

LV LOGISTICS ONE

3780-3790 N. Las Vegas Boulevard
Las Vegas, NV 89115

BUILDING 2

BUILDING 1

±17,312 – ±152,448 SF



BROKER BONUS

\$25K

TRAVEL VOUCHER

FOR LEASE COMPLETED BY Q4 2025*

*Deal requirements and conditions apply.

Leasing By:



A Project By:



OAKTREE

PROPERTY HIGHLIGHTS

- Up to ±152,448 SF Available
- Dock and Grade Loading
- IP Zoning
- ±24' – ±32' Clear Height
- ESFR Fire-Sprinkler System
- 277/480 Volt, 3-Phase, 4-Wire
 - ±1,600 Amp Service on Building 1
 - ±4,000 Amp Service on Building 2
- Skylights to Cover ±2% of the Roof Area

LV LOGISTICS ONE



±301,471 TOTAL SF

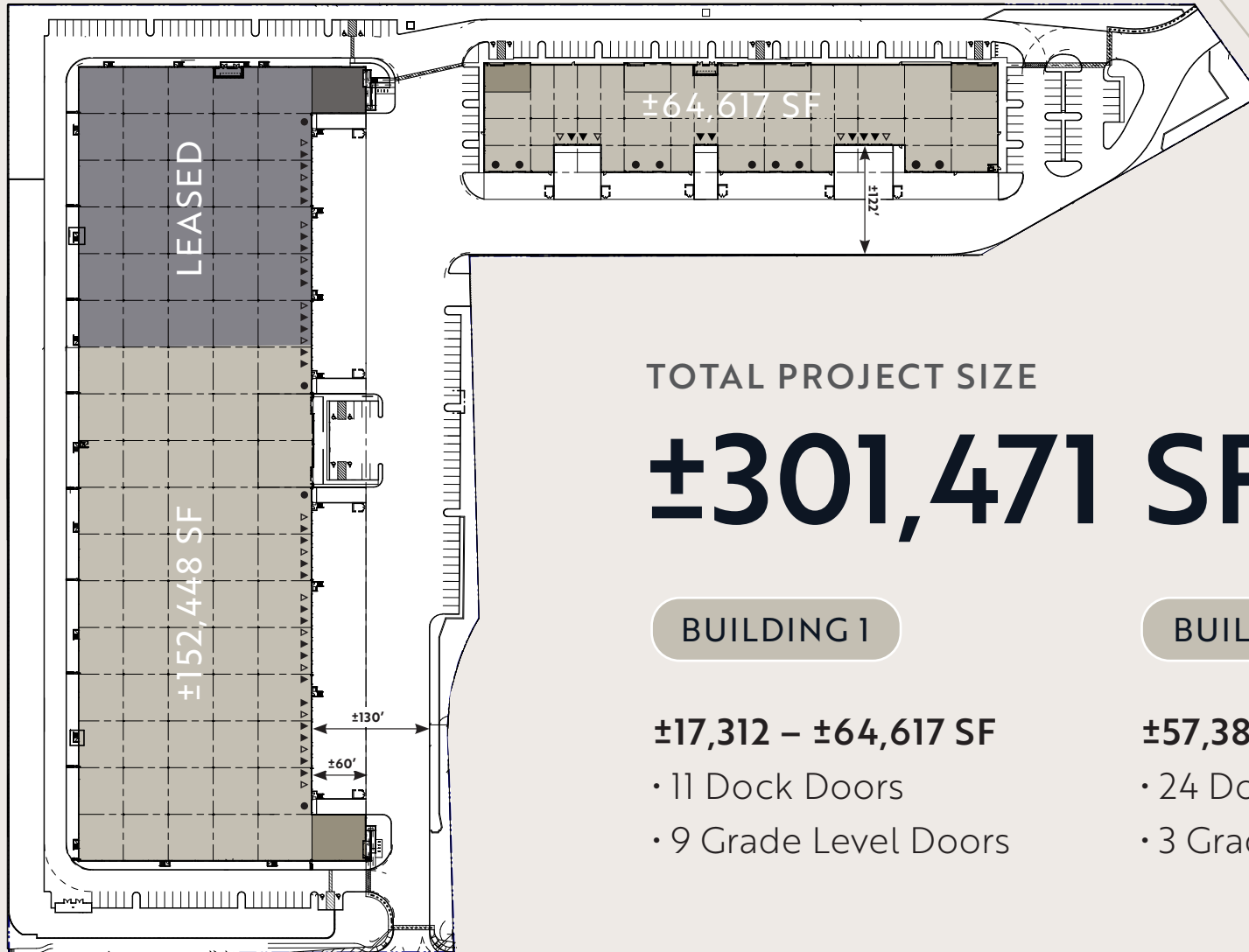
The site contains two buildings of ±64,617 SF and ±236,854 SF which offer convenient access to the I-15 via Las Vegas Boulevard.



