

# Central 7 Commerce

Las Vegas, NV 89102

## Industrial for Lease

591 – 4,599 SF



Leasing Information: 702.221.8226

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

# Lincoln

4755 Dean Martin Drive  
Las Vegas, NV 89013

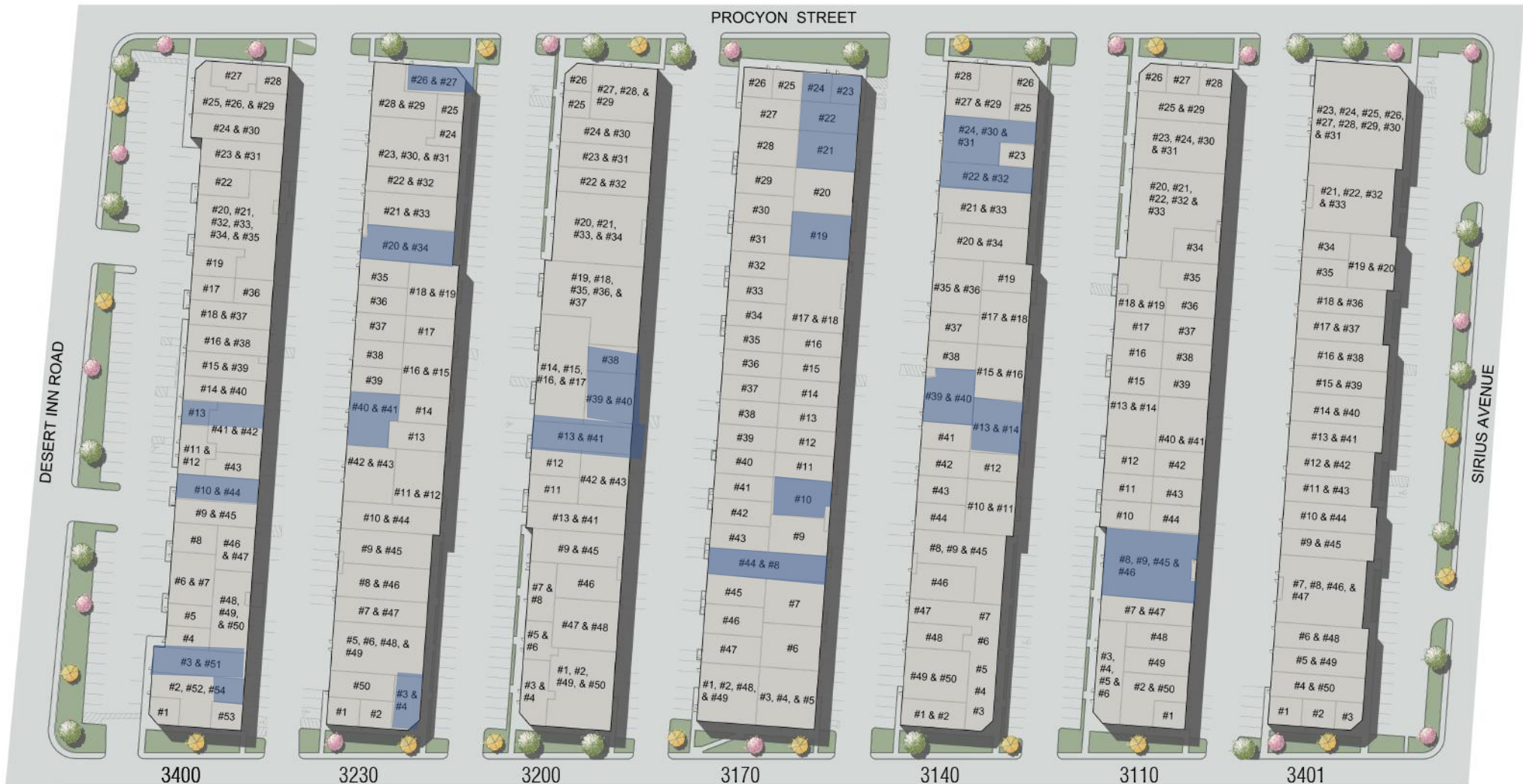
[www.lpc.com](http://www.lpc.com)



