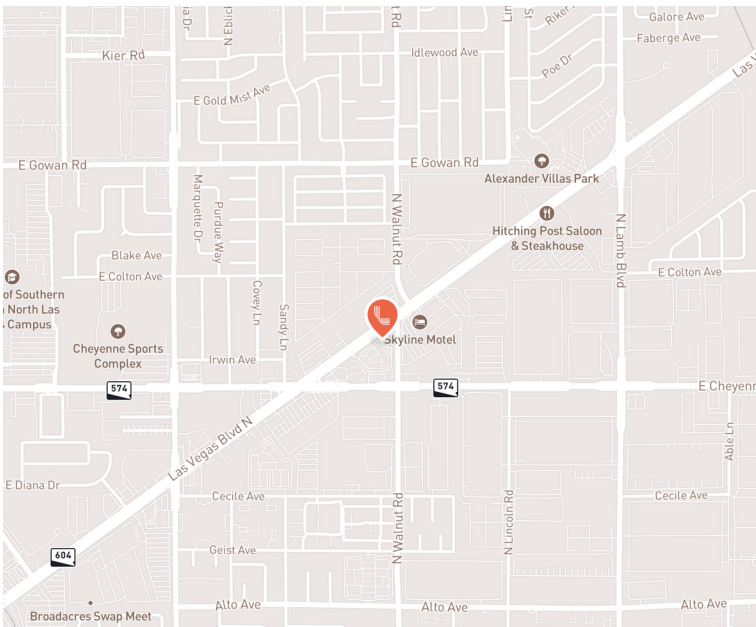
PROPERTY HIGHLIGHTS

Total SF	±109,200 SF	Dock Loading	Eighteen (18) ±9' x ±10'
Office SF	±3,391 SF	Grade Loading	Four (4) ±12' x ±14'
Warehouse SF	±105,809 SF	Power	±1,200 Amps, 277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
Improvements	Potential Secured Yard	NNN Fees (PSF)	\$0.24



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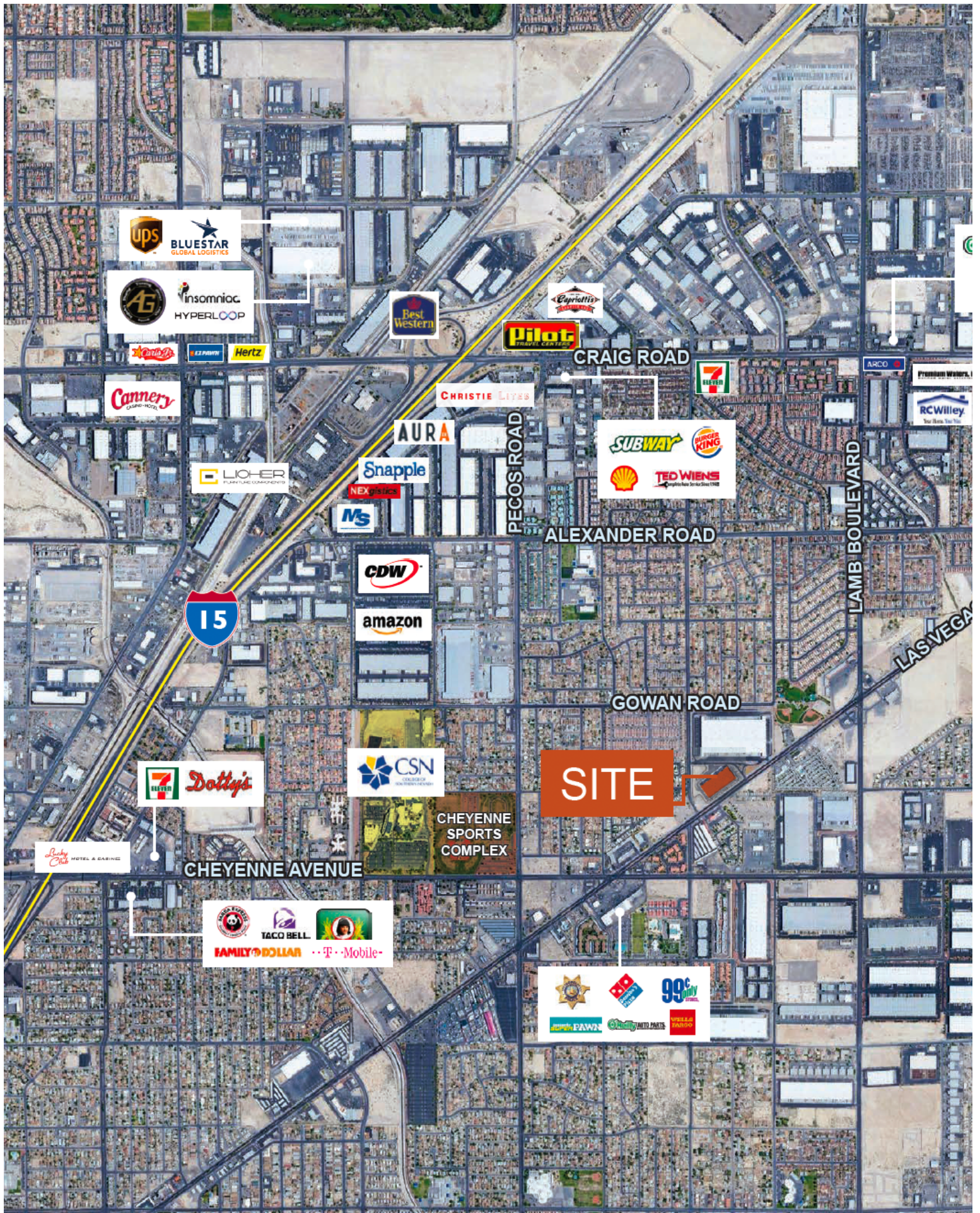
Lot Size	±8.28 Acres
County	City of North Las Vegas
Zoning	IP (Industrial Park)
APN	140-07-701-018
Year Built	2019
Clear Height	±32'
Total Building SF	±109,200 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-Phase
Sprinklers	ESFR
Parking	115 Auto Spaces
Truck Court	±135' with concrete dock aprons



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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 tilt-up 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.



CONTACT INFORMATION



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