

# Dean Martin Commerce Center FOR LEASE

Suites Available from ±1,840 SF and up



3250 - 3500 W. Robindale Rd.  
Las Vegas, NV 89139



5% Co-Op



Jones Lang LaSalle Brokerage, Inc. RE License #NB.1000836.CORP

# Dean Martin Commerce Center

**Dean Martin Commerce Center** is a new construction 6 building industrial project, centrally situated in the Southwest submarket between Warm Springs Rd. & Blue Diamond Rd. The property's location, minutes from the I-15/I-215 interchange, provides excellent connectivity to all areas of the Las Vegas Valley including Harry Reid International Airport. Businesses can conveniently service the Las Vegas Strip, Allegiant Stadium and Las Vegas Convention Center and the area offers an abundance of restaurants and shopping/retail amenities nearby for their employees to choose from.



Total Project: ±154,900 SF



6 Buildings Ranging from ±16,000 to ±52,000 SF



Suites Available from ±1,840 SF and up



Power: 200 amps, 120/208V, 3-phase or 200 amps, 277/480V, 3-phase



Spec Office and Spec HVAC in every suite



Fire Sprinklers: Wet



Parking: ±508 Auto Parking Stalls (3.29/1,000)



Grade Doors: ±12' x ±14'



Clear Height: ±18'



Warehouse Lighting: LED High Bay w/wide optics



Zoning: M-D



# SITE PLAN

Dean Martin Commerce Center | 3250 - 3500 W. Robindale Rd.

Bldg.	Building SF	Suite SF Range	Office SF Range	Warehouse SF Range	Loading
3450 (A)	20,800	±2,431 - ±2,650	±461	±1,978 - ±2,189	Front
3390 (B)	20,800	±2,439 - ±2,650	±461	±1,978 - ±2,189	Front
3500 (C)	21,000	±2,355 - ±2,676	±483	±1,872 - ±2,193	Rear

Bldg.	Building SF	Suite SF Range	Office SF Range	Warehouse SF Range	Loading
3370 (D)	52,000	±2,382 - ±2,624	±461	±1,921 - ±2,163	Front
3350 (E)	24,300	±2,167- ±2,469	±468	±1,699 - ±2,001	Rear
3250 (F)	16,000	±1,840 - ±2,051	±449 - ±465	±1,391 - ±1,602	Front

Each unit is 100% HVAC, has 18' clear height in the warehouse, 200 amps, 3-phase power (voltage noted on building page), wet fire sprinklers and one (12'x14') grade level door.



