

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

Tony.Alvarez@lpc.com

Lincoln

4755 Dean Martin Drive

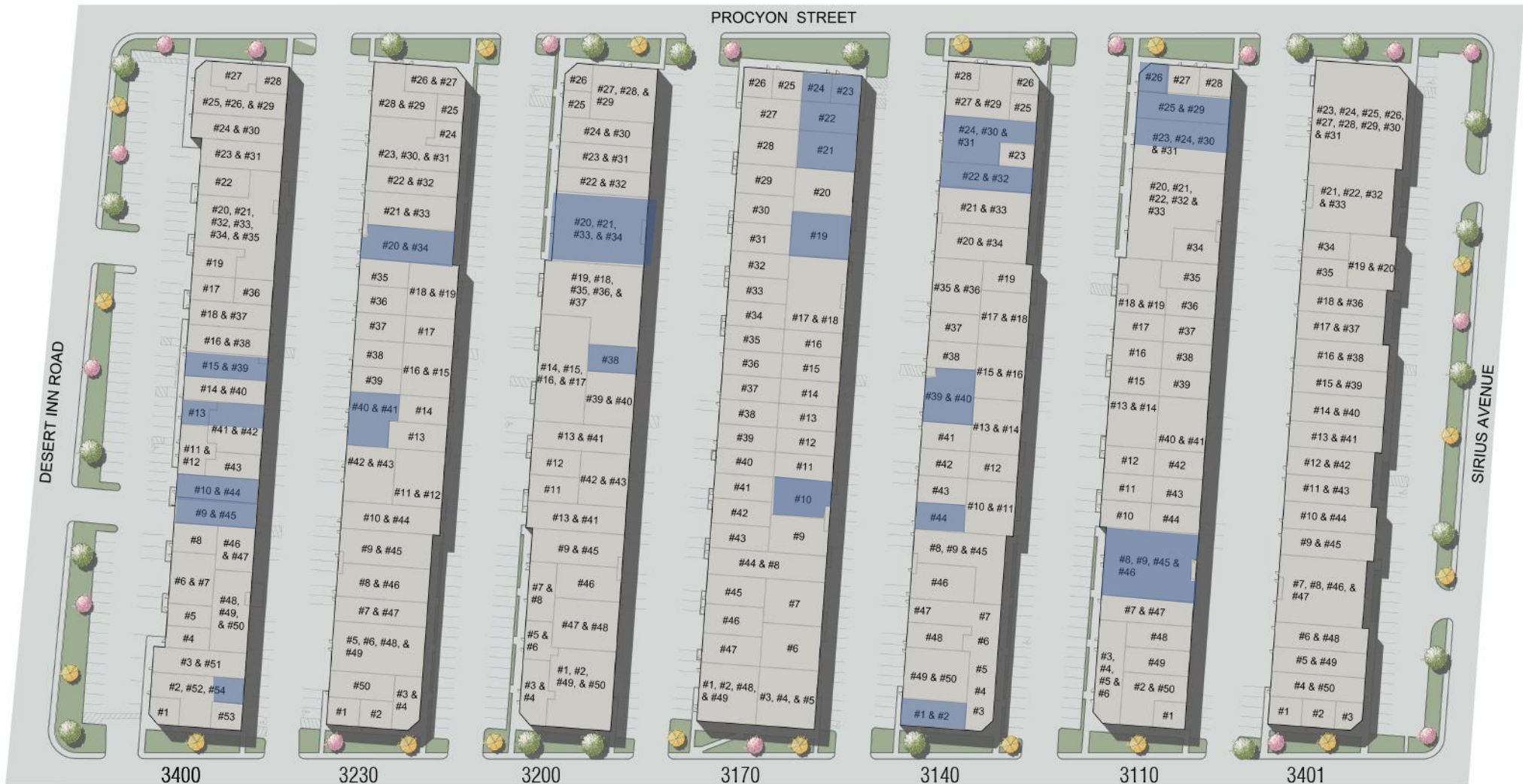
Las Vegas, NV 89013

www.lpc.com

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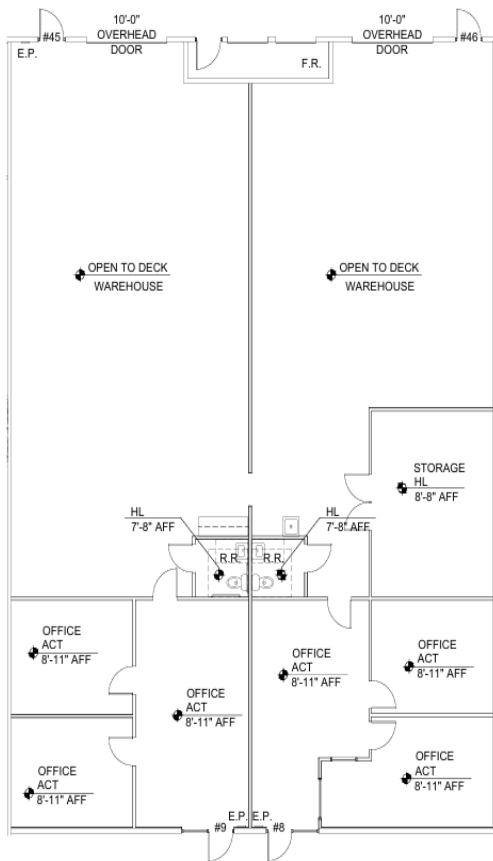
Address	Square Feet	Office	Warehouse	Grade	Asking	CAM	Lease Type	Total Monthly
3110 Polaris Ave.								
3110 Polaris #8, 9, 45, 46	5,005	1,500	3,505	2G	\$1.15	\$0.27	NNN	\$7,107.10
3110 Polaris #24, 30	1,869	600	1,269	1G	\$1.15	\$0.27	NNN	\$2,653.98
3110 Polaris #25, 29	2,038	600	1,438	1G	\$1.15	\$0.27	NNN	\$2,893.96
3110 Polaris #26	591	591	0	N/A	\$1.35	\$0.27	NNN	\$957.42
3140 Polaris Ave.								
3140 Polaris #1, 2	1,432	1,432	0	N/A	\$1.20	\$0.27	NNN	\$2,105.04
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
3140 Polaris #44	1,091	0	1,091	1G	\$1.28	\$0.27	NNN	\$1,691.05
3170 Polaris Ave.								
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 #20, 21, 33, 34	5,102	3,000	2,102	2G	\$1.15	\$0.27	NNN	\$7,244.84
3200 Polaris #38	1,057	0	1,057	1G	\$1.20	\$0.27	NNN	\$1,553.79
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
3400 Desert Inn.								
3400 Desert Inn #9, 45	1,578	200	1,378	2G	\$1.35	\$0.27	NNN	\$2,556.36
3400 Desert Inn #10, 44	1,640	800	840	1G	\$1.30	\$0.27	NNN	\$2,574.80
3400 Desert Inn #13, 41	1,666	650	1,016	1G	\$1.30	\$0.27	NNN	\$2,615.62
3400 Desert Inn #15, 39	1,575	550	1,025	1G	\$1.30	\$0.27	NNN	\$2,472.75
3400 Desert Inn #54	705	705	0	N/A	\$1.30	\$0.27	NNN	\$1,106.85

