

FOR SUBLEASE

4424

Polaris Ave., Las Vegas, NV 89103



LOGIC



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4424 Polaris Ave.
Las Vegas, NV 89103



Property Highlights

- Hard to find central location with large private yard located near the NEC Polaris Ave. and W. Harmon Ave.
- +/- 17,280 SF warehouse on +/- 2 AC
- Fully fenced yard and ample parking
- Reception area in front, 3 private offices, IT room, break room, and 2 restrooms
- 1 grade level door (14'x20')
- 1 dock door (10'x8')
- 18' clear height
- Fire Sprinklered
- Zoning: M-1
- +1.2 mile from the Harmon Rd. overpass offering excellent accessibility to Las Vegas Blvd. and the I-15
- Lease expiration: 10/31/2022
- Rate: \$0.77/SF NNN
- CAM \$0.18/SF
- Approximately \$16,416 monthly

Listing Snapshot



\$0.77 PSF NNN
Lease Rate

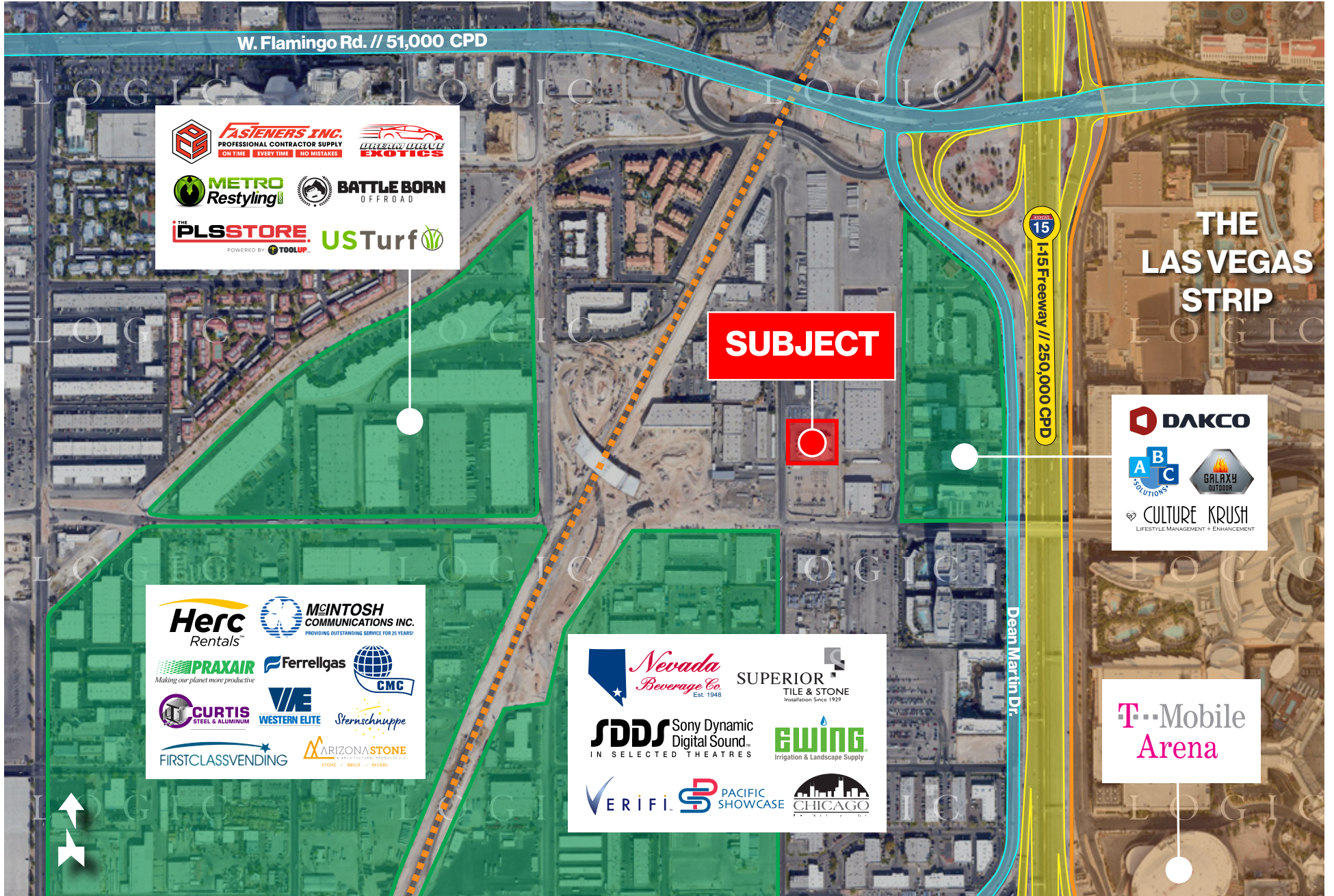


+/- 17,280 SF
Available SF

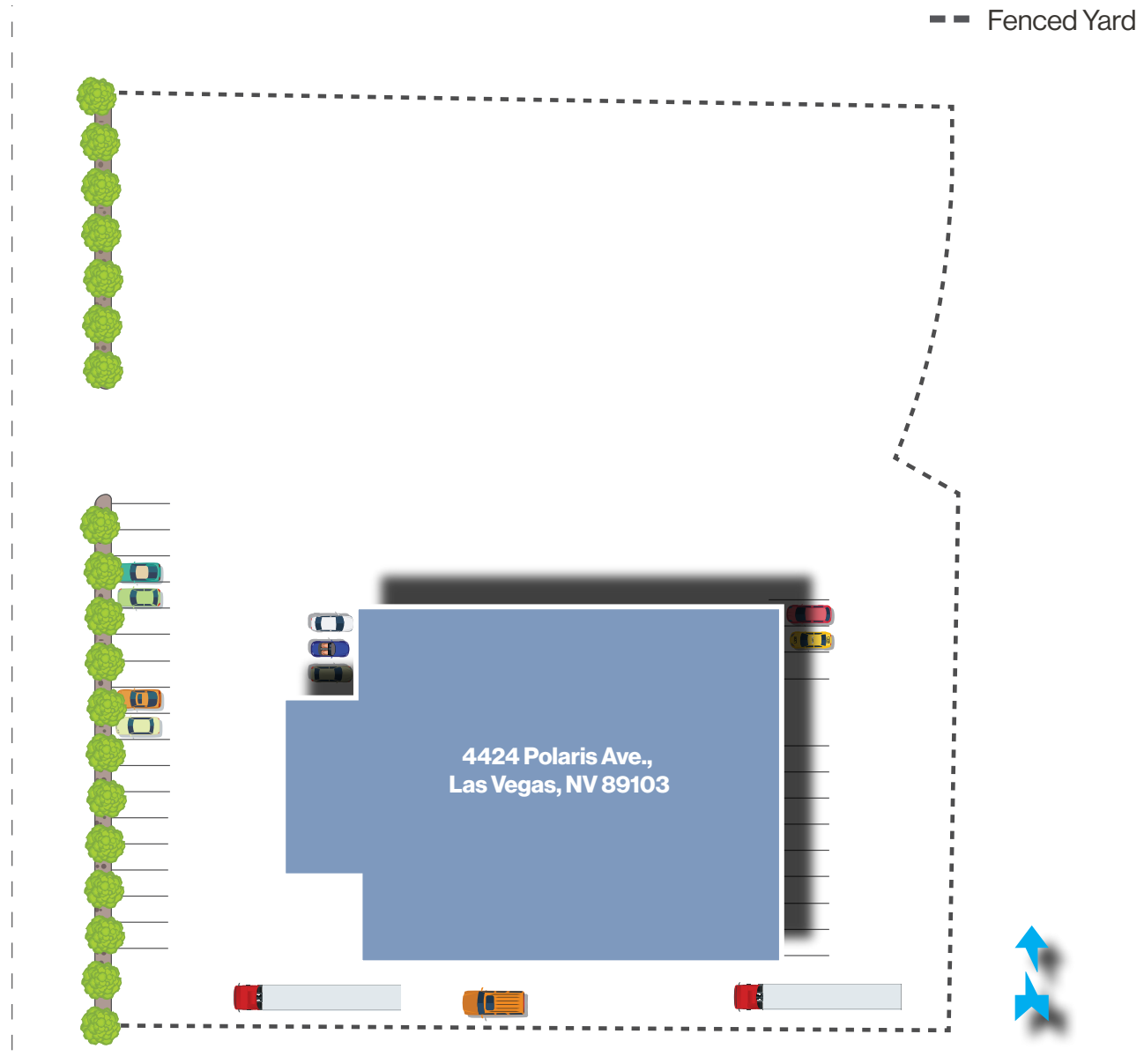


+/- 2 AC
Total AC





Maps, Aerial, & Plans



Business Friendly Nevada



+/- 12.5%
Population growth
projected for 2021



2.2 Million
residents



\$375K
Median Home Price
more affordable housing than
other western states

Nevada Tax Advantages



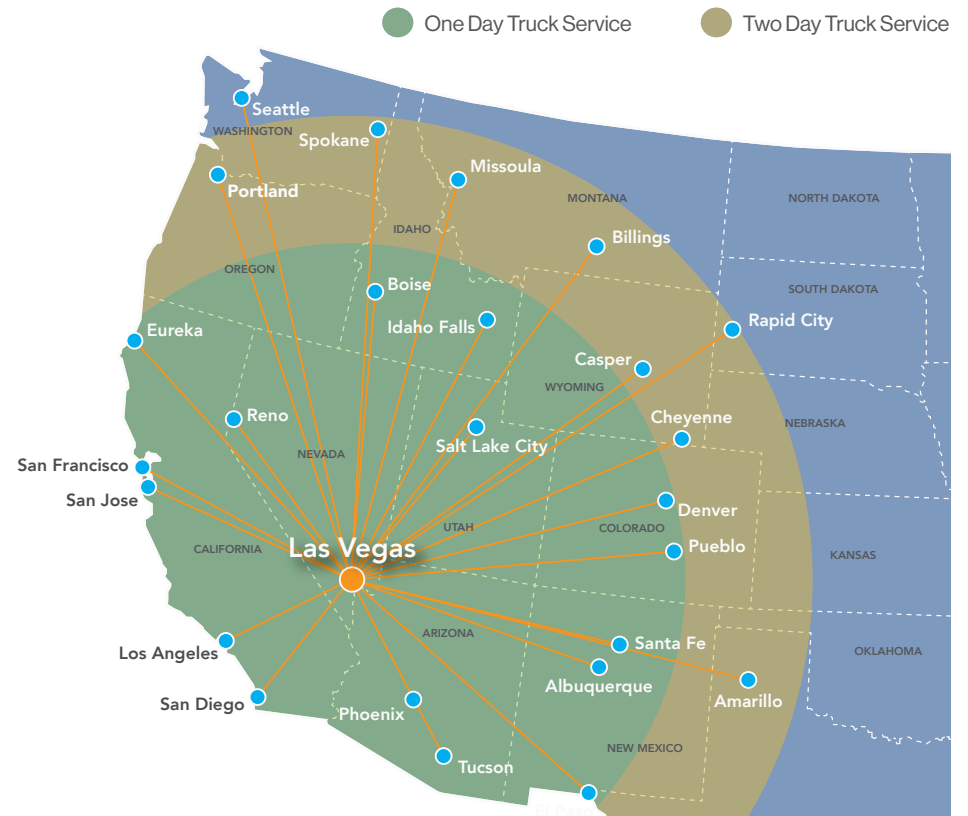
Assistance Programs

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Labor Force

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Drive Time Map



Transit From Las Vegas, NV

Location	Time (est.)	Distance (mi.)	Location	Time (est.)	Distance (mi.)
Los Angeles, CA	3 hrs, 54 min	265	Boise, ID	9 hrs, 31 min	630
Phoenix, AZ	4 hrs, 39 min	300	Santa Fe, NM	9 hrs, 8 min	634
San Diego, CA	4 hrs, 46 min	327	Denver, CO	10 hrs, 45 min	752
Salt Lake City, UT	5 hrs, 50 min	424	Cheyenne, WY	11 hrs, 52 min	837
Reno, NV	6 hrs, 55 min	452	Helena, MT	12 hrs, 35 min	907
San Francisco, CA	8 hrs, 20 min	562	Portland, OR	15 hrs, 44 min	982
Sacramento, CA	8 hrs, 14 min	565	Seattle, WA	16 hrs, 52 min	1,129