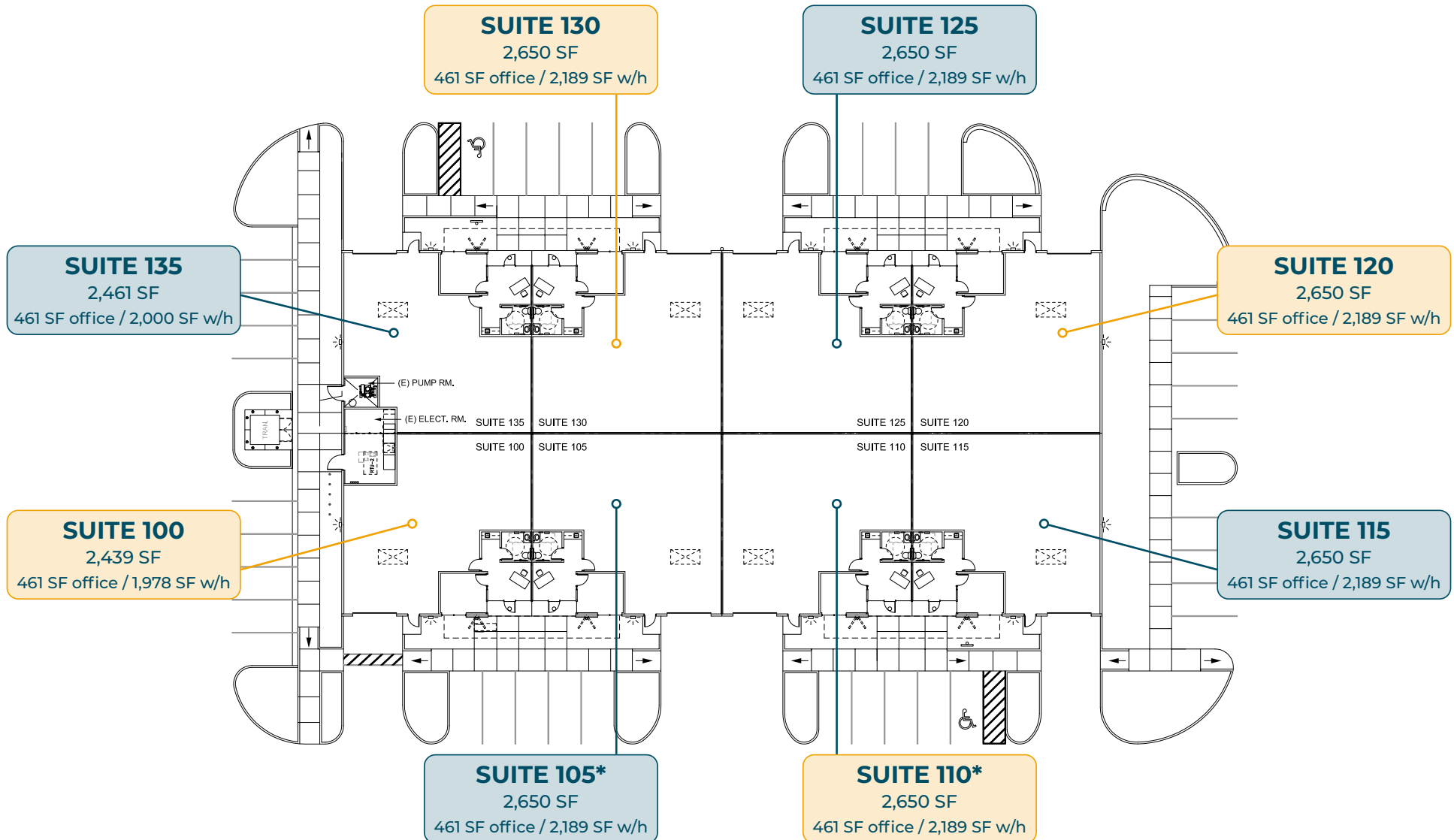
W. ROBINDALE RD

# Dean Martin Commerce Center

3450 W. ROBINDALE RD. (BLDG. A) ±20,800 TOTAL SF

Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,431 - ±2,650	±461	±1,978 - ±2,189	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel



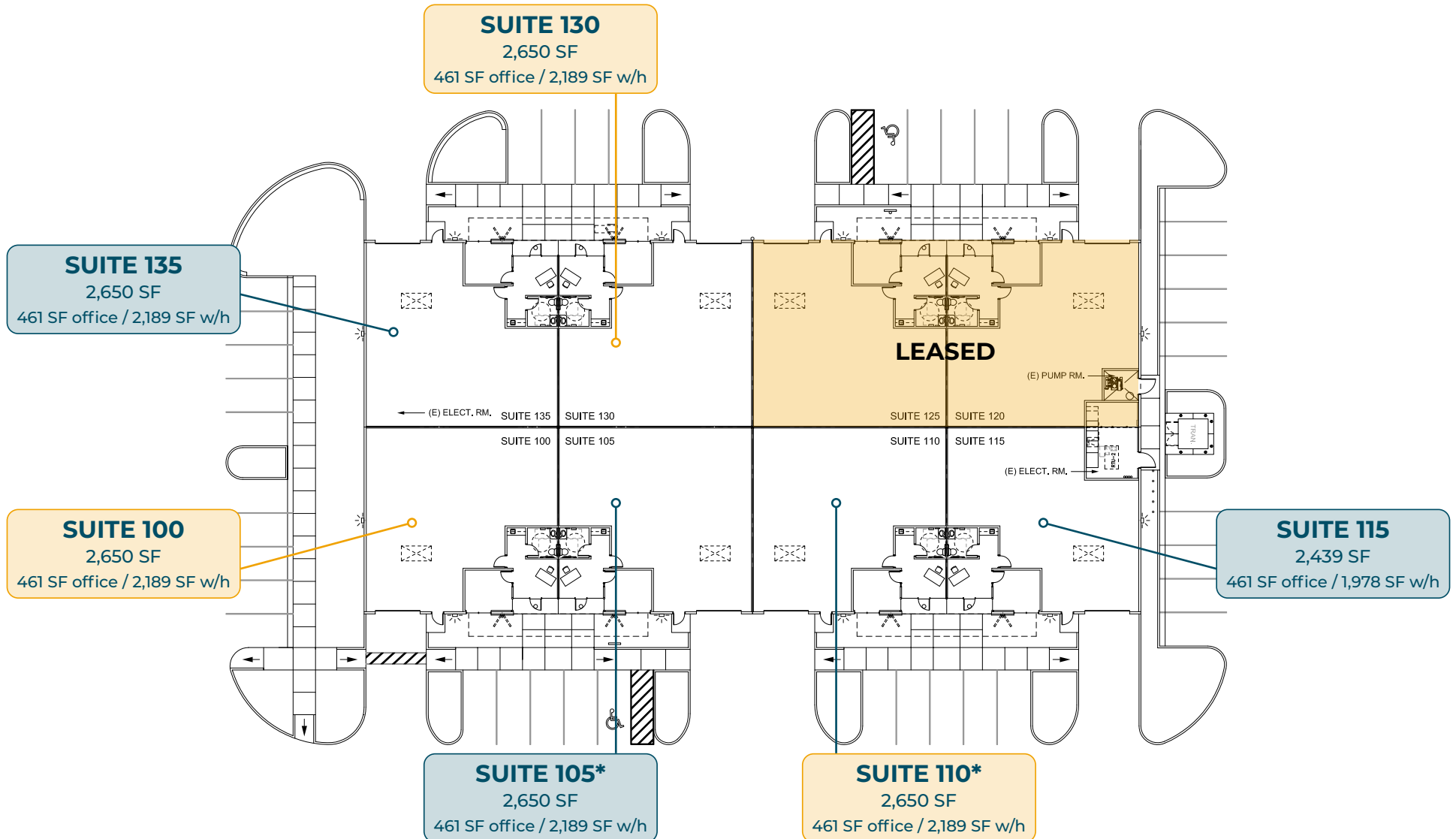
# Dean Martin Commerce Center

3390 W. ROBINDALE RD. (BLDG. B) ±20,800 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/SF/Mo	CAM /SF/Mo
±2,439 - ±2,650	±461	±1,978 - ±2,189	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel



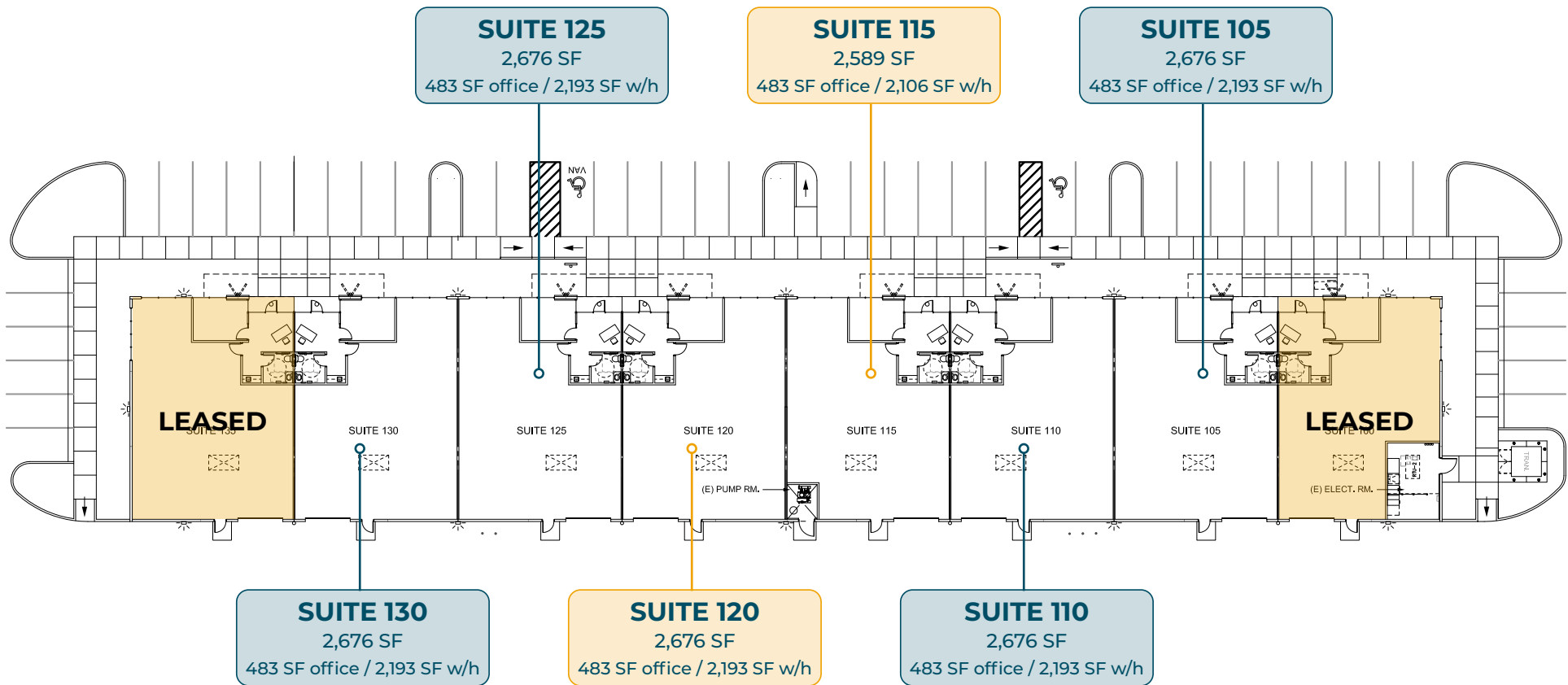
# Dean Martin Commerce Center

3500 W. ROBINDALE RD. (BLDG. C) ±21,000 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,355 - ±2,676	±483	±1,872 - ±2,193	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel



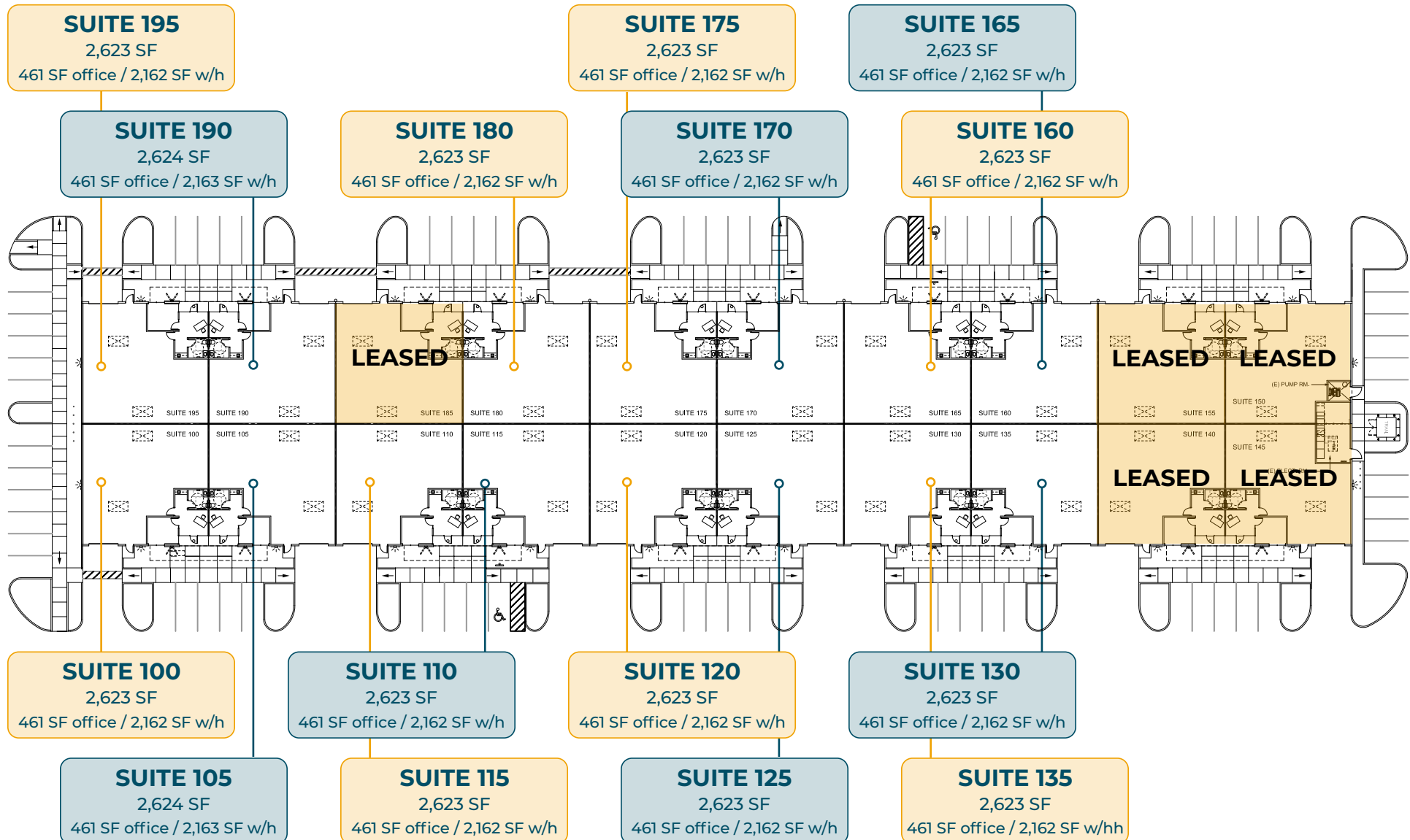
# Dean Martin Commerce Center

3370 W. ROBINDALE RD. (BLDG. D) ±52,000 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/SF/Mo	CAM /SF/Mo
±2,382 - ±2,624	±461	±1,921 - ±2,162	18'	Call	\$0.24

Each suite gets a 200A, 480/277V, 3-phase panel and transformed down to a 200A, 120/208V, 3-phase panel



