

Central 7 Commerce

Las Vegas, NV 89102

Industrial for Lease

591 – 4,599 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

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4755 Dean Martin Drive

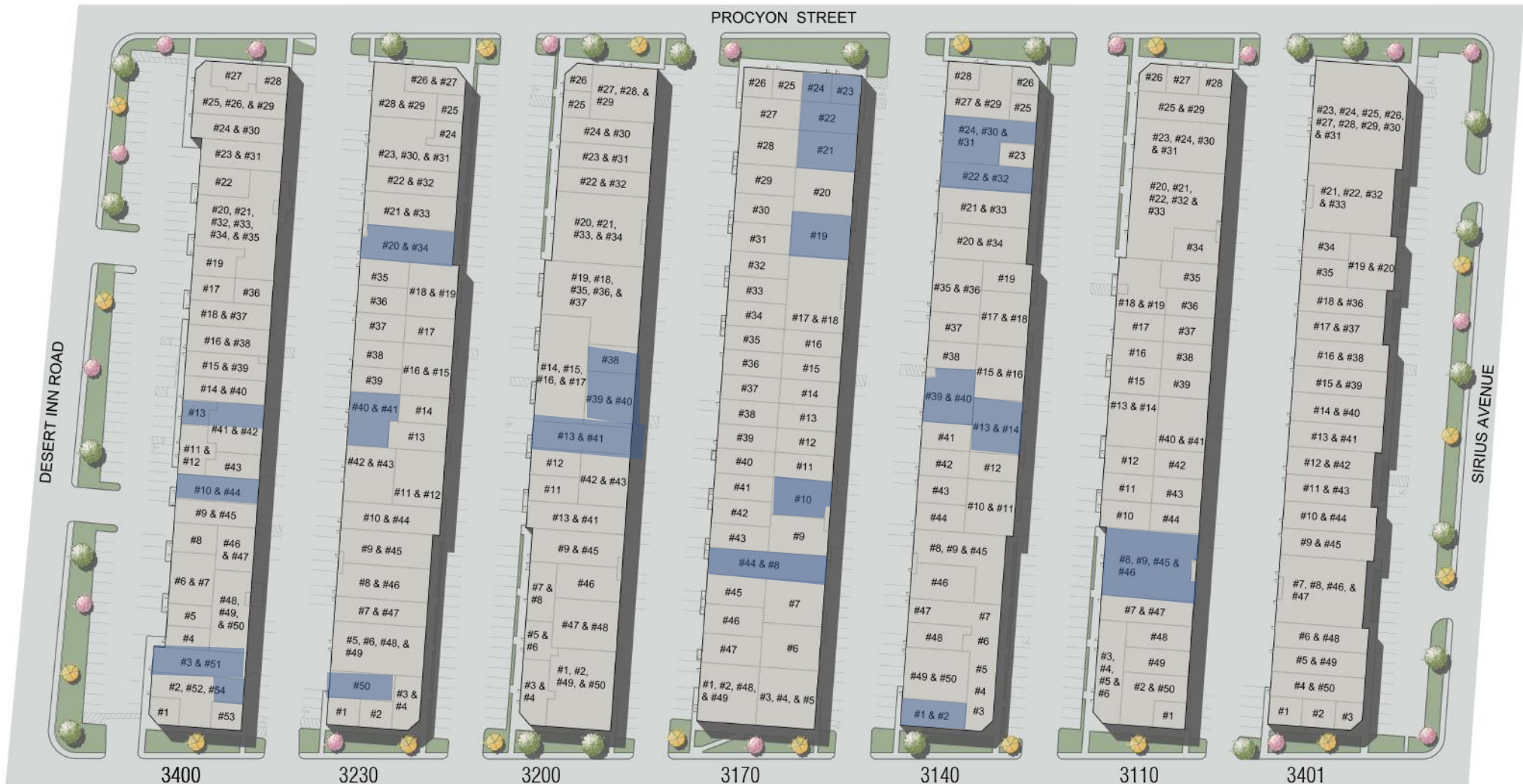
Las Vegas, NV 89013

www.lpc.com

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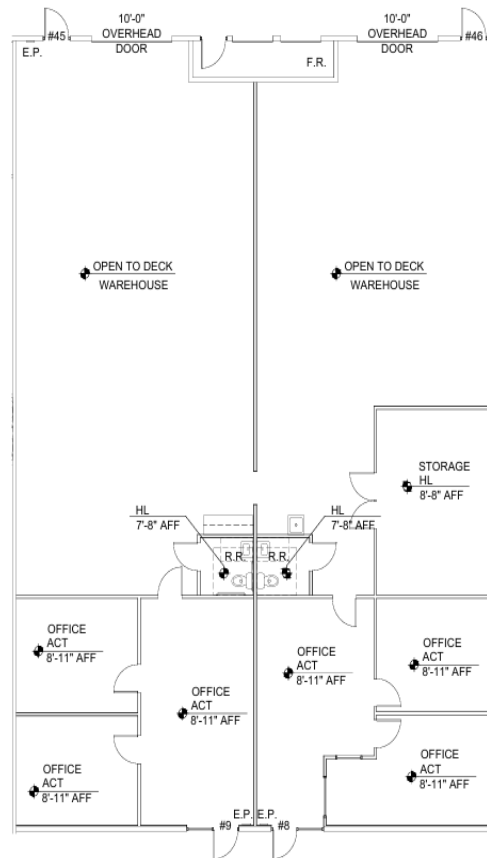
Address	Square Feet	Office	Warehouse	Grade	Asking	CAM	Lease Type	Total Monthly
3110 Polaris Ave.								
3110 Polaris #8, 9, 45, 46	5,005	1,500	3,505	2G	\$1.15	\$0.27	NNN	\$7,107.10
3140 Polaris Ave.								
3140 Polaris #1, 2	1,432	1,432	0	N/A	\$1.20	\$0.27	NNN	\$2,105.04
3140 Polaris #13, 14	2,166	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