For Illustration Purposes Only. Not To Scale.

BUILDING 1

LAS VEGAS BOULEVARD



BUILDING 2

TOTAL PROJECT SIZE

±301,471 SF

BUILDING 1

- ±17,312 – ±64,617 SF
- 11 Dock Doors
- 9 Grade Level Doors

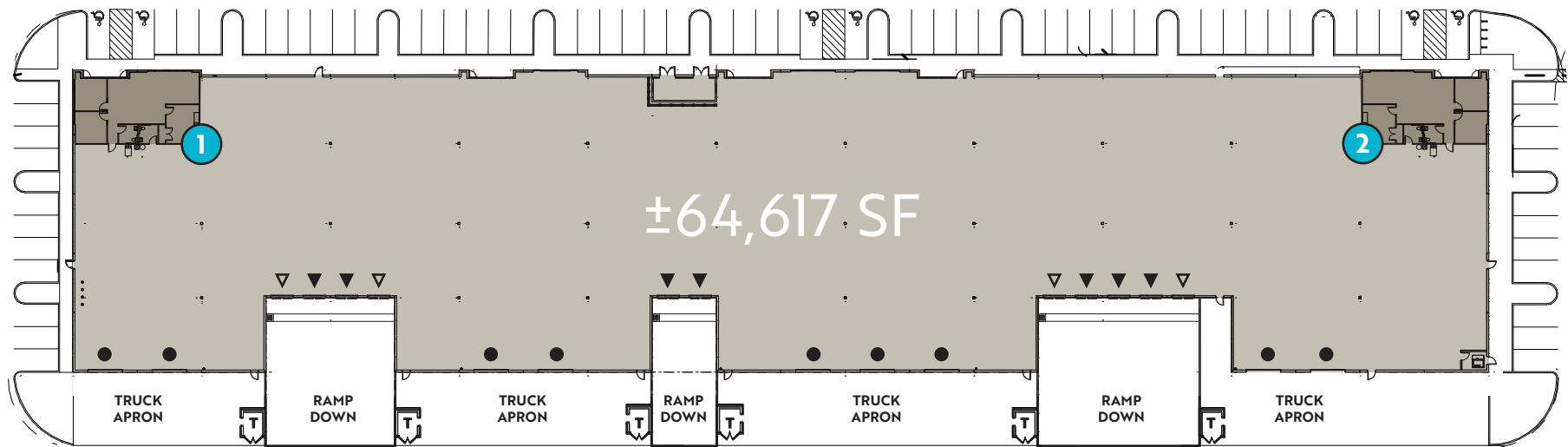
BUILDING 2

- ±57,384 – ±152,448 SF
- 24 Dock Doors
- 3 Grade Level Doors

= Dock High Loading Door
 = Pit Leveler
 = Grade Level Loading Door
 = Available
 = Leased



BUILDING 1



▲ = Dock High Loading Door ▽ = Pit Leveler ● = Grade Level Loading Door T = Trash Enclosure ■ = Available

