

Arena Commerce Center

Las Vegas, NV 89103

Industrial for Lease

1,484 – 20,400 SF



Leasing Information: 702.221.8226

Ali Roesener, SIOR
NRE:S.0172338
Senior Vice President
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
NRE:S.0200369
Associate
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln

4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

Arena Commerce Center

Las Vegas, NV 89103

Industrial for Lease



Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln

Arena Commerce Center

Las Vegas, NV 89103

Industrial for Lease

Building	Address	Square feet	Office	Warehouse	Grade	Dock	Asking	CAM	Total Monthly
2	3535 Harmon D	2,280	600	1,680	1	0	\$1.25	N/A	\$2,850.00
2	3535 Harmon E	2,280	600	1,680	1	0	\$1.25	N/A	\$2,850.00
2	3535 Harmon I	2,280	0	2,280	1	0	\$1.20	N/A	\$2,736.00
3	3485 Harmon 120	20,400	13,000	7,400	2	0	\$1.15	\$0.19	\$27,336.00
17	4625 Polaris 100	5,709	3,709	2,000	1	0	\$1.20	N/A	\$6,850.80
17	4625 Polaris 120	4,882	4,882	0	0	0	\$1.20	N/A	\$5,858.40
17	4625 Polaris 210	2,994	2,994	0	0	0	\$1.30	N/A	\$4,191.60
18	4610 Polaris * Plus Yard	5,781	2,000	3,781	1	0	\$1.30	\$0.19	\$8,613.69
24	4665 Procyon E	2,995	900	2,095	1	0	\$1.10	\$0.25	\$4,043.25
28	3113 & 3117 Tompkins	3,290	1,500	1,790	2	0	\$1.20	\$0.21	\$4,638.90
28	3125 Tompkins	1,484	1,484	0	0	0	\$1.15	\$0.21	\$2,018.24
28	3229 & 3233 Tompkins	2,319	450	1,869	1	0	\$1.25	\$0.21	\$3,385.74
28	3237 Tompkins	3,870	2,870	1,000	2	0	\$1.20	\$0.21	\$5,456.70
29	4790 Polaris * 100% HVAC	6,833	800	6,033	1	0	\$1.20	\$0.21	\$9,634.53
29	3055 Palms Center Dr. * 100% HVAC	10,769	700	10,069	2	0	\$1.20	\$0.21	\$15,184.29

Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln

Arena Commerce Center

Las Vegas, NV 89103

Industrial for Lease

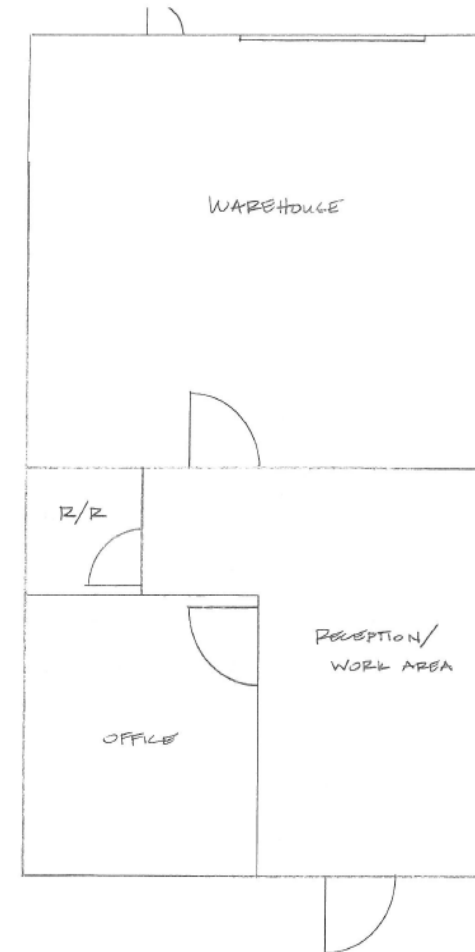
3535 Harmon Available Floorplans

Unit D, E, & I

- 2,280 SF
- +/- 600 SF Office
- +/- 1,680 SF Warehouse
- 1 Grade Door 10' x 12'