3170 Polaris Ave.								
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
3200 Polaris Ave.								
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
3230 Polaris Ave.								
3230 Polaris #20, 34	2,485	500	1,985	1G	\$1.15	\$0.27	NNN	\$3,528.70
3230 Polaris #40, 41	1,979	200	1,779	2G	\$1.15	\$0.27	NNN	\$2,810.18
3230 Polaris #50	1,397	0	1,397	1G	\$1.20	\$0.27	NNN	\$2,053.59
3400 Desert Inn.								
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



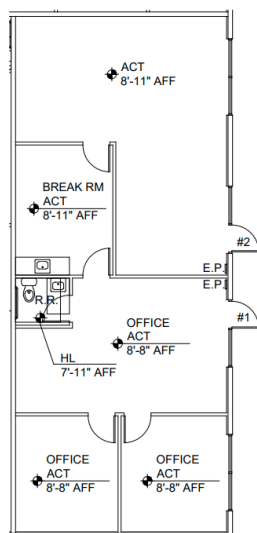
Suite #8, 9, 45, 46

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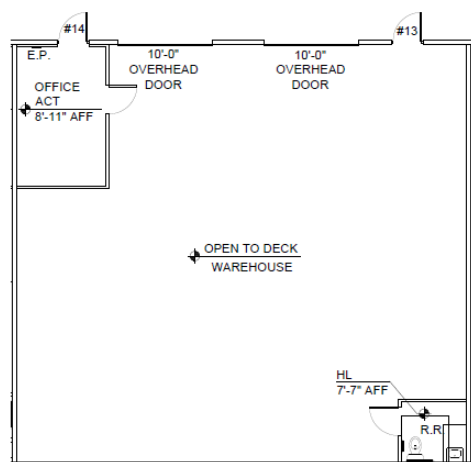
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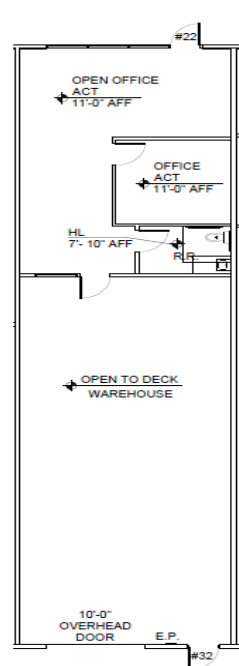
3140 Polaris Available Floorplans