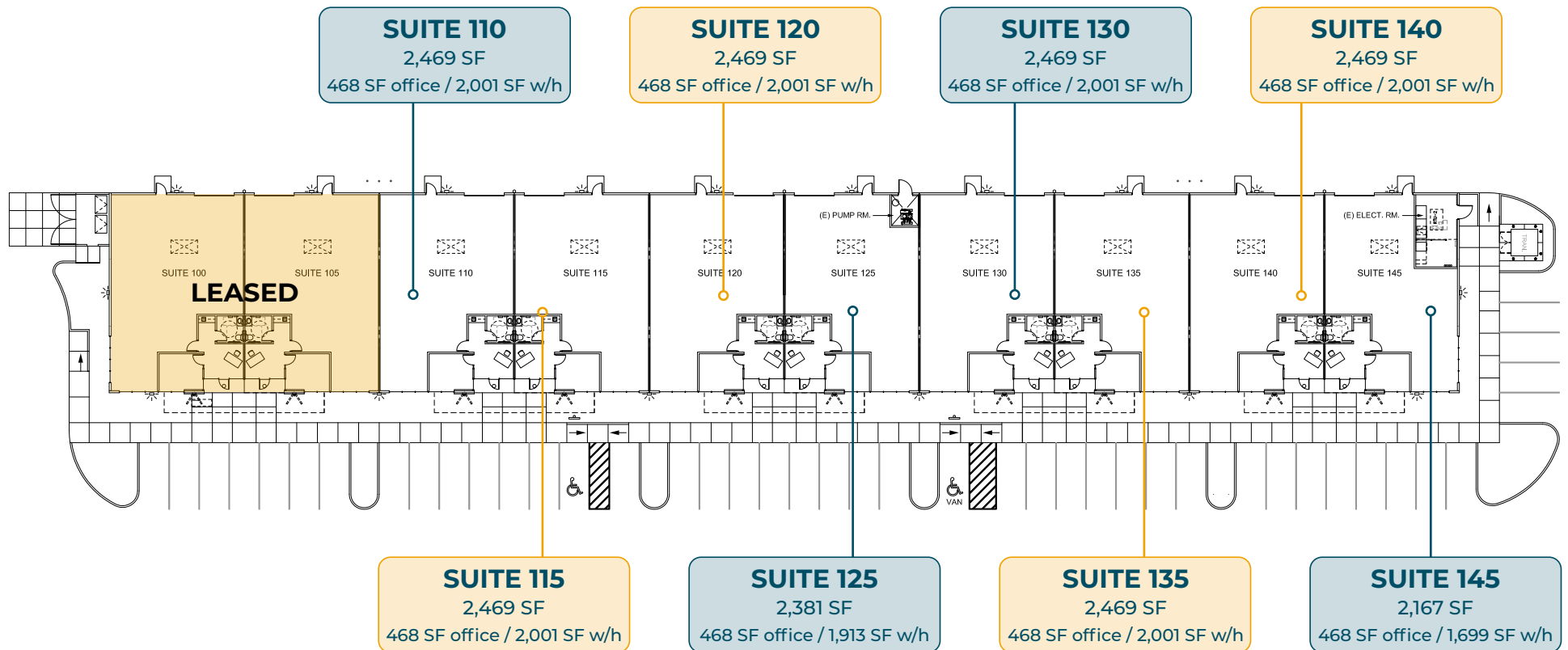
# Dean Martin Commerce Center

3350 W. ROBINDALE RD. (BLDG. E) ±24,300 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,167 - ±2,469	±468	±1,699 - ±2,001	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel



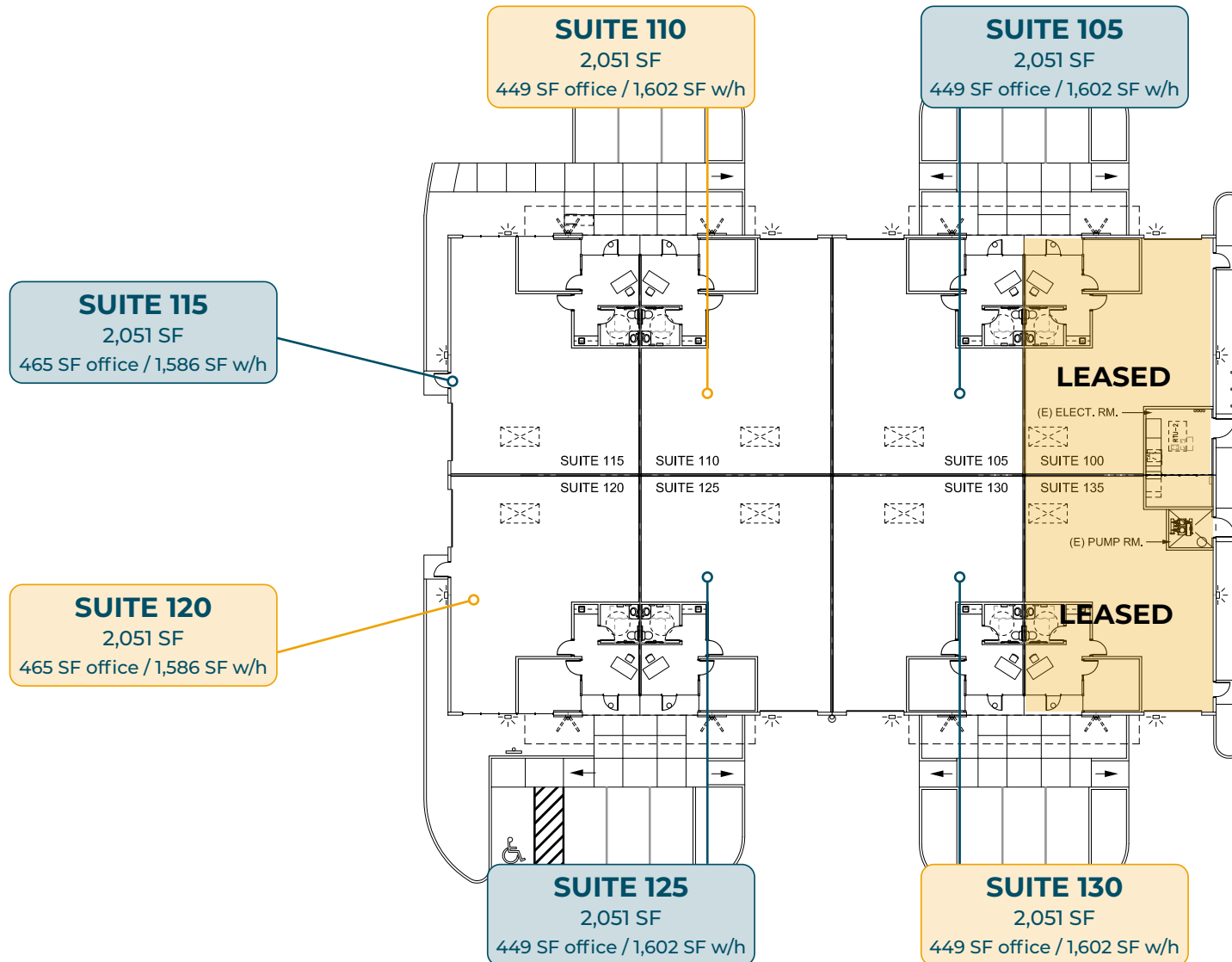
# Dean Martin Commerce Center

3250 W. ROBINDALE RD. (BLDG. F) ±16,000 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/SF/Mo	CAM /SF/Mo
±1,840 - ±2,051	±446 - ±465	±1,391 - ±1,602	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel

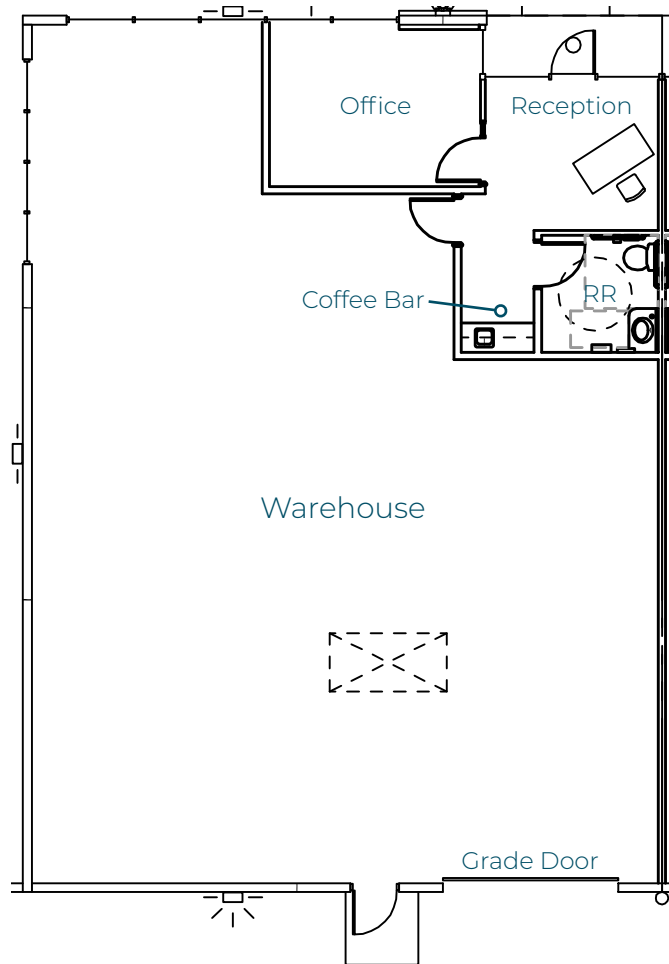


# Dean Martin Commerce Center

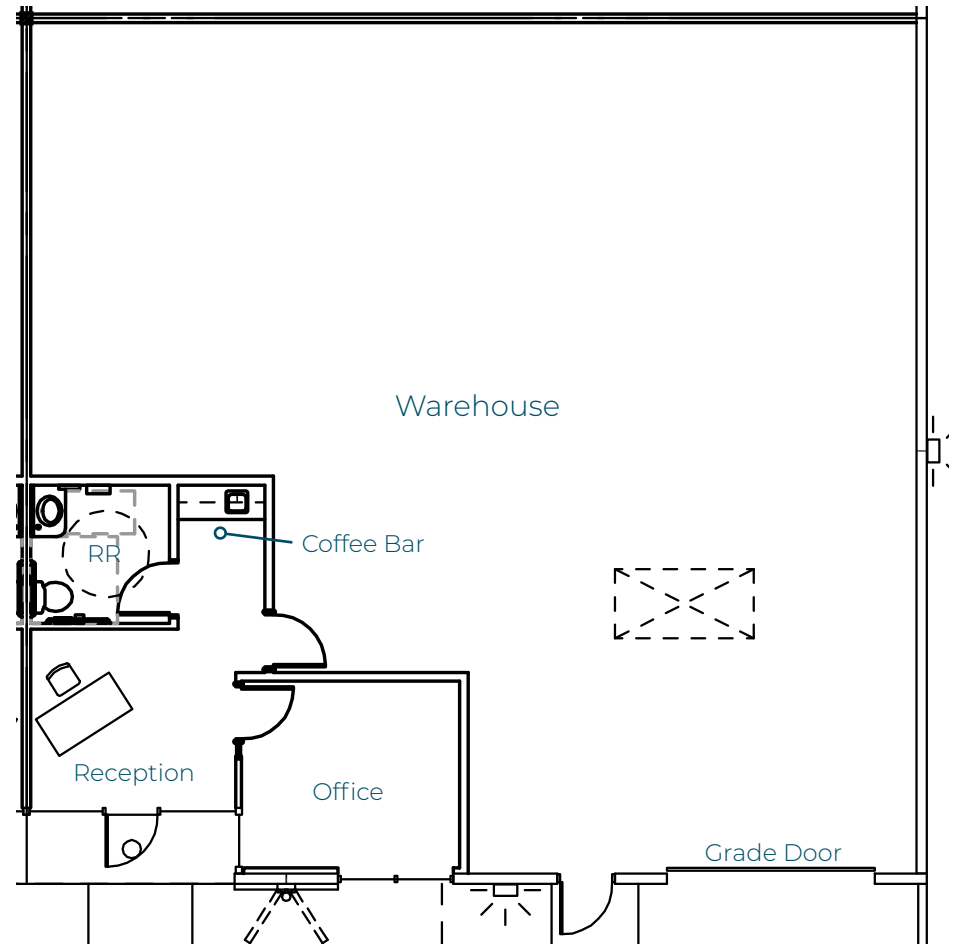
ENLARGED SUITE PLANS

Office SF Range	Warehouse SF Range	Clear Height
±449 - ±483	±1,391 - ±2,193	18'

Example of Rear Loaded Suite



Example of Front Loaded Suite



# AERIAL MAP

Dean Martin Commerce Center | 3250 - 3500 W. Robindale Rd.

HARRY REID  
INTERNATIONAL AIRPORT

FUTURE  
BRIGHTLINE  
WEST RAIL  
SYSTEM



# LOCATION AMENITIES

PhinSmith  
Citi  
STARBUCKS COFFEE  
switch  
WSKY BAR & GRILL

CaReD & whey  
MGM GRAND  
SKINNYFATS  
FIVE GUYS BURGERS and FRIES  
TOPGOLF  
MANDALAY BAY RESORT AND CASINO, LAS VEGAS  
Residence INN BY MARRIOTT  
IN-N-OUT BURGER  
Holiday Inn Express

HARRY REID INTERNATIONAL AIRPORT

TJ-maxx  
Broken Yolk  
BONEFISH GRILL  
AMC THEATRES

TABLE 34  
Applebee's  
DOUBLETREE BY HILTON

SITE

goodwill  
Bass Pro Shops  
Panera BREAD  
TARGET  
ROSS DRESS FOR LESS  
Famous Dave's  
IN-N-OUT BURGER  
Pollo Loco  
SKY ZONE  
HAWAIIAN BBQ  
GROCERY OUTLET Bargain Market  
VACATION VILLAGE RESORTS AND AFFILIATES

McDonald's  
CHIPOTLE MEXICAN GRILL  
OUTBACK STEAKHOUSE  
crumbl cookies  
DUNKIN'  
PANDA EXPRESS  
JOE'S NEW YORK PIZZA  
Cane's CHICKEN FINGERS  
Black Bear Diner  
Chaska INDIAN STREET FOOD  
HATTIE MARIE'S  
LAS VEGAS SOUTH PREMIUM OUTLETS  
FRIJOLES & FRESCOS  
Residence INN BY MARRIOTT  
IHOP RESTAURANT  
FIVE GUYS BURGERS and FRIES