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# Lincoln

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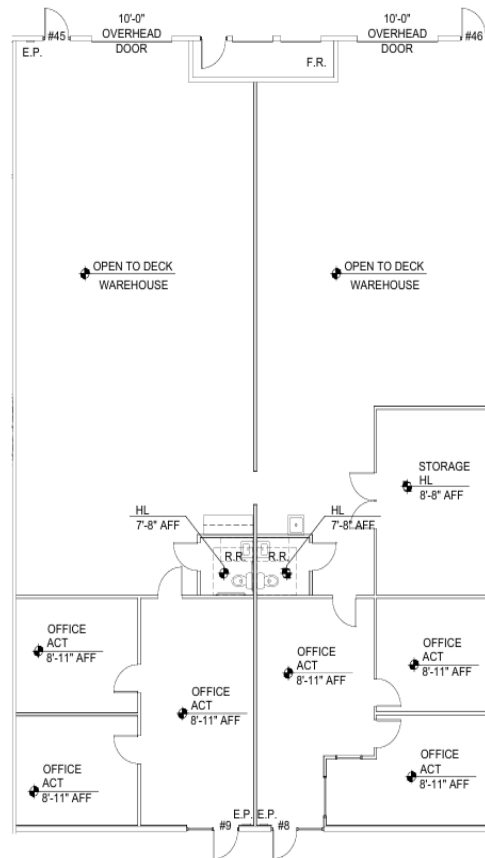
| Address                      | Square Feet | Office | Warehouse | Grade | Asking | CAM    | Lease Type | Total Monthly |
|------------------------------|-------------|--------|-----------|-------|--------|--------|------------|---------------|
| <b>3110 Polaris Ave.</b>     |             |        |           |       |        |        |            |               |
| 3110 Polaris #8, 9, 45, 46   | 5,005       | 1,500  | 3,505     | 2G    | \$1.15 | \$0.27 | NNN        | \$7,107.10    |
| <b>3140 Polaris Ave.</b>     |             |        |           |       |        |        |            |               |
| 3140 Polaris #13, 14         | 2,166       | 200    | 1,966     | 2G    | \$1.15 | \$0.27 | NNN        | \$3,075.72    |
| 3140 Polaris #22, 32         | 1,848       | 700    | 1,148     | 1G    | \$1.15 | \$0.27 | NNN        | \$2,624.16    |
| 3140 Polaris #24, 30, 31     | 2,647       | 600    | 2,047     | 2G    | \$1.15 | \$0.27 | NNN        | \$3,758.74    |
| 3140 Polaris #39, 40         | 2,092       | 400    | 1,692     | 2G    | \$1.15 | \$0.27 | NNN        | \$2,970.64    |
| <b>3170 Polaris Ave.</b>     |             |        |           |       |        |        |            |               |
| 3170 Polaris #8, 44          | 2,524       | 250    | 2,274     | 2G    | \$1.20 | \$0.27 | NNN        | \$3,710.28    |
| 3170 Polaris #10             | 1,729       | 200    | 1,529     | 1G    | \$1.25 | \$0.27 | NNN        | \$2,628.08    |
| 3170 Polaris #19             | 2,089       | 0      | 2,089     | 1G    | \$1.15 | \$0.27 | NNN        | \$2,966.38    |
| 3170 Polaris #21, 22, 23, 24 | 4,599       | 1,200  | 3,399     | 2G    | \$1.15 | \$0.27 | NNN        | \$6,530.58    |
| <b>3200 Polaris Ave.</b>     |             |        |           |       |        |        |            |               |
| 3200 Polaris #13, 41         | 2,158       | 500    | 1,658     | 1G    | \$1.20 | \$0.27 | NNN        | \$3,172.26    |
| 3200 Polaris #38             | 1,057       | 0      | 1,057     | 1G    | \$1.20 | \$0.27 | NNN        | \$1,553.79    |
| 3200 Polaris #39, 40         | 2,136       | 0      | 2,136     | 1G    | \$1.15 | \$0.27 | NNN        | \$3,033.12    |
| <b>3230 Polaris Ave.</b>     |             |        |           |       |        |        |            |               |
| 3230 Polaris #3, 4           | 1,167       | 1,167  | 0         | N/A   | \$1.25 | \$0.27 | NNN        | \$1,773.84    |
| 3230 Polaris #20, 34         | 2,485       | 500    | 1,985     | 1G    | \$1.15 | \$0.27 | NNN        | \$3,528.70    |
| 3230 Polaris #26, 27         | 1,297       | 1,297  | 0         | N/A   | \$1.20 | \$0.27 | NNN        | \$1,971.44    |
| 3230 Polaris #40, 41         | 1,979       | 200    | 1,779     | 2G    | \$1.15 | \$0.27 | NNN        | \$2,810.18    |
| <b>3400 Desert Inn.</b>      |             |        |           |       |        |        |            |               |
| 3400 Desert Inn #3, 51       | 1,931       | 800    | 1,131     | 1G    | \$1.25 | \$0.27 | NNN        | \$2,935.12    |
| 3400 Desert Inn #10, 44      | 1,640       | 800    | 840       | 1G    | \$1.25 | \$0.27 | NNN        | \$2,492.80    |
| 3400 Desert Inn #13, 41      | 1,666       | 650    | 1,016     | 1G    | \$1.25 | \$0.27 | NNN        | \$2,532.32    |
| 3400 Desert Inn #54          | 705         | 705    | 0         | N/A   | \$1.25 | \$0.27 | NNN        | \$1,071.60    |

