

±49,900 SF Industrial Building

6440 Polaris Avenue, Las Vegas, Nevada 89118

Colliers



FOR SALE OR LEASE



Secured Private Yard

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Property Overview

Colliers is pleased to present **6440 Polaris Avenue**, a $\pm 49,900$ SF industrial building with a secured private yard. The property has a close proximity to Harry Reid International Airport, I-15/215 Interchange, Las Vegas Resort Corridor, Allegiant Stadium, and Town Square.

$\pm 49,900$ Total SF



$\pm 18,840$ Office SF



$\pm 31,060$ Warehouse SF



± 2.32 Acres



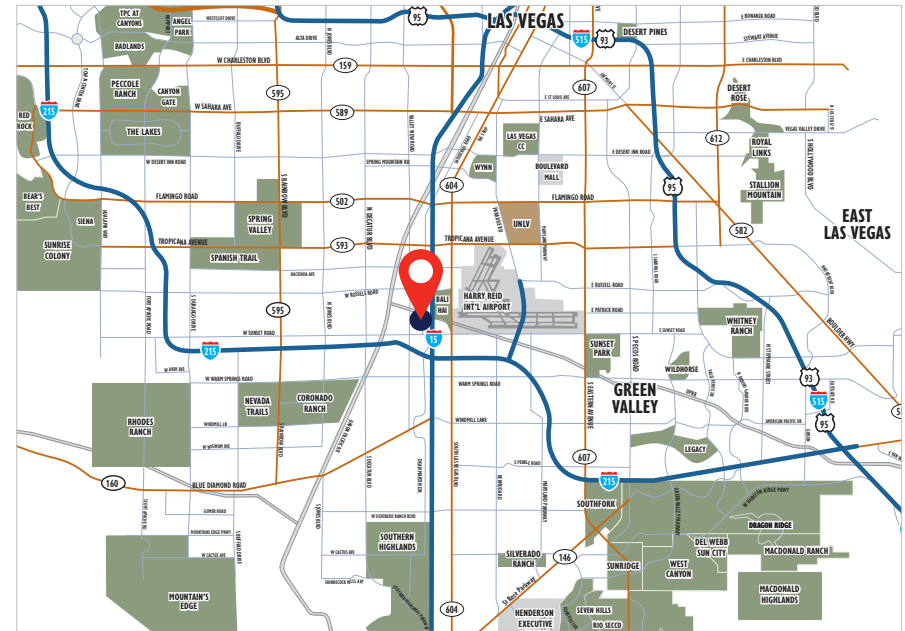
Fenced & Secured Storage Yard



$\pm 16'$ - $\pm 22'$ Warehouse Clear Height



Fully Sprinklered



Sale Price
\$17,465,000



Lease Rate
\$1.49 PSF NNN

Property Highlights

- 2004 Tilt-Up Construction
- Frontage on Polaris Avenue
- Ramp with Parking Above Building
- Zoned I-P (Industrial Park)
- $\pm 2,000$ Amps, 277/480 Volts, 3-Phase Power (To Be Verified By Tenant/Buyer)
- Four (4) Exterior, Three (3) Interior Grade Level Doors
- One (1) $\pm 8' \times \pm 10'$ Truck Well Loading Door
- 1.62:1,000 Parking Ratio

Current Floor Plan

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For illustration purposes only. Not to scale.

- ±49,900 Total SF
- ±18,840 Office SF
 - ±16,842 1st Floor SF
 - ±1,998 Mezzanine SF
- ±31,060 Warehouse SF
- Grade Level Doors
 - Four (4) Exterior
 - Three (3) Interior
- One (1) ±8' x ±10' Truck Well Loading Door
- Availability October 1, 2026