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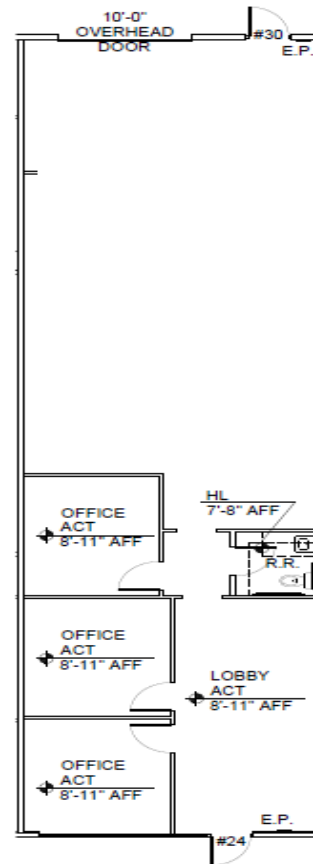
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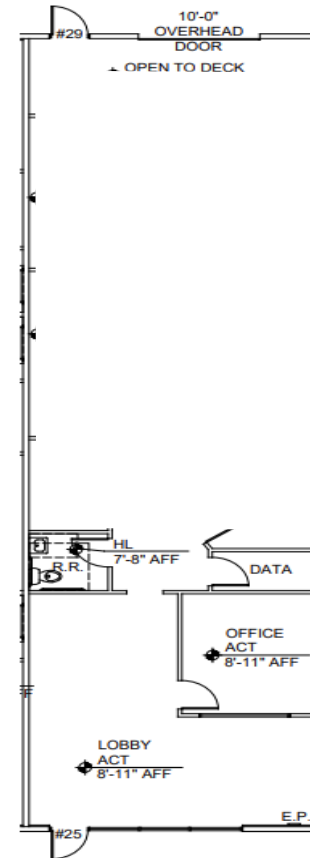
3110 Polaris Available Floorplans



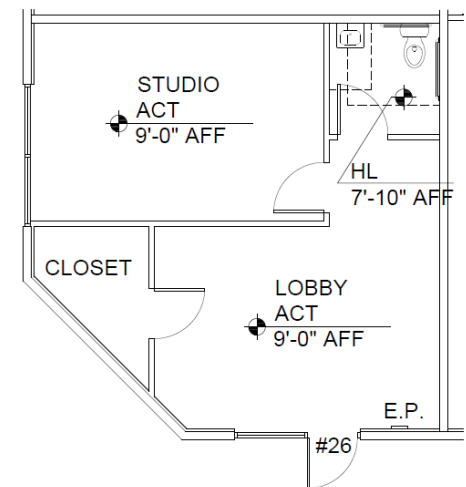
Suite #8, 9, 45, 46



Suite #24, 30



Suite #25, 29



Suite #26

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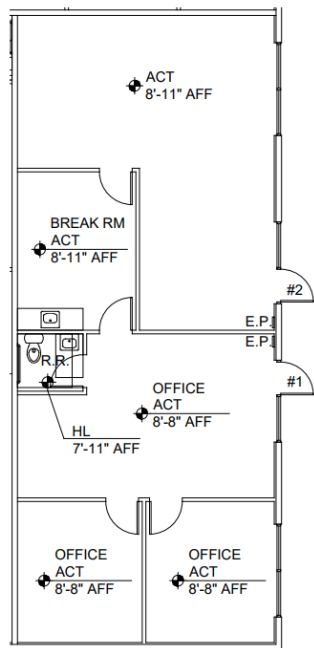
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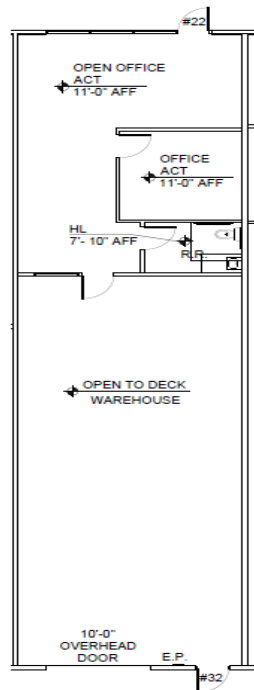
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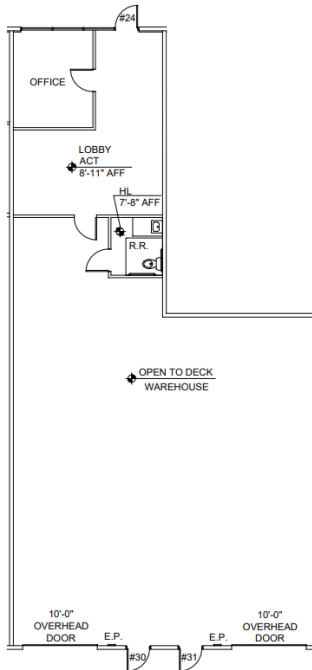
3140 Polaris Available Floorplans