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### 3110 Polaris Available Floorplans



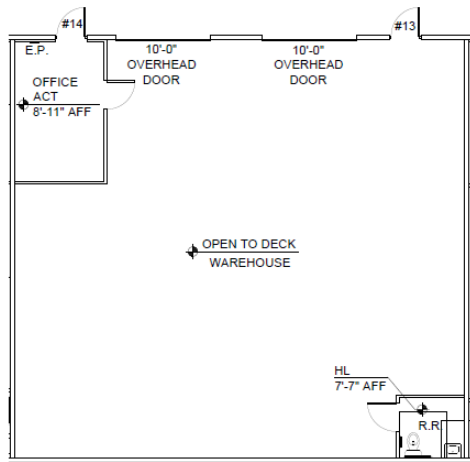
**Suite #8, 9, 45, 46**

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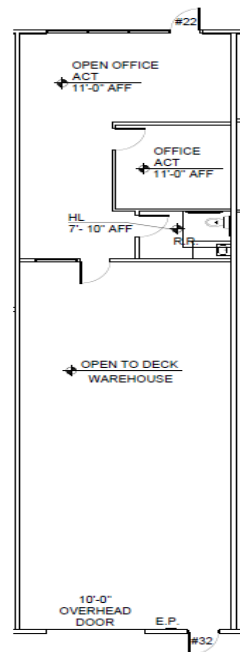
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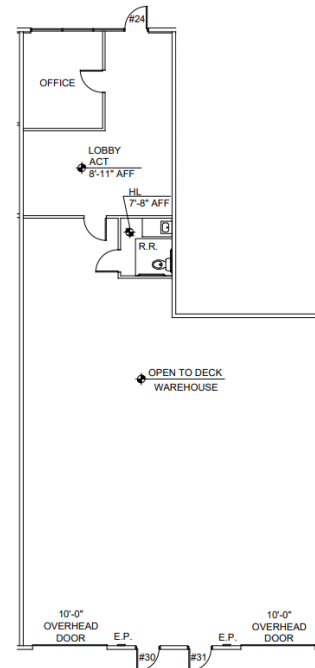
### 3140 Polaris Available Floorplans



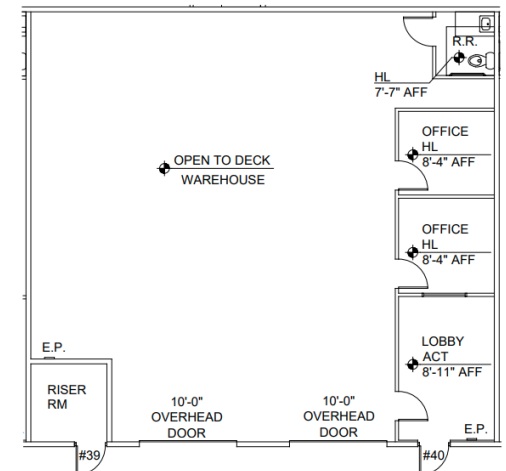
Suite #13, 14



Suite #22, 32



Suite #24, 30, 31



Suite #39, 40

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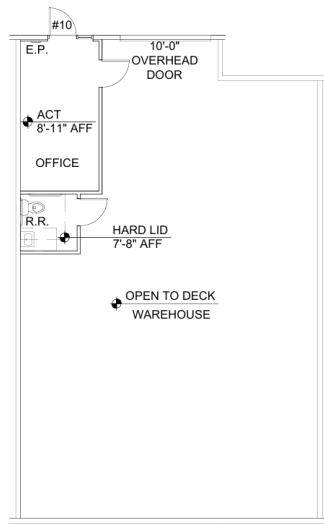
Las Vegas, NV 89102