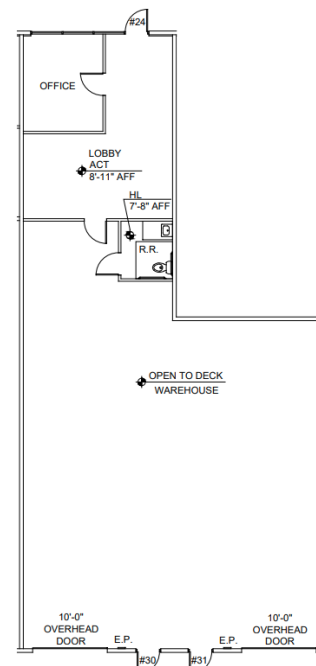
Suite #1, 2



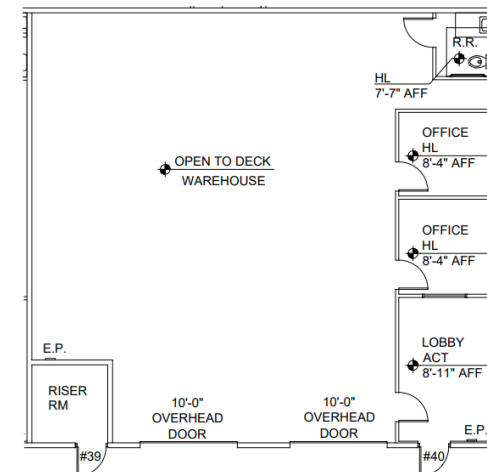
Suite #13, 14



Suite #22, 32



Suite #24, 30, 31



Suite #39, 40

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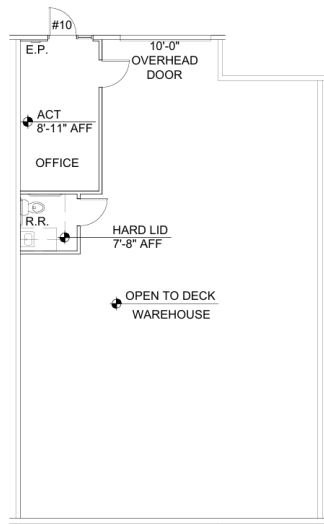
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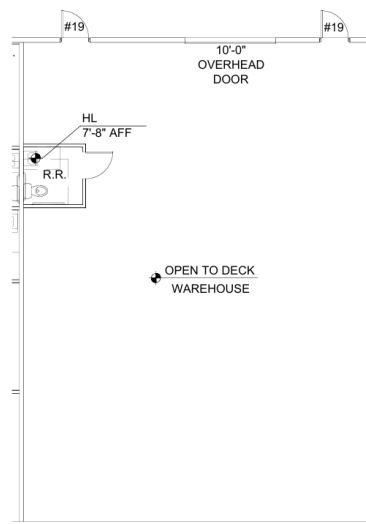
3170 Polaris Available Floorplans