Sale Price
\$17,465,000



Lease Rate
\$1.49 PSF NNN

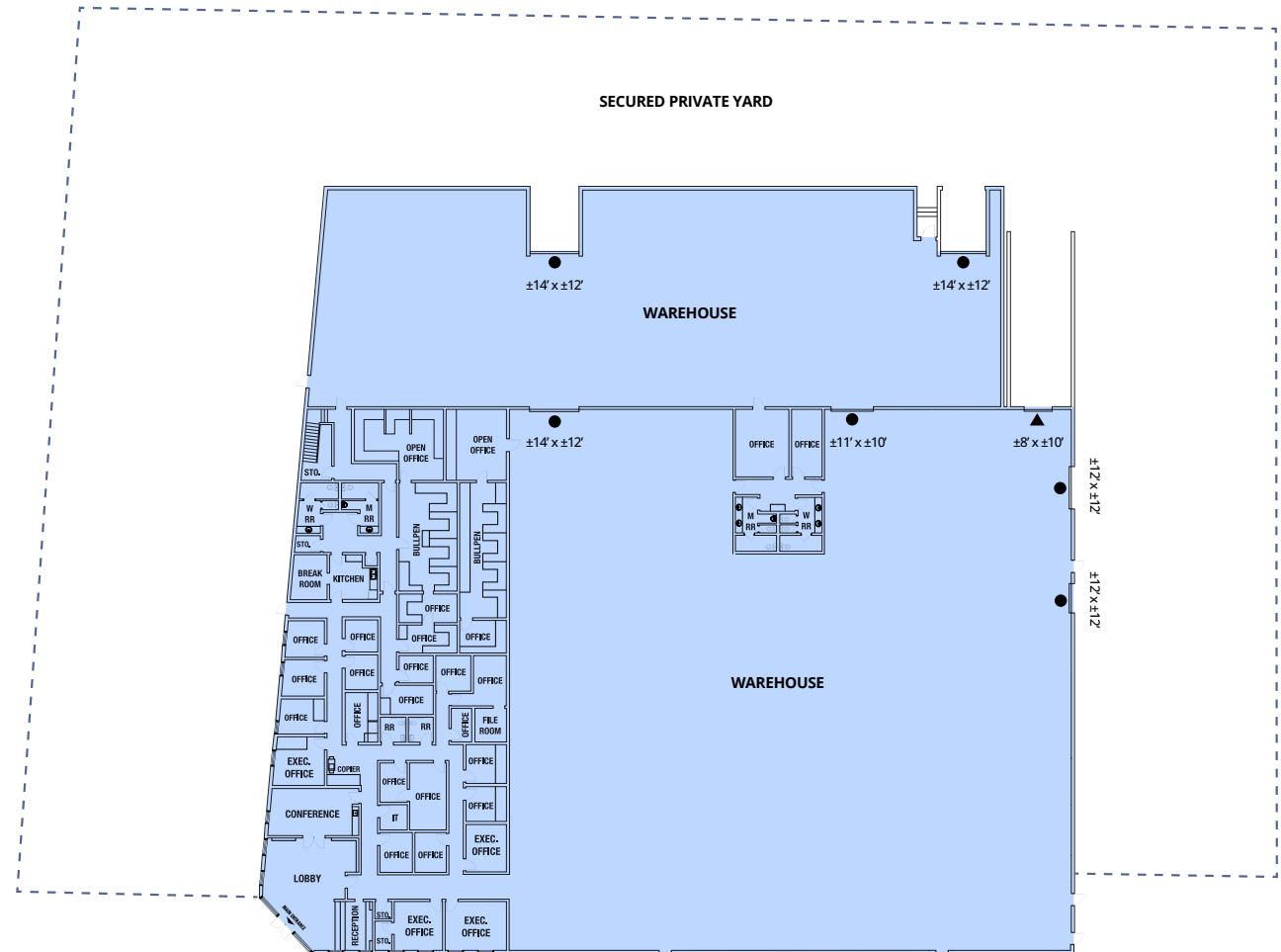
● = Grade Doors ▲ = Dock Well Loading Doors

Proposed Floor Plan

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- ±49,900 Total SF
- ±13,147 Office SF
 - ±11,149 1st Floor SF
 - ±1,998 Mezzanine SF
- ±36,753 Warehouse SF
- Grade Level Doors
 - Four (4) Exterior
 - Two (2) Interior
- One (1) ±8' x ±10' Truck Well Loading Door
- Availability October 1, 2026



Sale Price
\$17,465,000



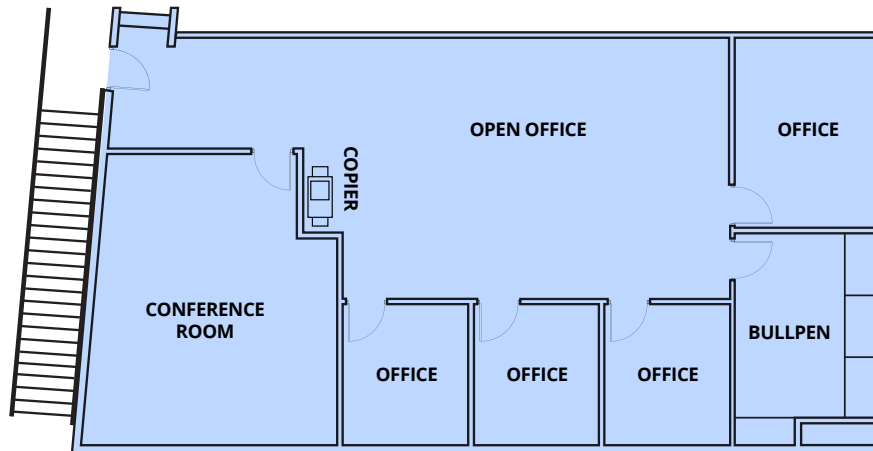
Lease Rate
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● = Grade Doors ▲ = Dock Well Loading Doors

Mezzanine Floor Plan

● = Grade Doors ▲ = Dock Well Loading Doors

◀ N For illustration purposes only. Not to scale.