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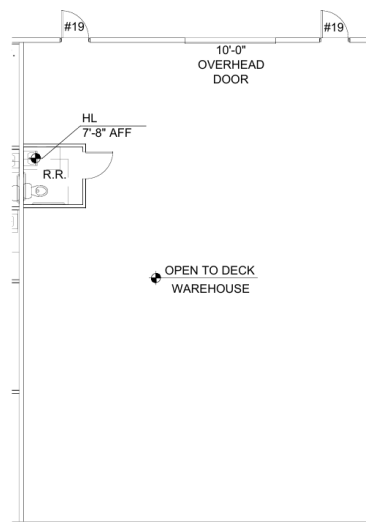
## 3170 Polaris Available Floorplans



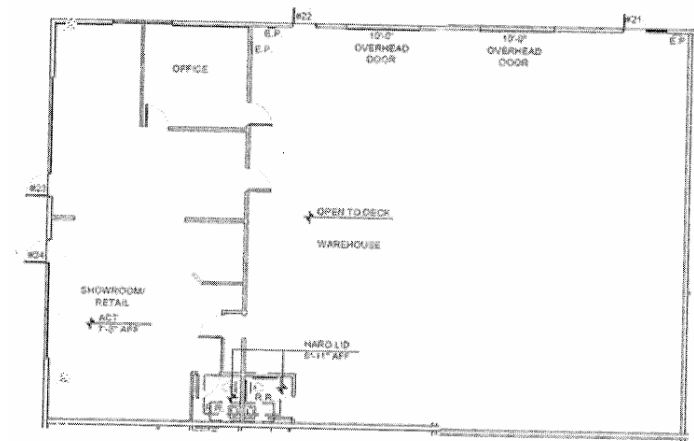
Suite #8, 44



Suite #10



Suite #19



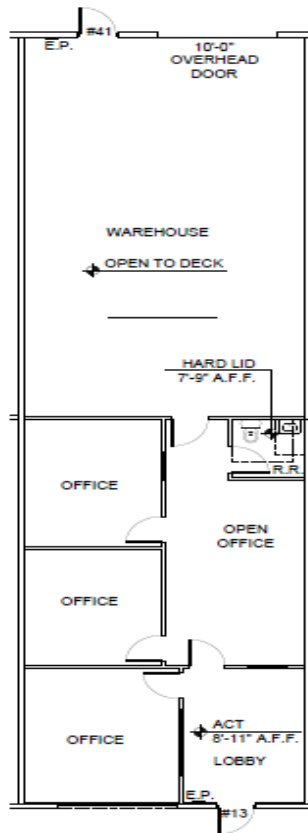
Suite #21, 22, 23, 24

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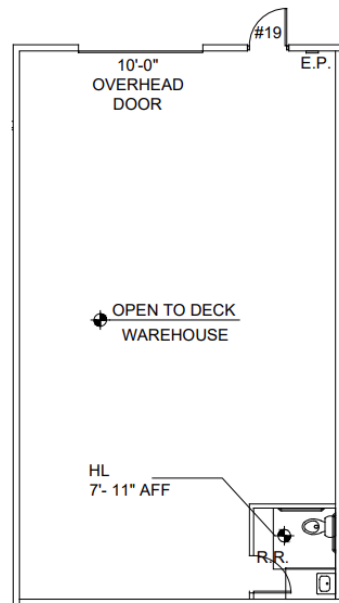
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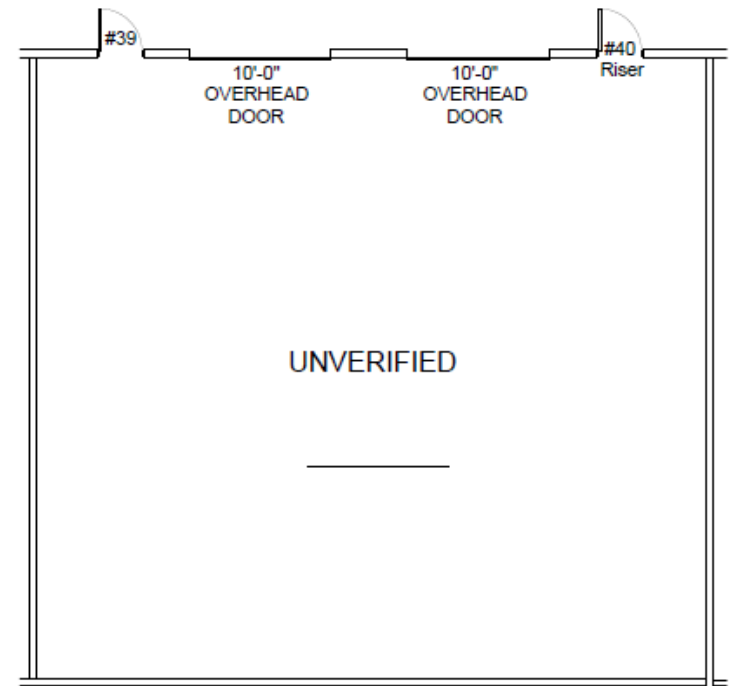
### 3200 Polaris Available Floorplans



Suite #13, 41



Suite #38



Suite #39, 40

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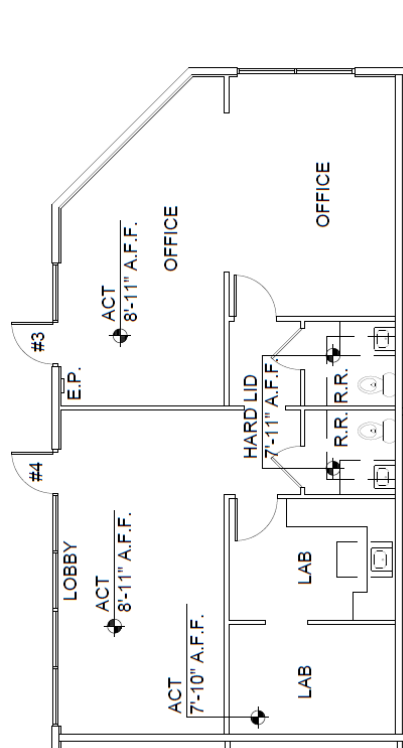
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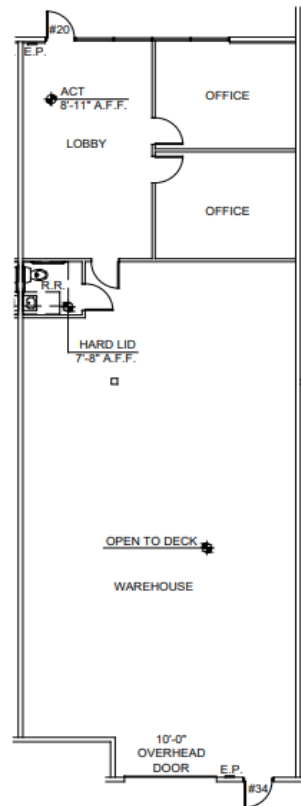
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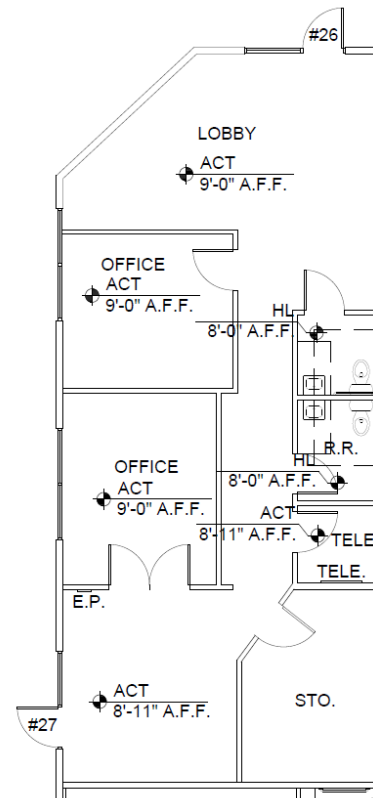
### 3230 Polaris Available Floorplans



