

POST COMMERCE CENTER

6201 - 6293 Dean Martin Dr. & 3010 - 3174 W. Post Rd., Las Vegas, NV 89118

AVAILABLE
For Lease



INDUSTRIAL BLD.
+6285-6299
6201-6261+
+6283-6283
+6283A-J
POST ROAD
+3010-3174

NO PARKING FIRE LANE



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Las Vegas, Nevada 89118
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Schnitzer
PROPERTIES

Property Highlights

- Easy access to Las Vegas Boulevard via Sunset overpass
- Centrally located in the desirable Southwest submarket
- Zoning: IL (Light Industrial)
- Several suites with frontage on Dean Martin Drive
- On site restaurant 'SkinnyFATS'
- Minutes away from Town Square, Las Vegas Boulevard, 215 & I-15 freeway
- 4.9 Miles to the Harry Reid International Airport



* 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.

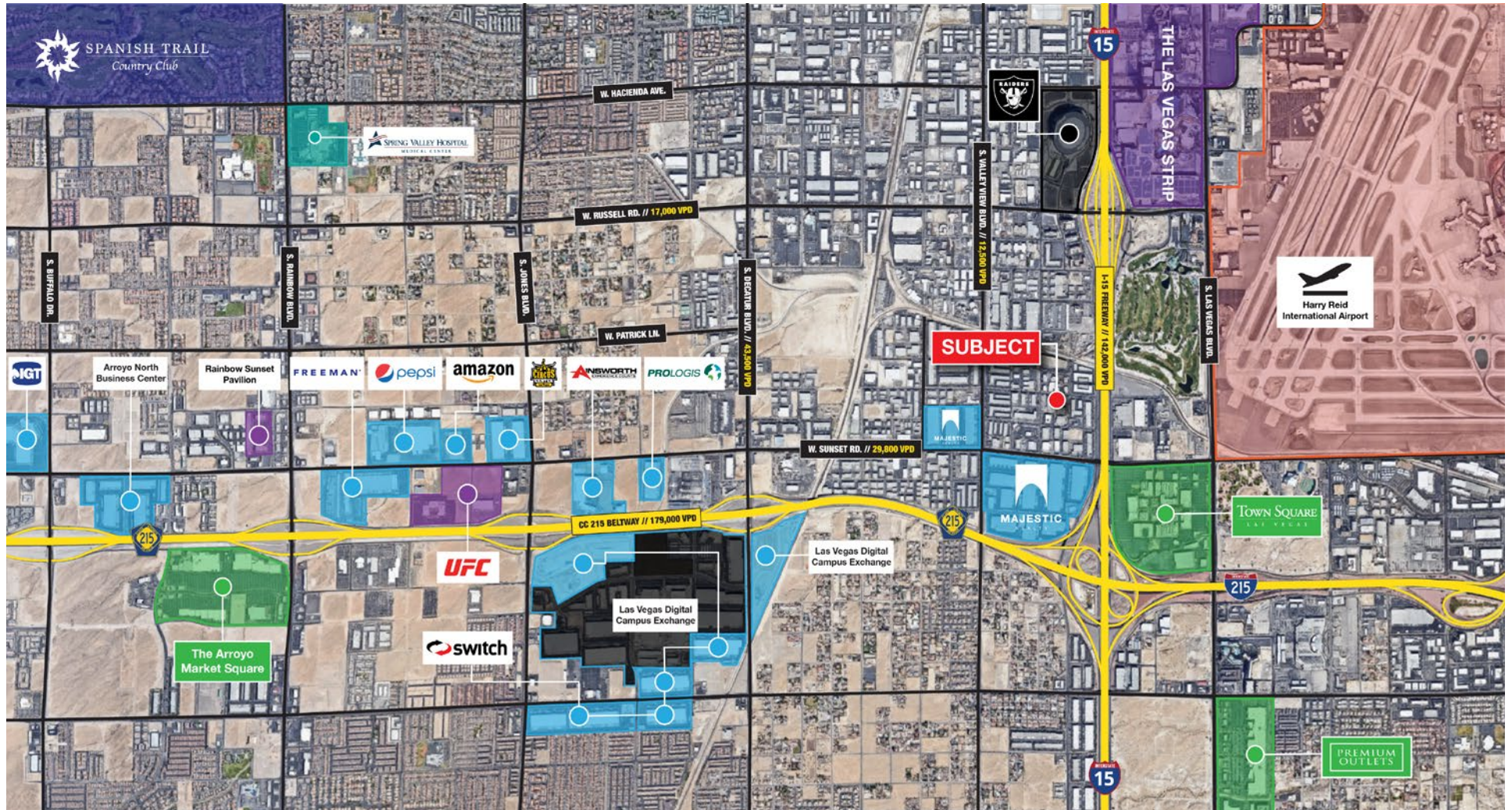


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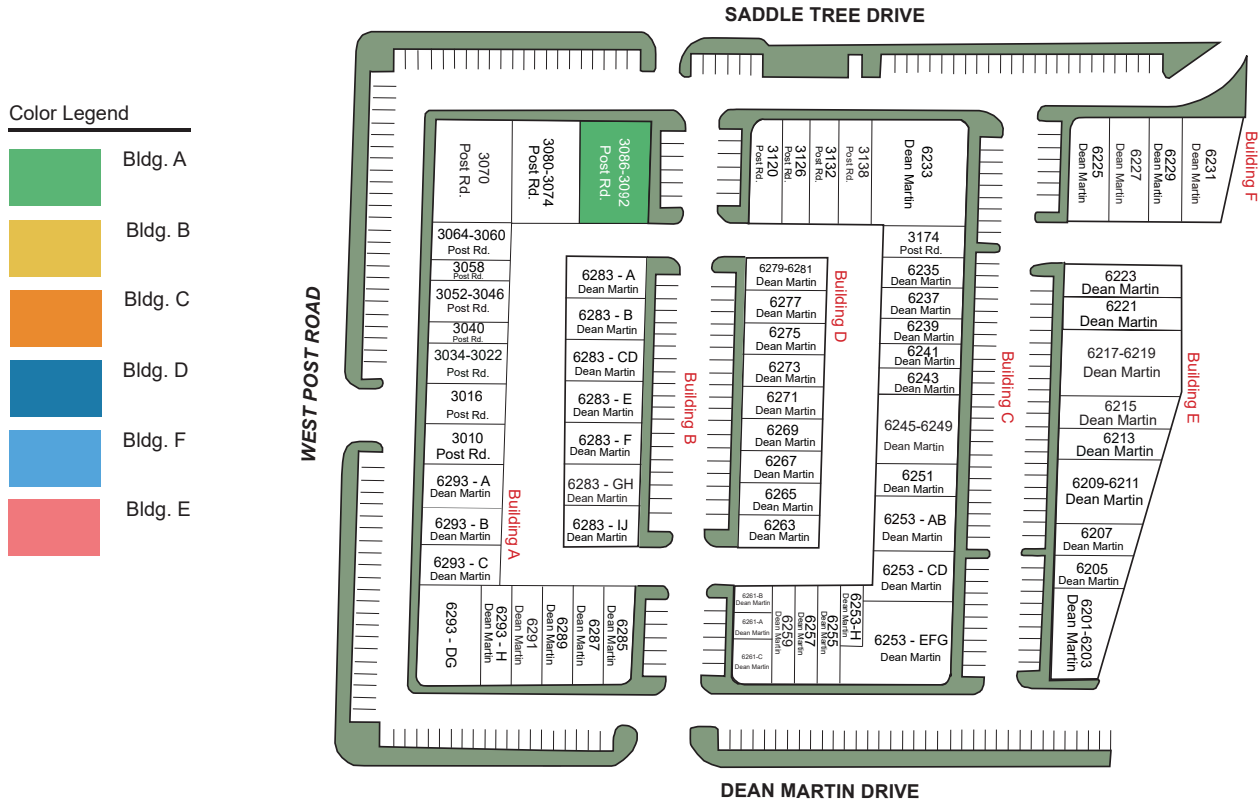
- Power Centers
- Large Industrial
- Airport
- Office
- Hospital
- Country Club



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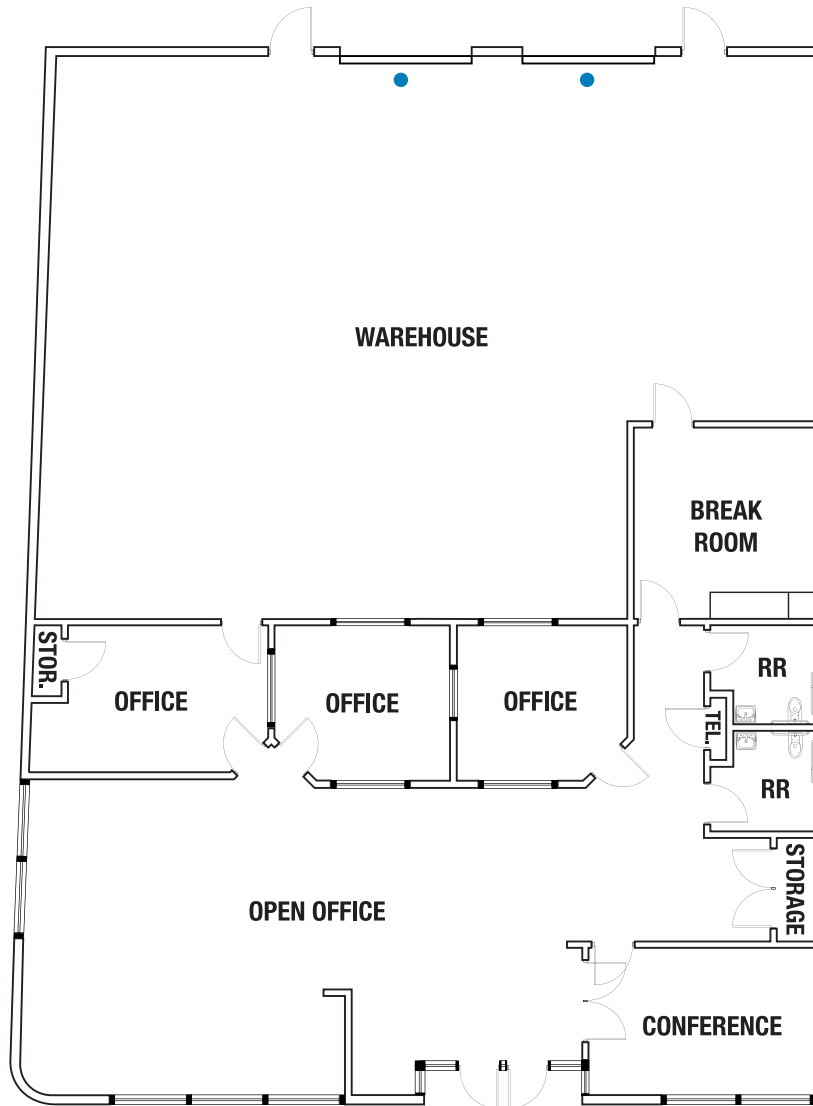
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Color Legend

	Bldg. A
	Bldg. B
	Bldg. C
	Bldg. D
	Bldg. F
	Bldg. E

Building	Suite(s)	Total SF	Office SF	Warehouse SF	Lease Rate	CAM Charges	Monthly Rent	Available
3806 - 3092 W. Post Road	-	±4,808	±2,176	±2,632	\$1.35 PSF NNN	\$0.361 PSF	\$8,226.49	06.01.2026



3086 - 3092 Post Rd. Suite Details

+ Total SF:	±4,808
■ Office SF:	±2,176
■ Warehouse SF:	±2,632
+ Lease Rate:	\$1.35 PSF NNN
+ CAM Charges:	\$0.361 PSF
+ Total Rent:	\$8,226.49
+ Grade Level Doors:	Two (2)
+ Power:	208/120V • 3-phase
+ Availability:	June 1, 2026

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

● Grade Level Door

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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Schnitzer Industrial Properties: Henderson & Airport Portfolio

Schnitzer Sites

1. Green Valley Business Center
2. Sunset Business Center
3. Henderson Commerce Center Warm Springs
4. Henderson Commerce Center Commercial Way
5. Henderson Commerce Center Eastgate
6. Valley Freeway Commerce Center
7. Traverse Point Commerce Center
8. 150 N. Gibson Road
9. Paradise Airport Center
10. Eastern Commerce Center
11. Patrick Commerce Center
12. Patrick Airport Center
13. Patrick Airport Business Center
14. Sunset Airport Center 1
15. Sunset Airport Center 2

Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. Galleria Mall Area
4. The District at Green Valley Ranch
5. Boulder Hwy. & Lake Mead Dr.
6. Montelago Village at Lake Las Vegas



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