Leasing Terms

- \$1.25 PSF Monthly MG
- 5% Annual Increases



Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

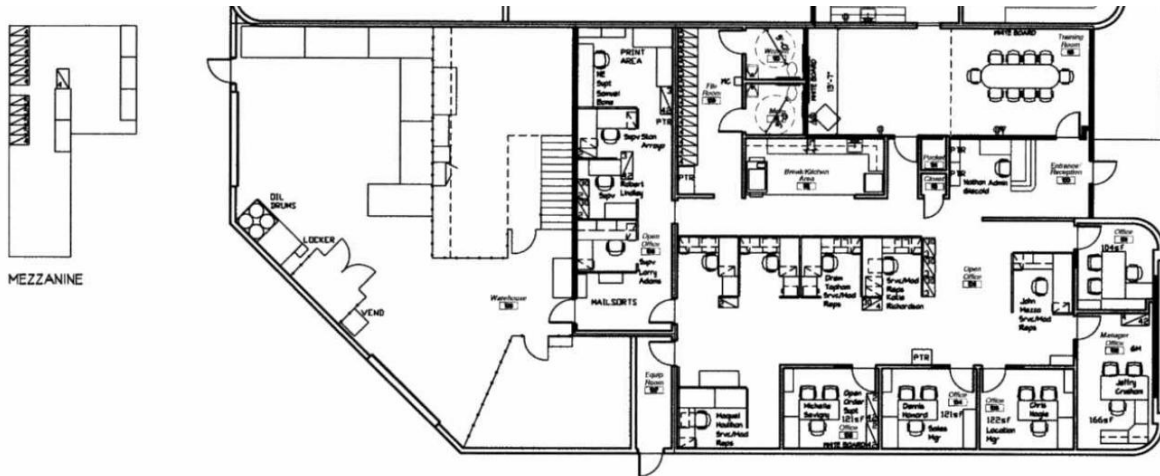
Lincoln

Arena Commerce Center

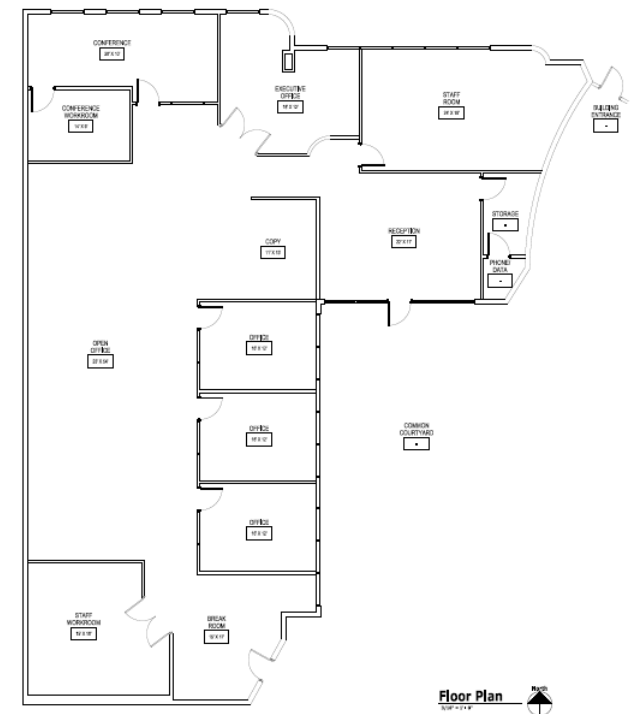
Las Vegas, NV 89103

Industrial for Lease

4625 Polaris Available Floorplans



Suite #100



Suite #120

Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln

Arena Commerce Center

Las Vegas, NV 89103

Industrial for Lease

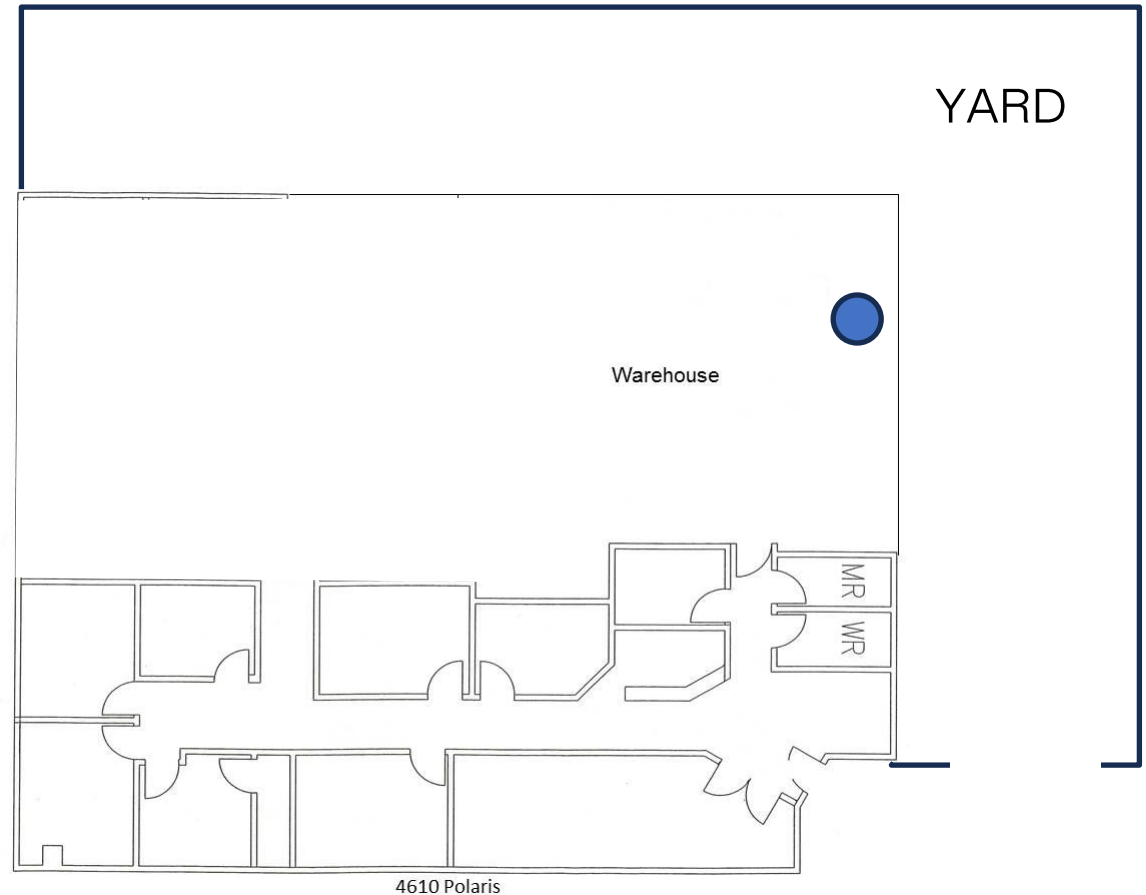
4610 Polaris Available Floorplans

4610 Polaris

- 5,781 SF
- +/- 2,000 SF Office
- +/- 3,781 SF Warehouse
- 1 Grade Door 10' x 12'
- 3,427 SF Yard

Leasing Terms

- \$1.30 PSF Monthly NNN
- 5% Annual Increases
- \$0.19 PSF Monthly Operating Expenses *Estimate



● = Grade Door

Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln

4665 Procyon Available Floorplans

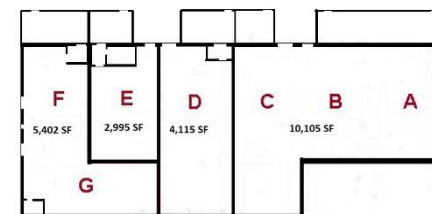
Unit E

- 2,995 SF
- +/- 900 SF Office
- +/- 2,095 SF Warehouse
- 1 Grade Door 10' x 12'