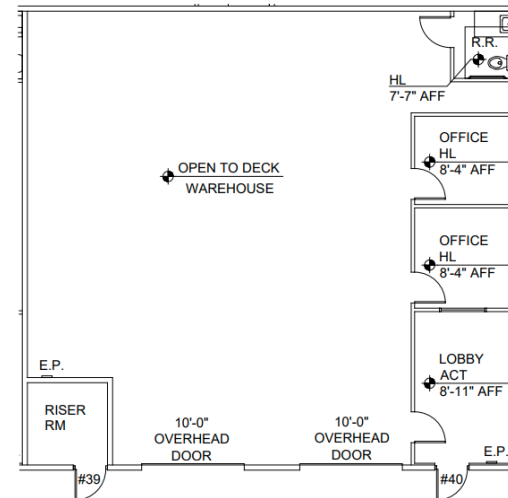
Suite #1, 2



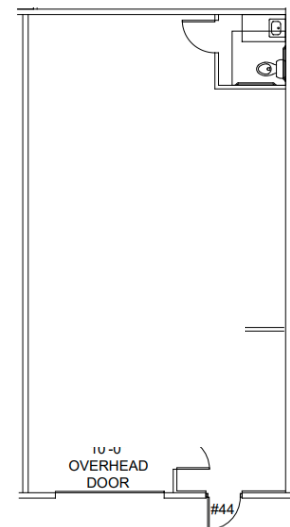
Suite #22, 32



Suite #24, 30, 31



Suite #39, 40



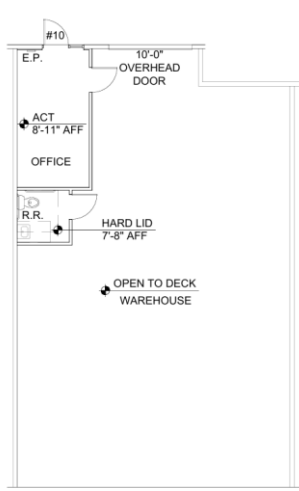
Suite #44

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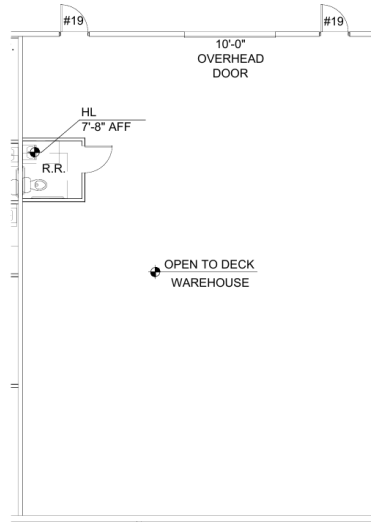
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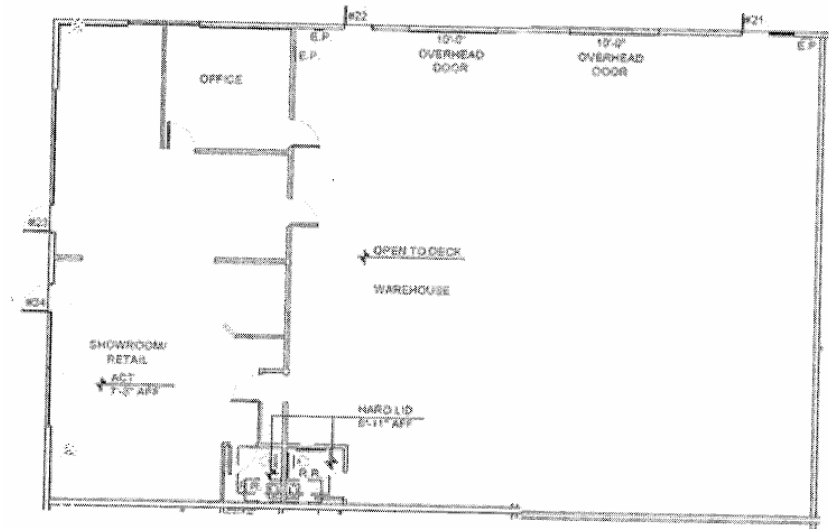
3170 Polaris Available Floorplans



Suite #10



Suite #19



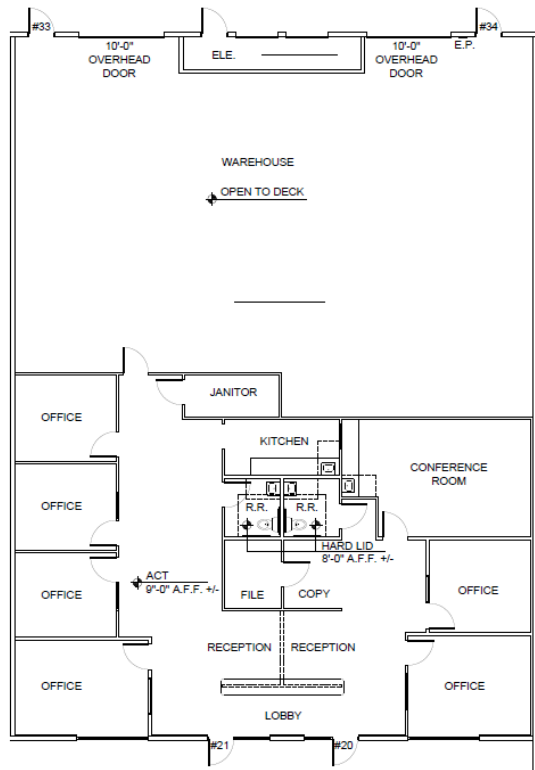
Suite #21, 22, 23, 24

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3200 Polaris Available Floorplans



Suite #20, 21, 33, 34



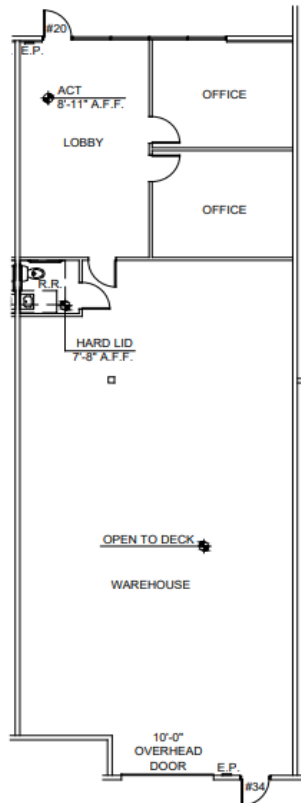
Suite #38

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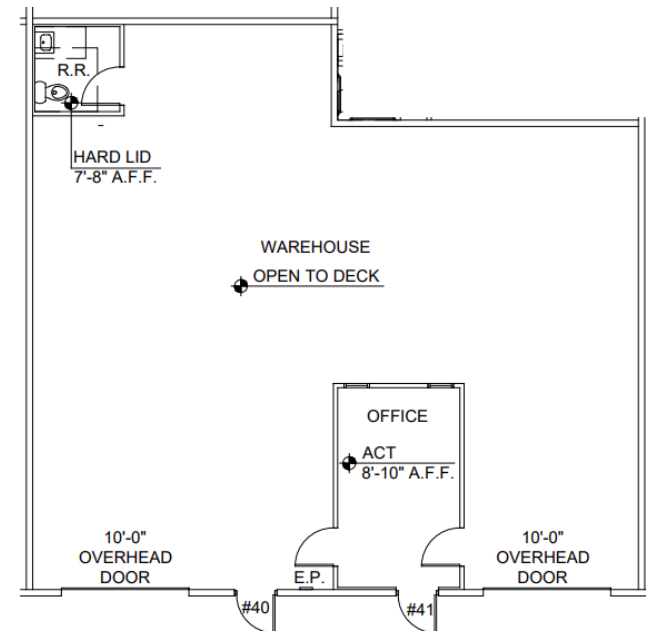
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3230 Polaris Available Floorplans



Suite #20, 34



Suite #40, 41

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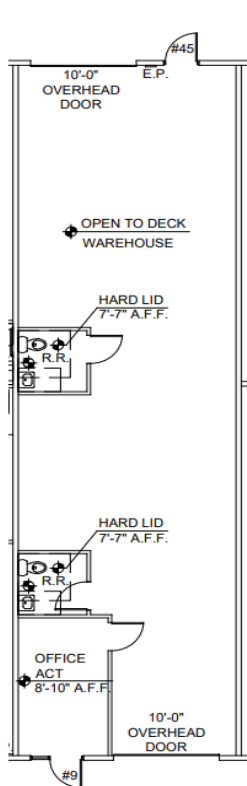
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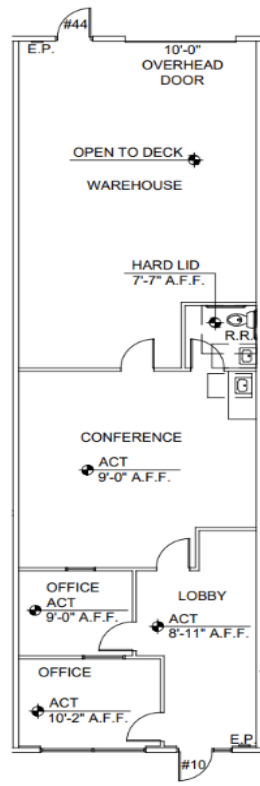
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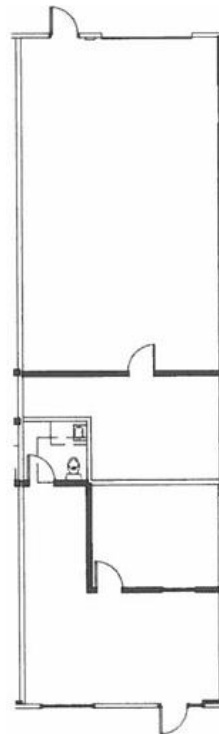
3400 Desert Inn Available Floorplans



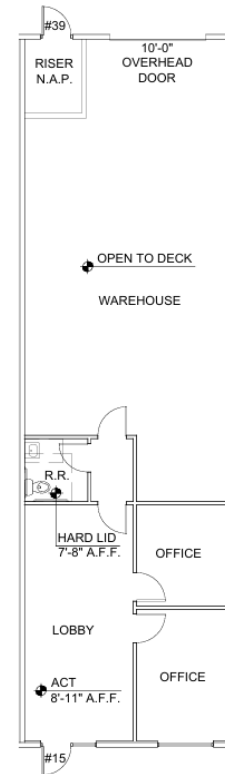
Suite #9, 45



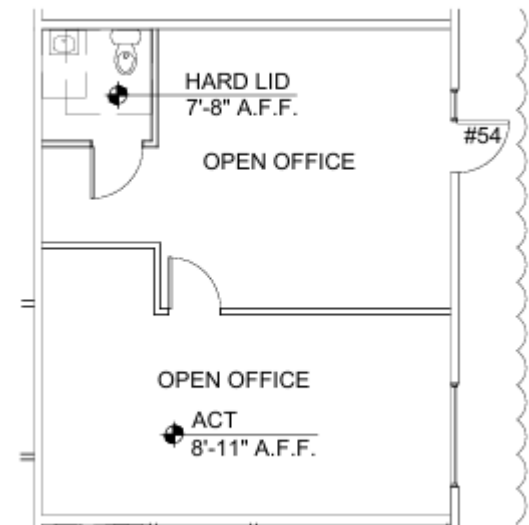
Suite #10, 44



Suite #13, 41



Suite #15, 39



Suite #54

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