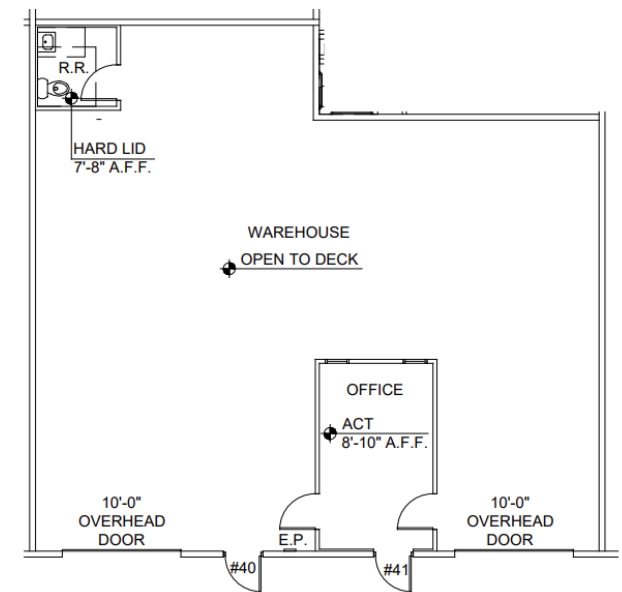
Suite #3, 4



Suite #20, 34



Suite #26, 27



Suite #40, 41

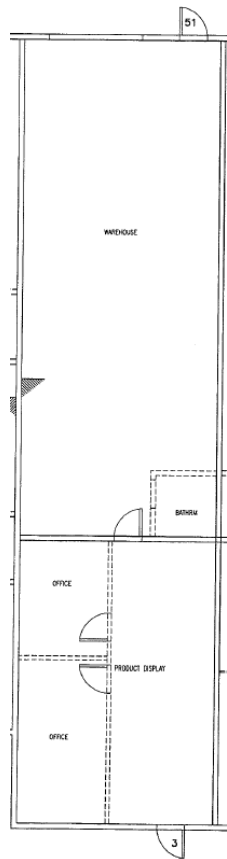
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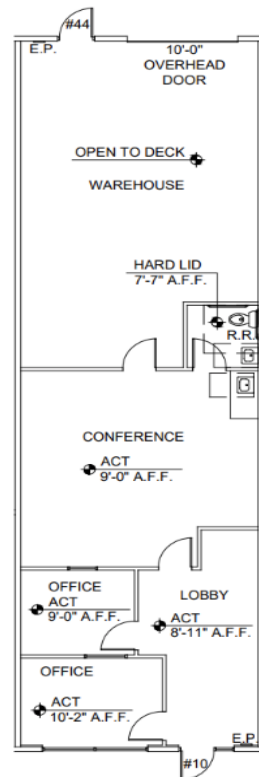
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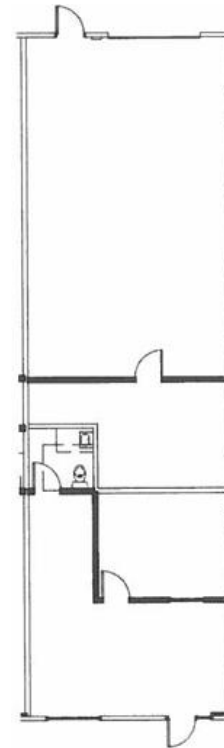
### 3400 Desert Inn Available Floorplans



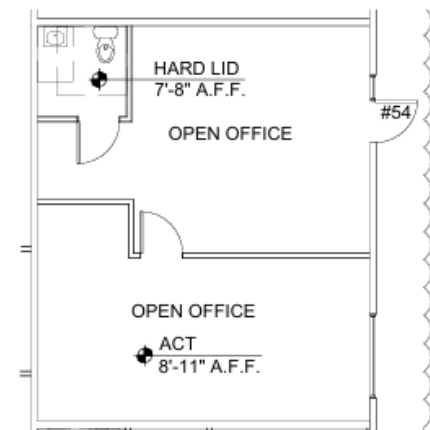
**Suite #3, 51**



**Suite #10, 44**



**Suite #13, 41**



**Suite #54**

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