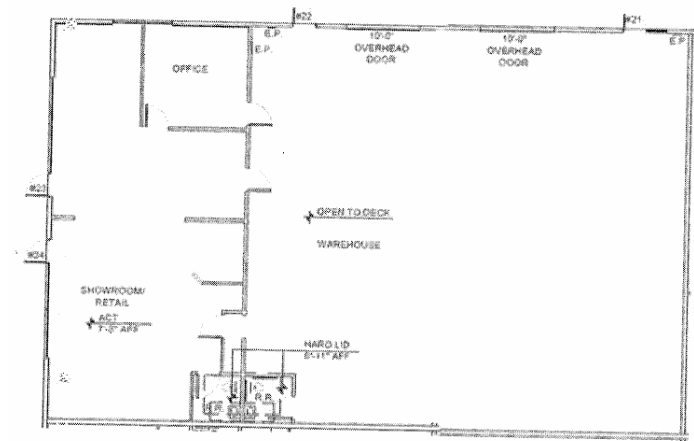
Suite #8, 44



Suite #10



Suite #19



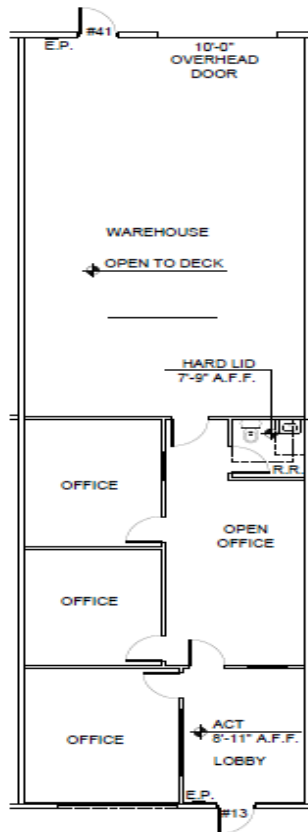
Suite #21, 22, 23, 24

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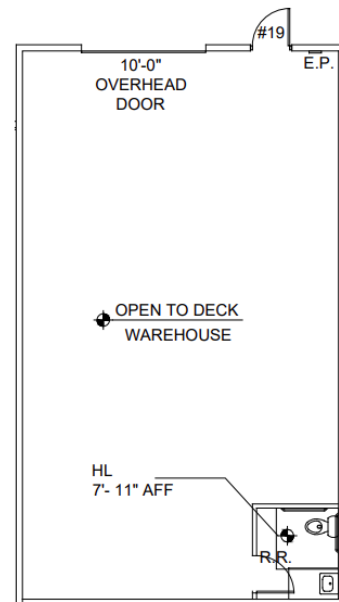
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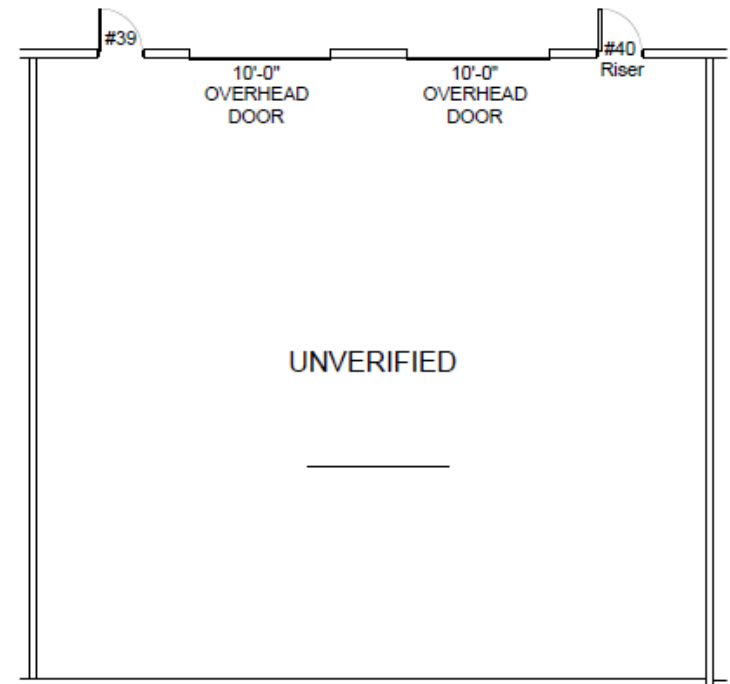
3200 Polaris Available Floorplans



Suite #13, 41



Suite #38



Suite #39, 40

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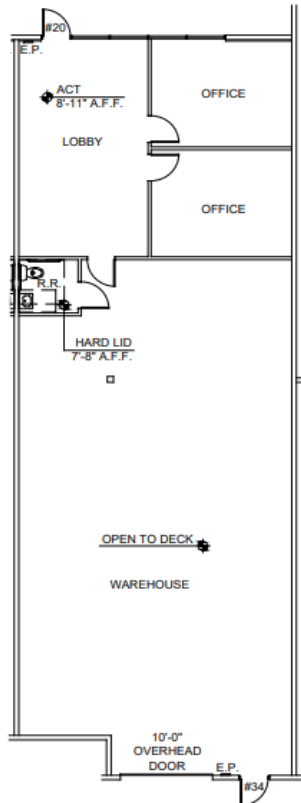
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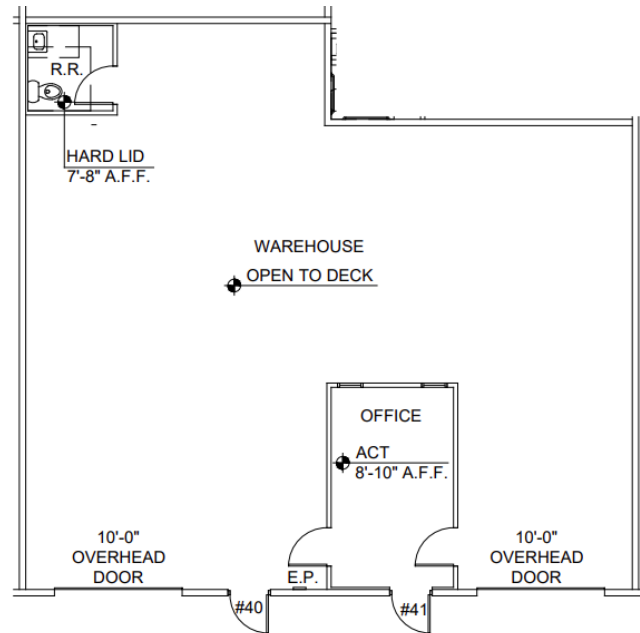
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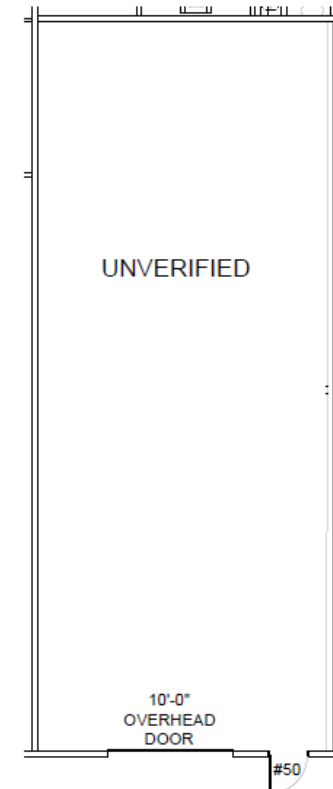
3230 Polaris Available Floorplans



Suite #20, 34



Suite #40, 41



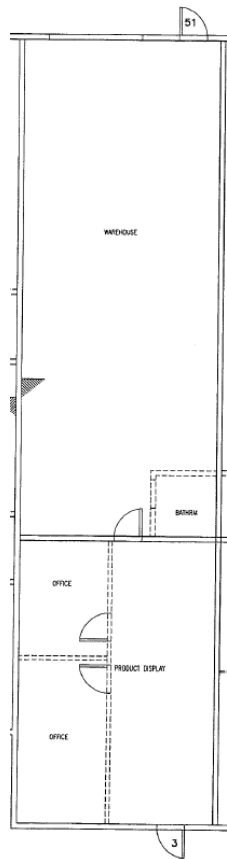
Suite #50

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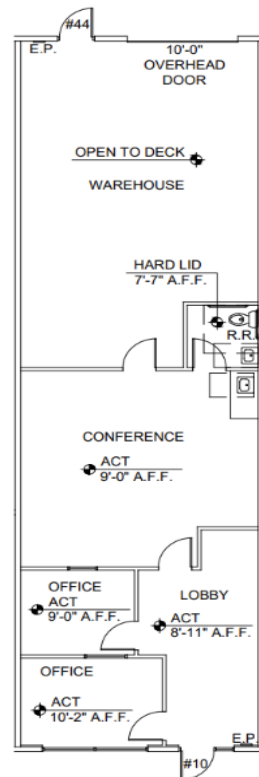
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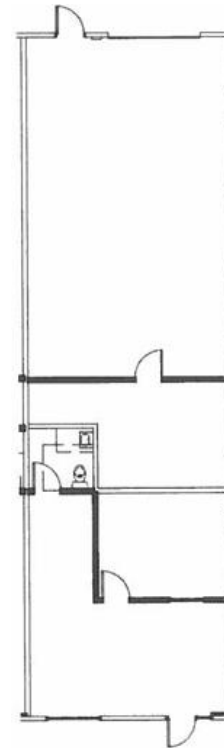
3400 Desert Inn Available Floorplans



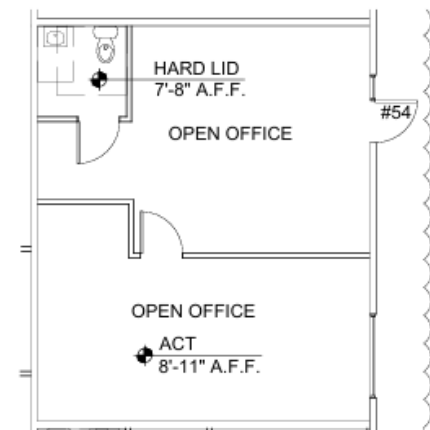
Suite #3, 51



Suite #10, 44



Suite #13, 41



Suite #54

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