INTERSTATE 15

INTERSTATE 215

INTERSTATE 215

INTERSTATE 15

FUTURE BRIGHTLINE WEST RAIL SYSTEM

ROBINDALE RD

WARM SPRINGS RD

SUNSET RD

DEAN MARTIN DR

LAS VEGAS BLVD

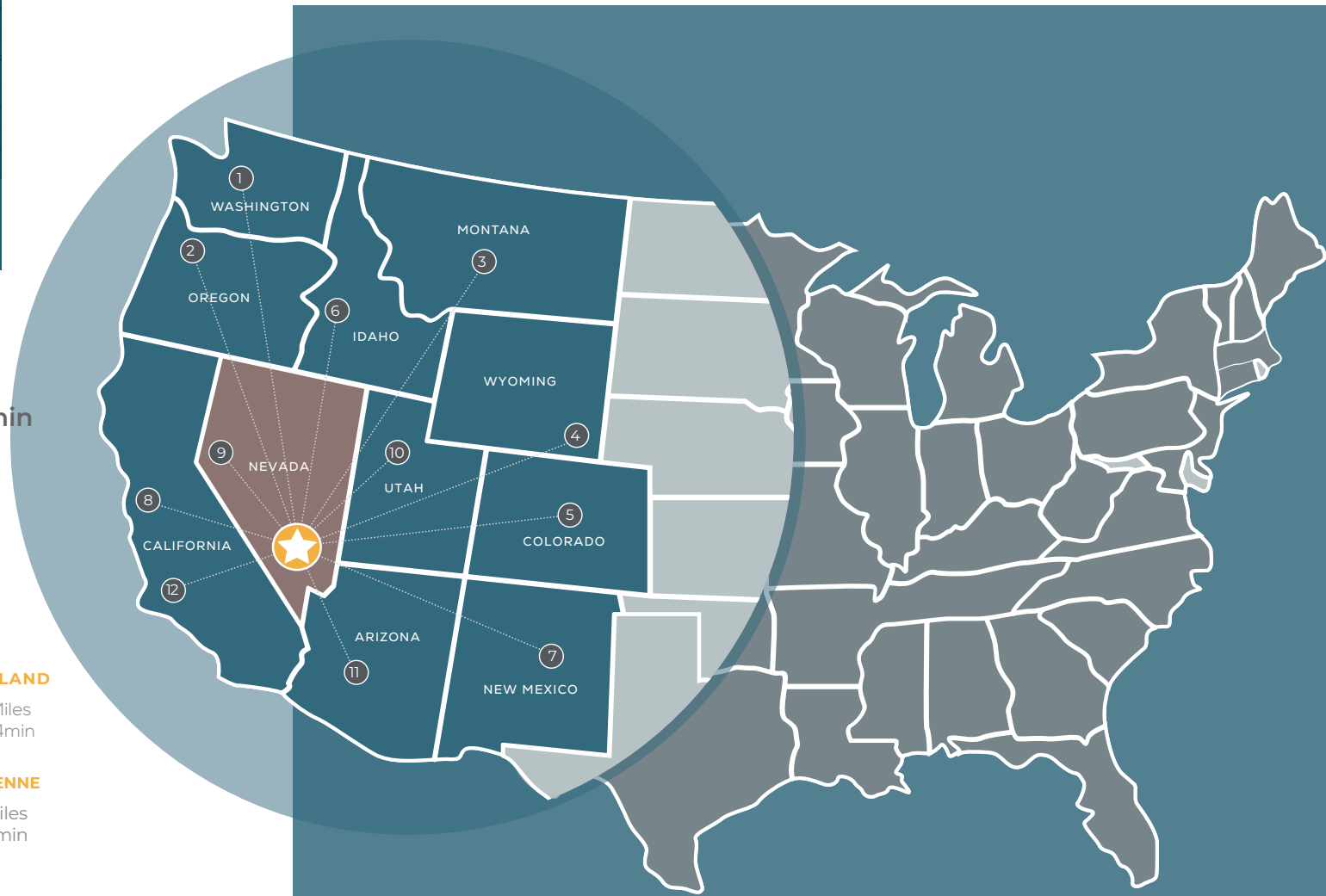
BLUE DIAMOND RD



# 1-2 DAY TRUCK SERVICE

Access to serving over 77 million+ people within a one day truck drive.

24% of U.S. Population



**1 SEATTLE**  
1,129 Miles  
16h 52min

**2 PORTLAND**  
982 Miles  
15h 44min

**3 HELENA**  
907 Miles  
12h 31min

**4 CHEYENNE**  
837 Miles  
11h 52min

**5 DENVER**  
752 Miles  
10h 45min

**6 BOISE**  
634 Miles  
9h 31min

**7 SANTA FE**  
634 Miles  
9h 8min

**8 SAN FRANCISCO**  
562 Miles  
8h 20min

**9 RENO**  
452 Miles  
6h 55min

**10 SALT LAKE CITY**  
424 Miles  
5h 50min

**11 PHOENIX**  
300 Miles  
4h 39min

**12 LOS ANGELES**  
265 Miles  
3h 54min

**2.4 Million** Southern Nevada Residents providing qualified labor pool.

## NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

## BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

# Dean Martin Commerce Center

## FOR LEASE


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