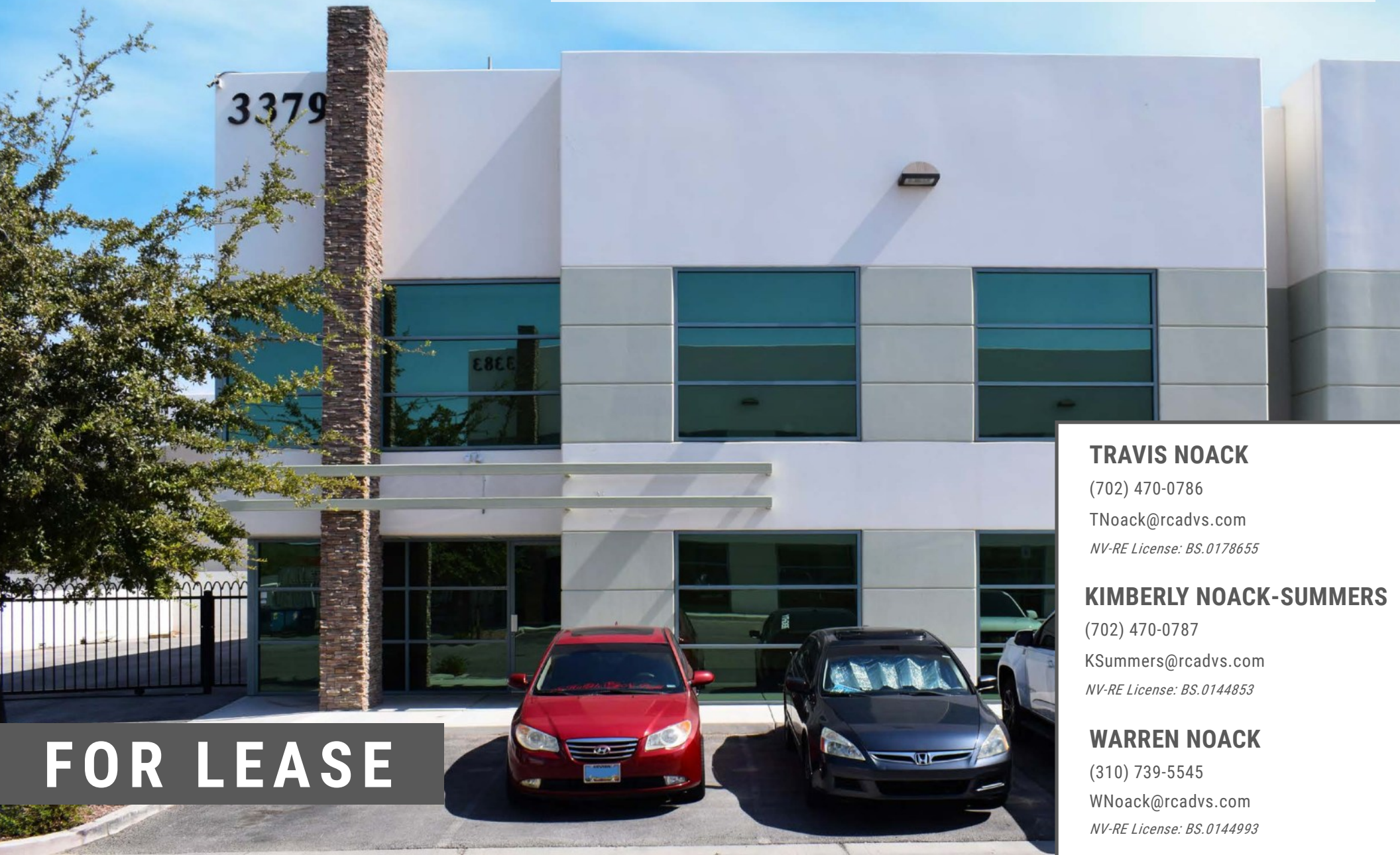




FOR LEASE | POLARIS CROSSING

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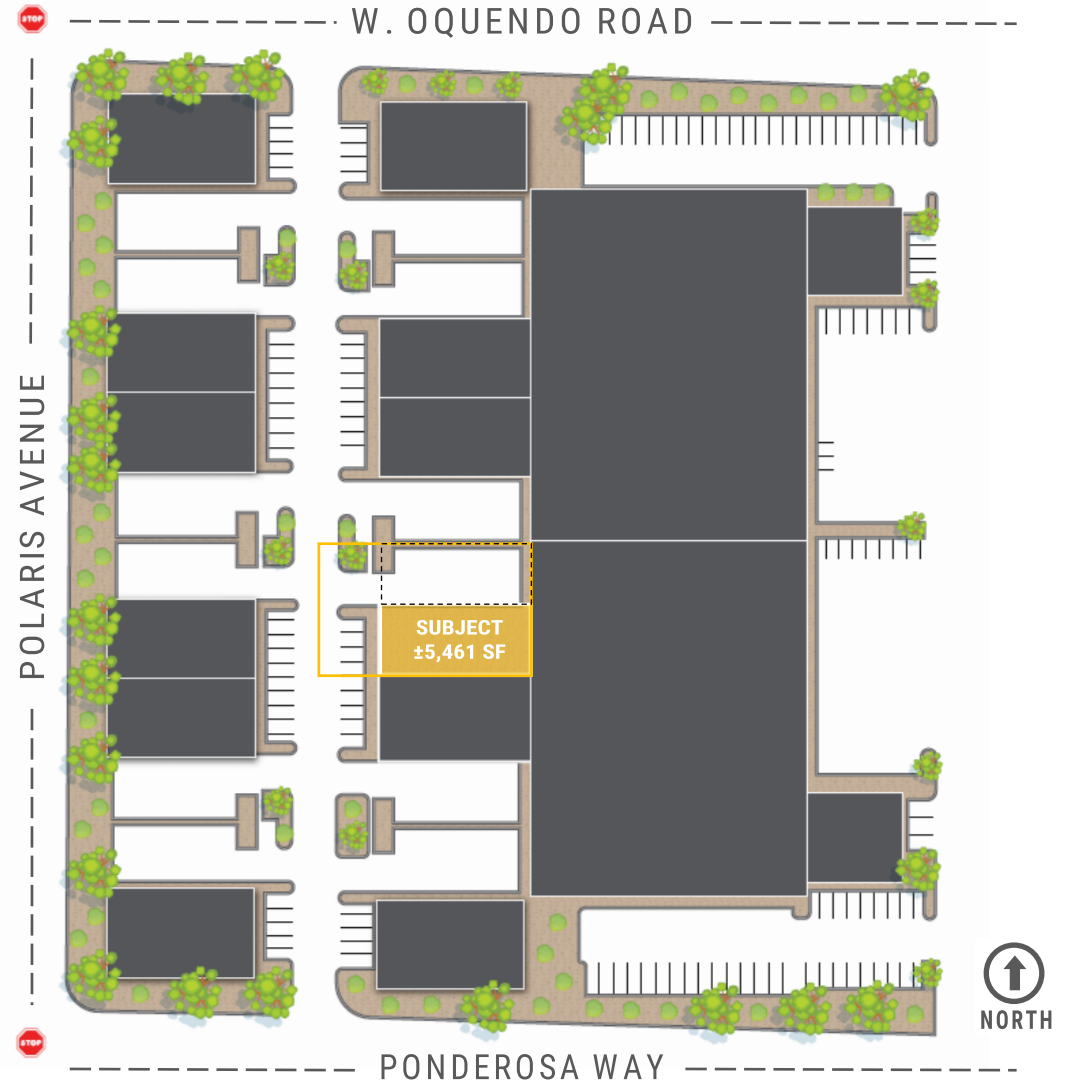
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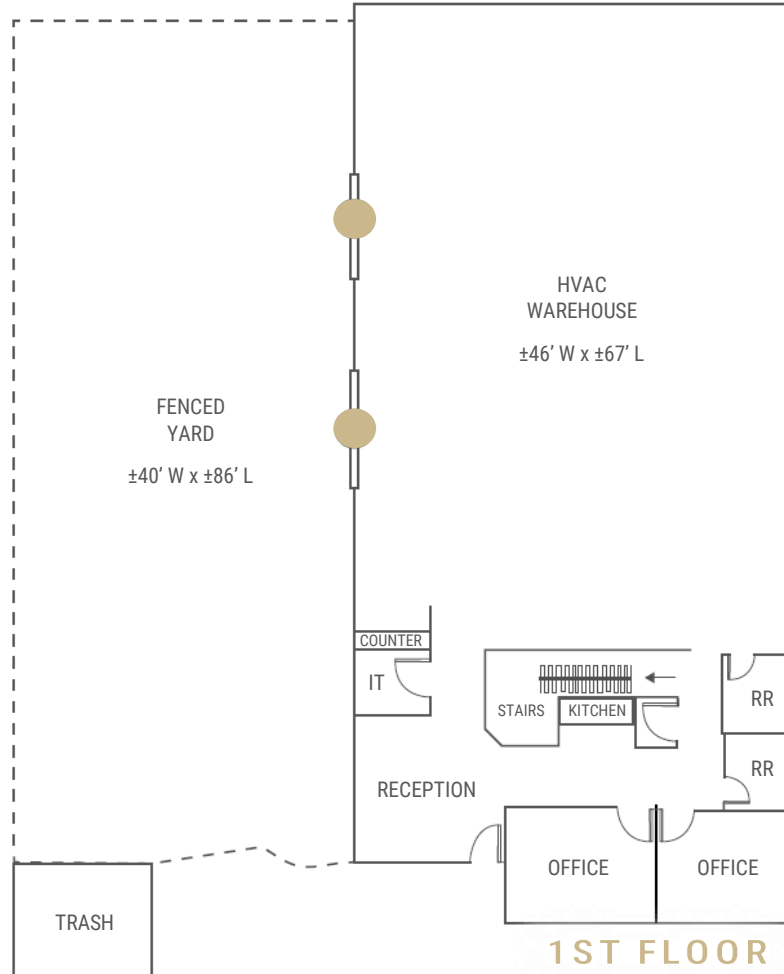
FOR LEASE

- ±2,379 SF High-End, Two-Story Office
- ±3,082 SF Clear Span HVAC Warehouse w/ Skylights
- Private Secured Fenced Yard w/ Rolling Gate
- ±24' Average Clear Height
- 600 Amps, 120/208 Volt, 3-Phase Power
- Two (2) - 12' x 14' Grade Level Roll Up Doors
- Parking Ratio: 2.2 - 1,000 SF
- Situated on ±0.28 Acres
- Zoning: IL (Industrial Light - Clark County)
- Located in the Stadium District @ the SEC of W. Oquendo Road & Polaris Avenue
- Easy Access to the I-15 & I-215 Freeways
- **AVAILABLE - 01/01/2027**

MONTHLY BASE RENT: \$1.60/SF

MONTHLY NNN FEE: \$0.38/SF

TOTAL MONTHLY: \$10,813



**±5,461
TOTAL SF**

100% HVAC

(Currently Framed w/ Glass Windows to Utilize Warehouse Space as an Open Office Area)

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