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HIGHLIGHTS

- ±17,312 – ±64,617 SF
- Two Spec Offices
 - Office 1 – ±1,464 SF
 - Office 2 – ±1,464 SF
- Clear Height: ±24'
- Eleven (11) ±9' x ±10' Dock High Loading Doors
- Nine (9) ±14' x ±16' Grade Level Loading Doors
- ±52' x ±60' Typical Column Spacing
- 6" Reinforced 4,000 PSI Slab on Grade
- 98 Parking Spaces Including 3 ADA and Van Spaces
- Truck Court Depth: ±122'
- ±1,600 Amps, 277/480V, 3-Phase Power

Lease Rate: Negotiable

A Project By:



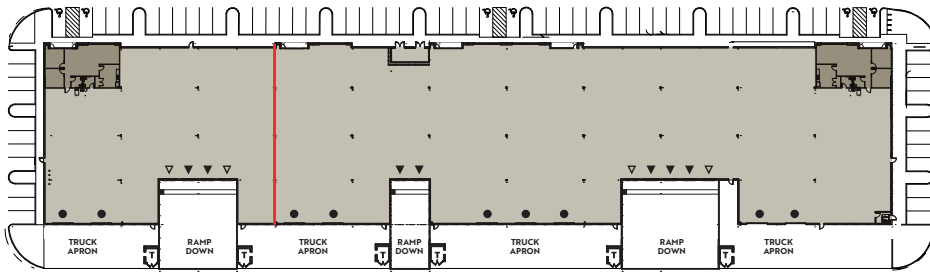
Leasing By:



BUILDING 1 DIVISIBILITY OPTIONS

▲ = Dock High Loading Door △ = Pit Leveler ● = Grade Level Loading Door T = Trash Enclosure ■ = Available