Leasing Terms

- \$1.10 PSF Monthly NNN
- 5% Annual Increases
- \$0.25 PSF Monthly Operating

Expenses *Estimate



Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

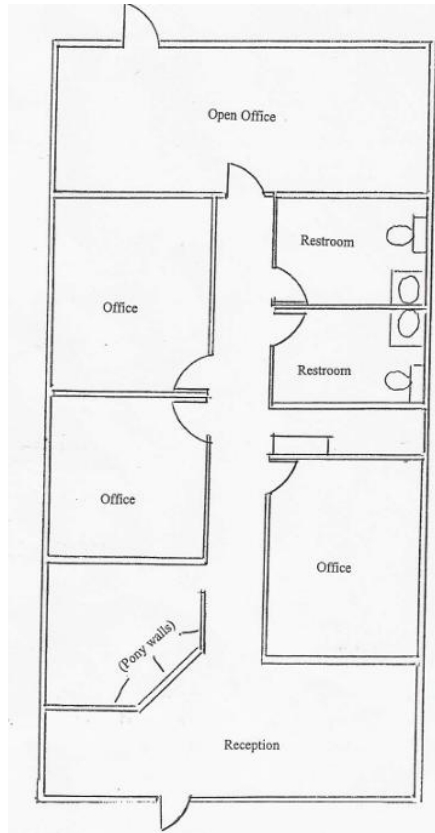
Lincoln

Arena Commerce Center

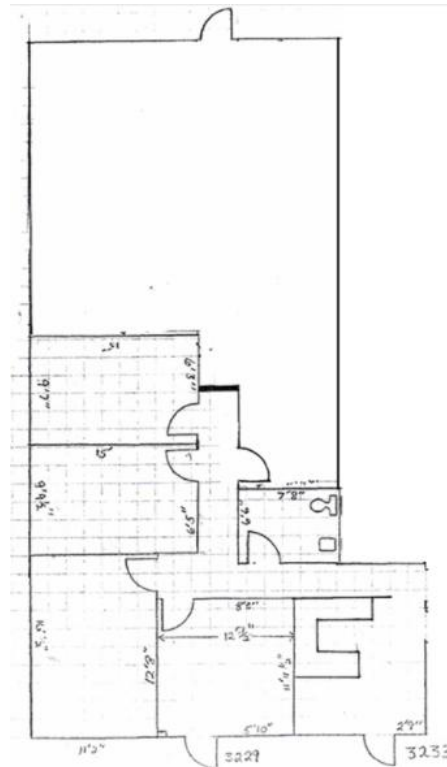
Las Vegas, NV 89103

Industrial for Lease

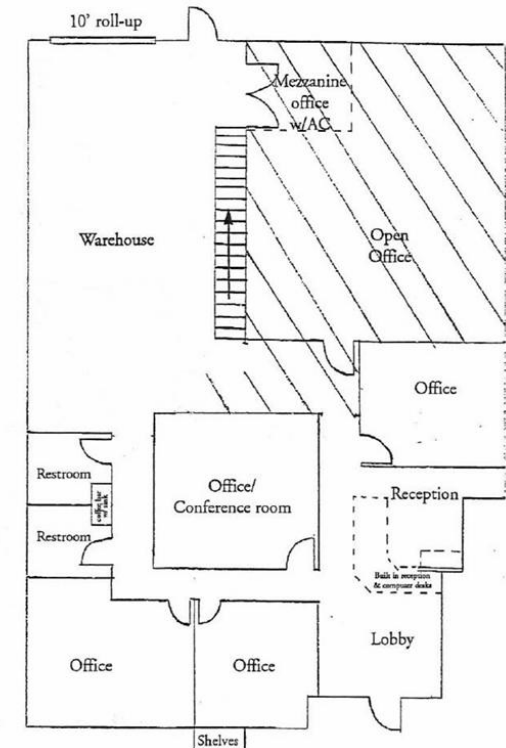
Tompkins Available Floorplans



Suite #3125



Suite #3229 & 3233



Suite #3237

Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln