

WAREHOUSE/ OFFICE SPACE

3475 North Las Vegas Boulevard
Las Vegas, NV 89115



Excellent access to I-15 Freeway

FOR LEASE

±43,210 SF

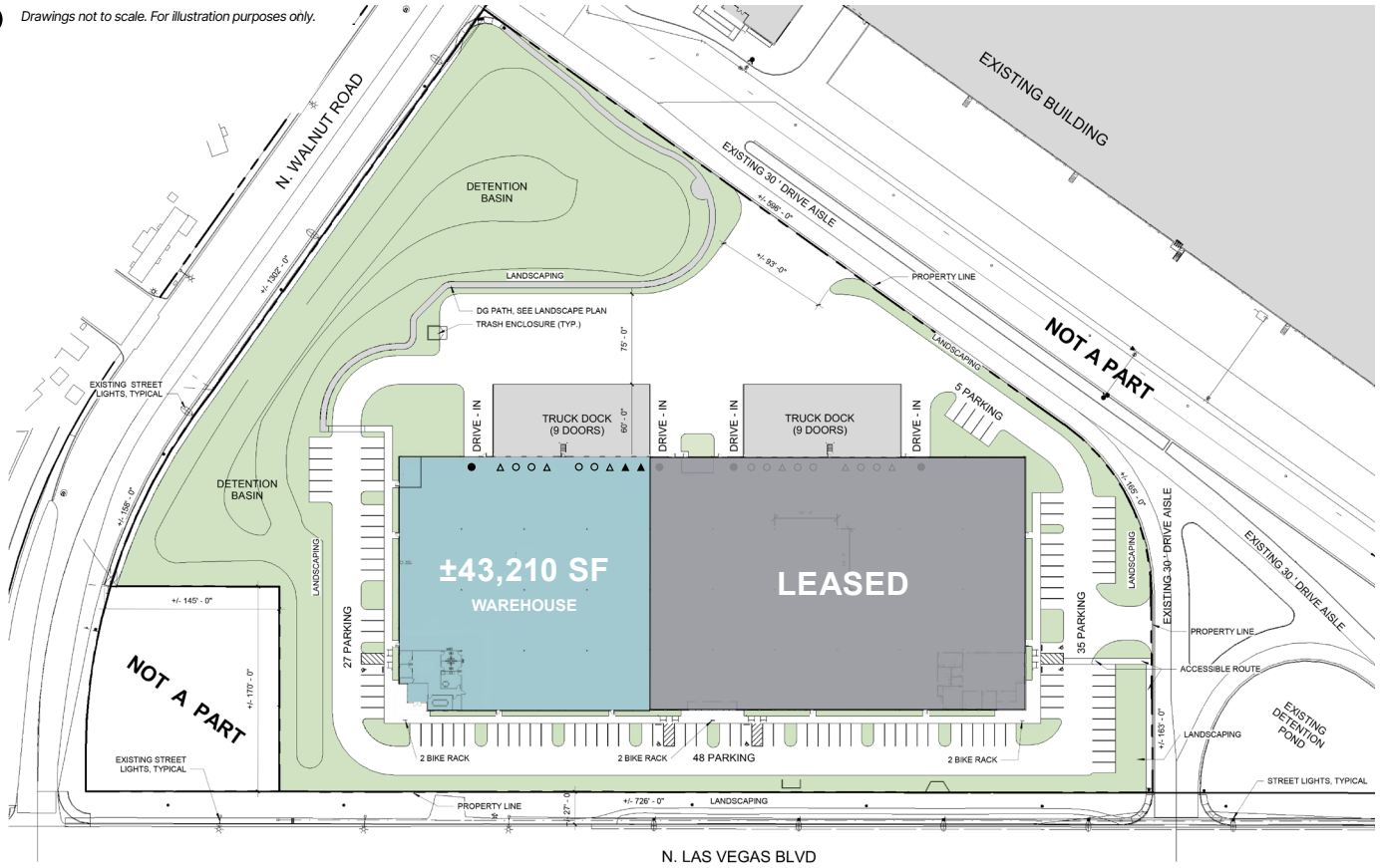
\$1.00 PSF Broker Bonus

Lease to be signed on or before September 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

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

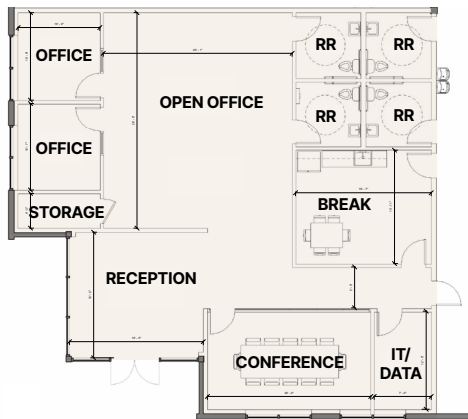
Parking 115 Auto Spaces

Truck Court ±135' with concrete dock aprons

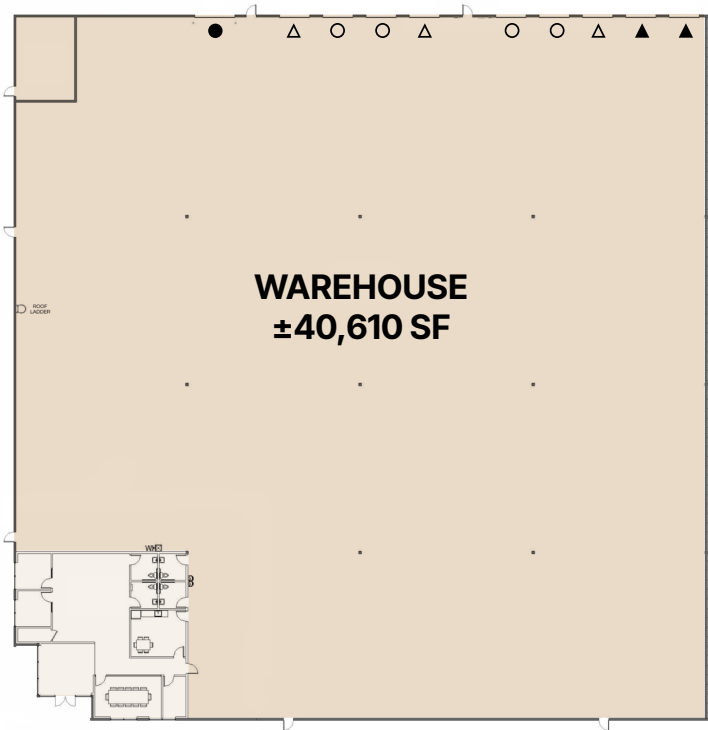
SUITE 200

±43,210 SF

 Drawings not to scale. For illustration purposes only.



OFFICE
±2,600 SF



- = GRADE LOADING DOOR
- ▲ = DOCK LOADING DOOR
- △ = MECHANICAL PIT LEVELER
- = EDGE-OF-DOCK LEVELERS

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	277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
Improvements	Potential Secured Yard	NNN Fees (PSF)	\$0.29



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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