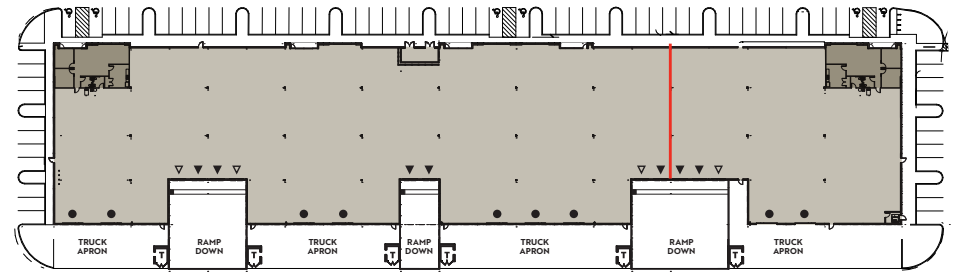
1



±17,391 SF
2 Grade Doors
4 Docks

±47,226 SF
7 Grade Doors
7 Docks

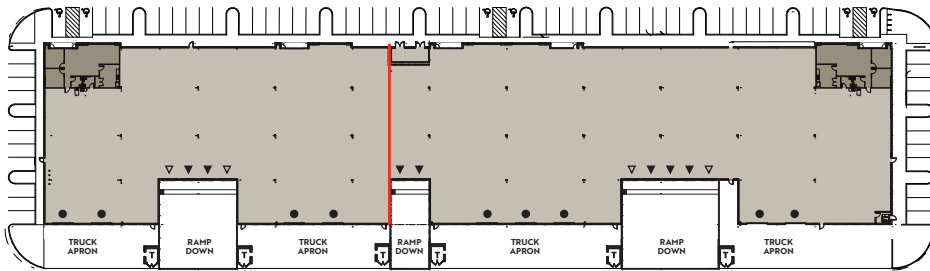
2



±47,305 SF
7 Grade Doors
8 Docks

±17,312 SF
2 Grade Doors
3 Docks

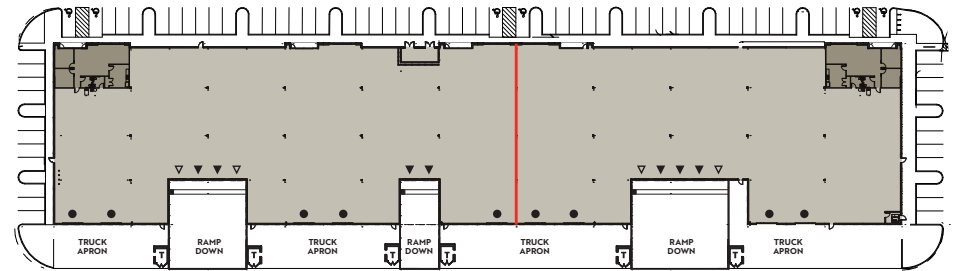
3



±26,925 SF
4 Grade Doors
4 Docks

±37,692 SF
5 Grade Doors
7 Docks

4

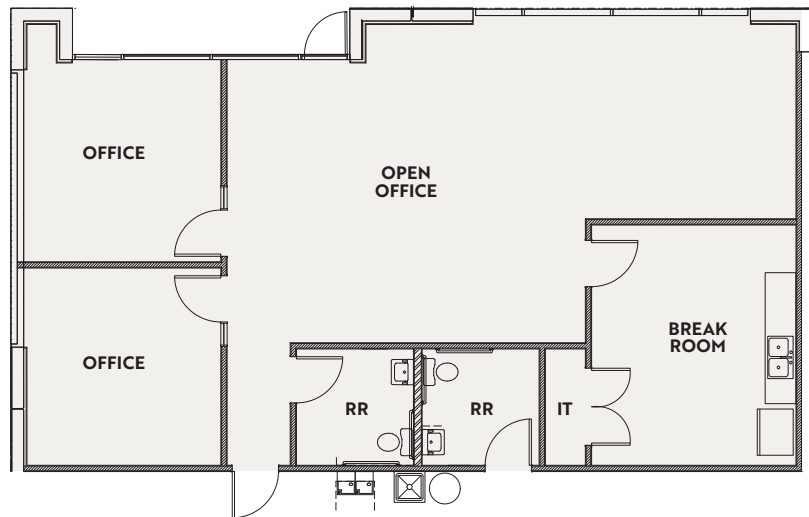


±35,413 SF
5 Grade Doors
6 Docks

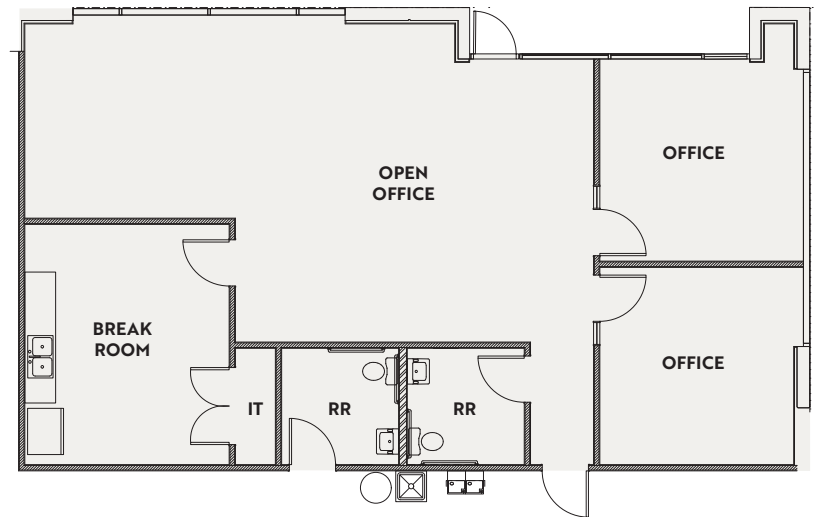
±29,204 SF
4 Grade Doors
5 Docks

BUILDING 1

1 SPEC OFFICE 1 | ±1,464 SF



2 SPEC OFFICE 1 | ±1,464 SF



■ = Office For Illustration Purposes Only. Not To Scale. 

Lease Rate: Negotiable

A Project By:

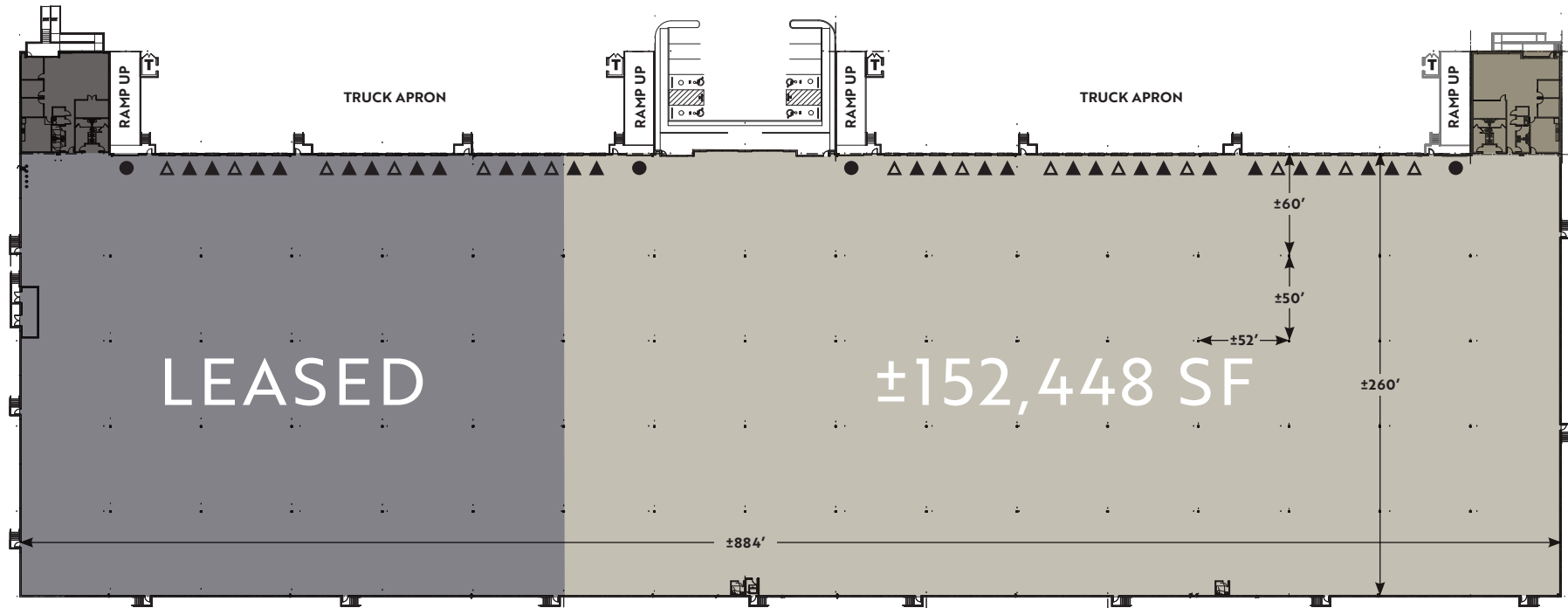


Leasing By:



BUILDING 2

▲ = Dock High Loading Door △ = Pit Leveler ● = Grade Level Loading Door T = Trash Enclosure ■ = Available ■ = Leased



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HIGHLIGHTS

- ±57,384 - ±152,448 SF
- ±2,920 SF Spec Office
- Clear Height: ±32'
- Twenty Four (24) ±9' x ±10' Dock High Loading Doors
- Three (3) ±14' x ±16' Grade Level Loading Doors
- ±50' x ±52' Column Spacing w/60' Speed Bays
- 6" Reinforced 4,000 PSI Slab on Grade
- 119 Parking Spaces Including 4 ADA and Van Spaces
- Truck Court Depth: ±130' Minimum
- ±2,400 Amps, 277/480V, 3-Phase Power

Lease Rate: Negotiable

A Project By:



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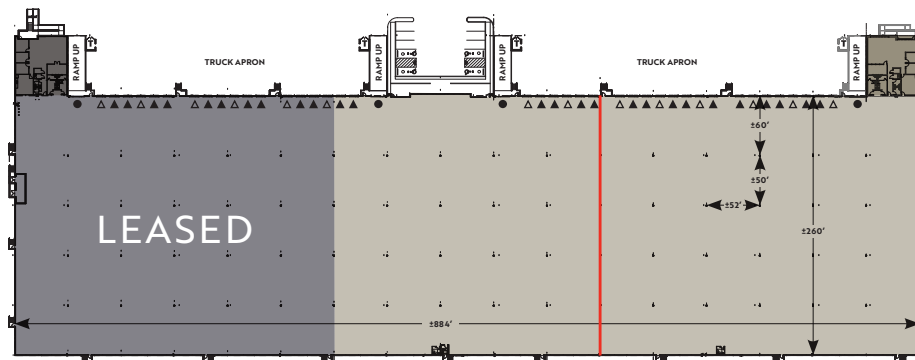
Leasing By:



BUILDING 2 DIVISIBILITY OPTIONS

▲ = Dock High Loading Door △ = Pit Leveler ● = Grade Level Loading Door T = Trash Enclosure ■ = Available

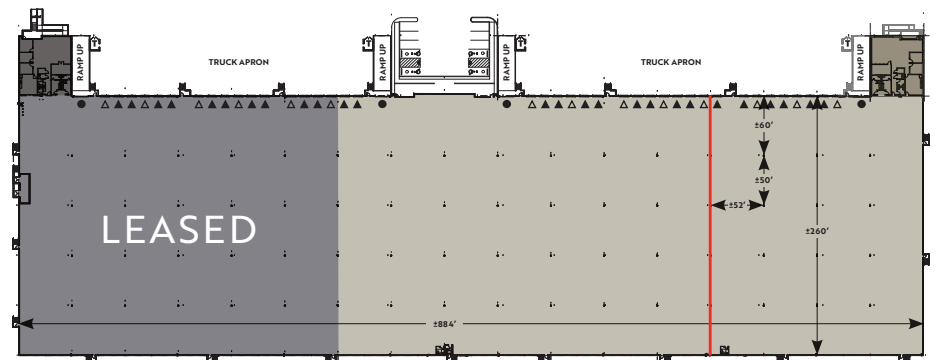
1



±67,936 SF
2 Grade Doors
8 Docks

±84,512 SF
1 Grade Door
16 Docks

2



±95,064 SF
2 Grade Doors
15 Docks

±57,384 SF
1 Grade Door
9 Docks

Lease Rate: Negotiable

A Project By:

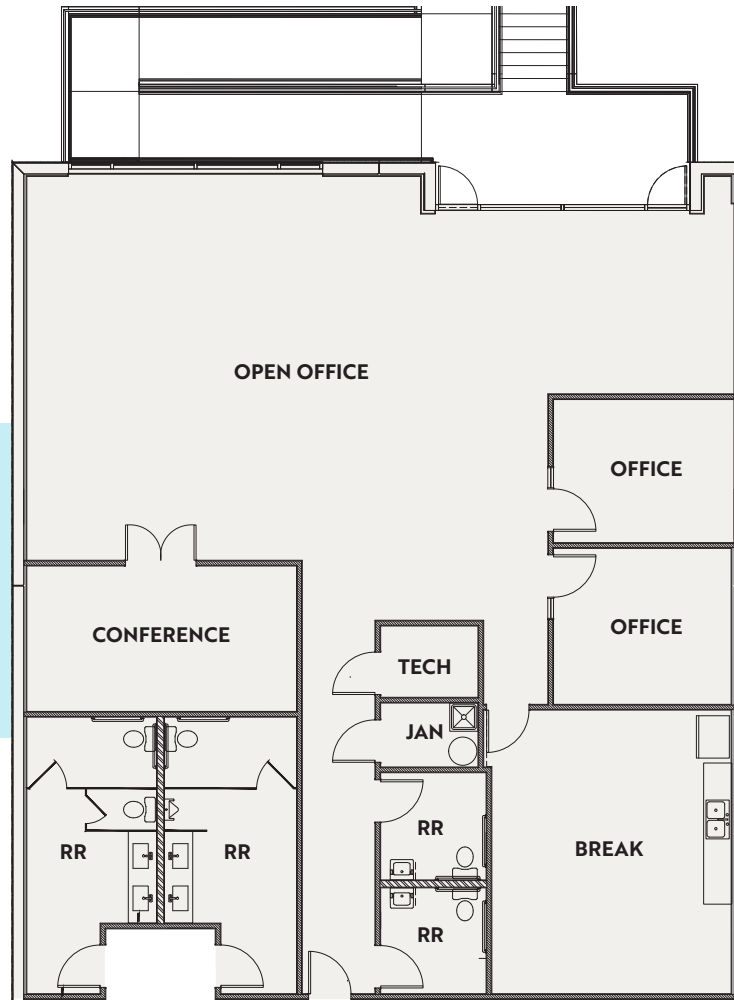


Leasing By:



BUILDING 2

SPEC OFFICE | ±2,920 SF



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Lease Rate: Negotiable

A Project By:



Leasing By:



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AVAILABLE FOR LEASE

3780-3790 N. Las Vegas Boulevard, Las Vegas, NV 89115

EXTERIOR PHOTOS



Lease Rate: Negotiable

A Project By:



Leasing By:

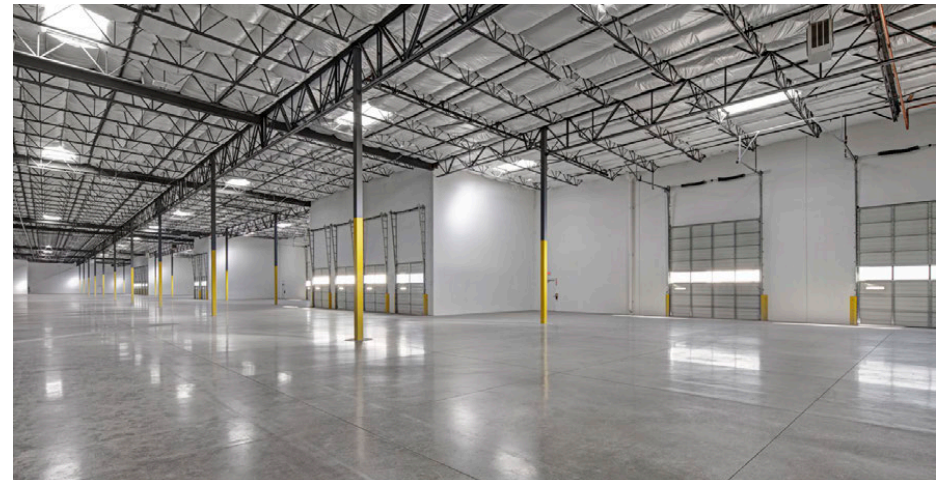


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INTERIOR PHOTOS



Lease Rate: Negotiable

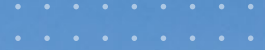
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Leasing By:







Dalfen Industrial is one of the nation's largest buyers of industrial real estate and is a leader in the last-mile property sector. Dalfen's strategy places a special emphasis on last-mile facilities critical to e-commerce fulfillment. As hands-on operators, Dalfen's experienced team of real estate experts acquires, develops and manages millions of square feet of premier commercial properties out of their nine offices.

Singular Focus

Dalfen Industrial is one of the few real estate investment firms with a sole focus on industrial real estate. This specialization allows them to identify the properties that uniquely meet the needs of today's industrial tenants and the modern logistics supply chain.

Multidisciplinary Expertise

Dalfen offers a vertically integrated platform that includes development, acquisitions, asset management, property management, construction, legal and capital markets. The result is a robust and durable portfolio of in-demand assets, increased investor value and industry-leading tenant satisfaction.



SINGULAR FOCUS

Whether it be developing top tier properties in underserved submarkets or acquiring high quality assets that are undermanaged and/or distressed, Dalfen Industrial leverages the expertise of its asset management professionals to execute implement strategies that tailor its buildings to the demands of the market and cater to tenant needs.

QUALITY

The acquisition and development of institutional-quality assets is fundamental to Dalfen Industrial's real estate investment strategy. Experience has shown them that quality assets in metropolitan markets will weather the storm in difficult markets and outperform in strong economic times.

DISCIPLINE

Patience and prudence are paramount in Dalfen Industrial's investment strategy. We adhere to stringent underwriting procedures and in-depth understanding of every market in which they invest.

INTEGRITY

Dalfen holds themselves to the highest ethical standards in all of their dealings.

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