Sale Price
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Lease Rate
\$1.49 PSF NNN



Property Images



6440 Polaris Avenue
Las Vegas, Nevada 89118



Site Aerial

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6440 Polaris Avenue
Las Vegas, Nevada 89118



±49,900 Total SF
±18,840 Office SF
±31,060 Warehouse SF

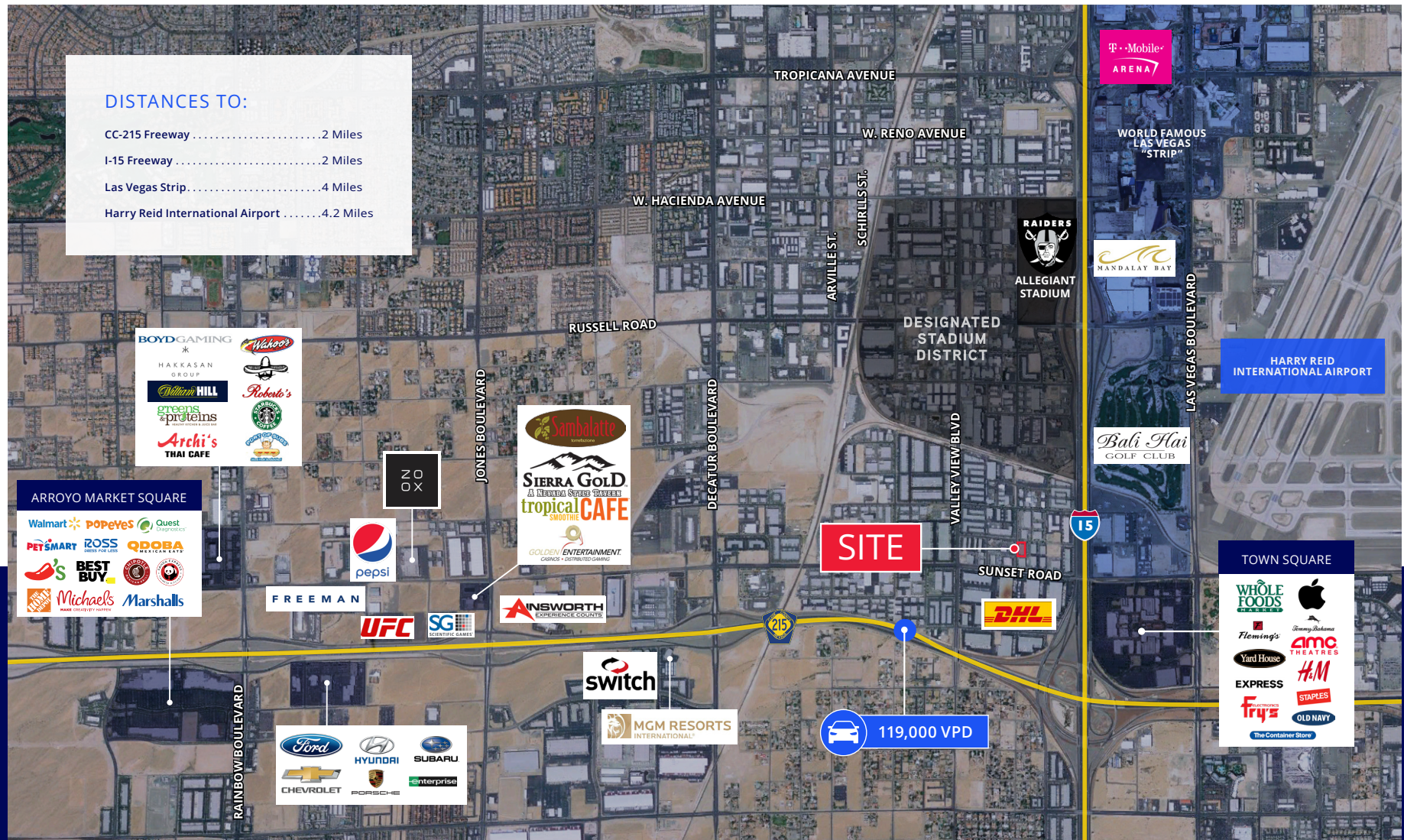


Four (4) Exterior, Three (3) Interior Grade Level Doors
One (1) ±8' x ±10' Dock High Door

Location Map

Located in the Heart of the Southwest Submarket,
what is considered to be the premier location
in Southern Nevada.

 For illustration purposes only. Not to scale.



ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals



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