WAREHOUSE/ OFFICE SPACE

DESIGNATED STADIUM DISTRICT

6065 Polaris Avenue, Suite D
Las Vegas, Nevada 89118

Limited Time Offer! $0.80 PSF NNN Teaser Rate!



Additional Trailer Parking / Outdoor Storage Available!

FOR LEASE

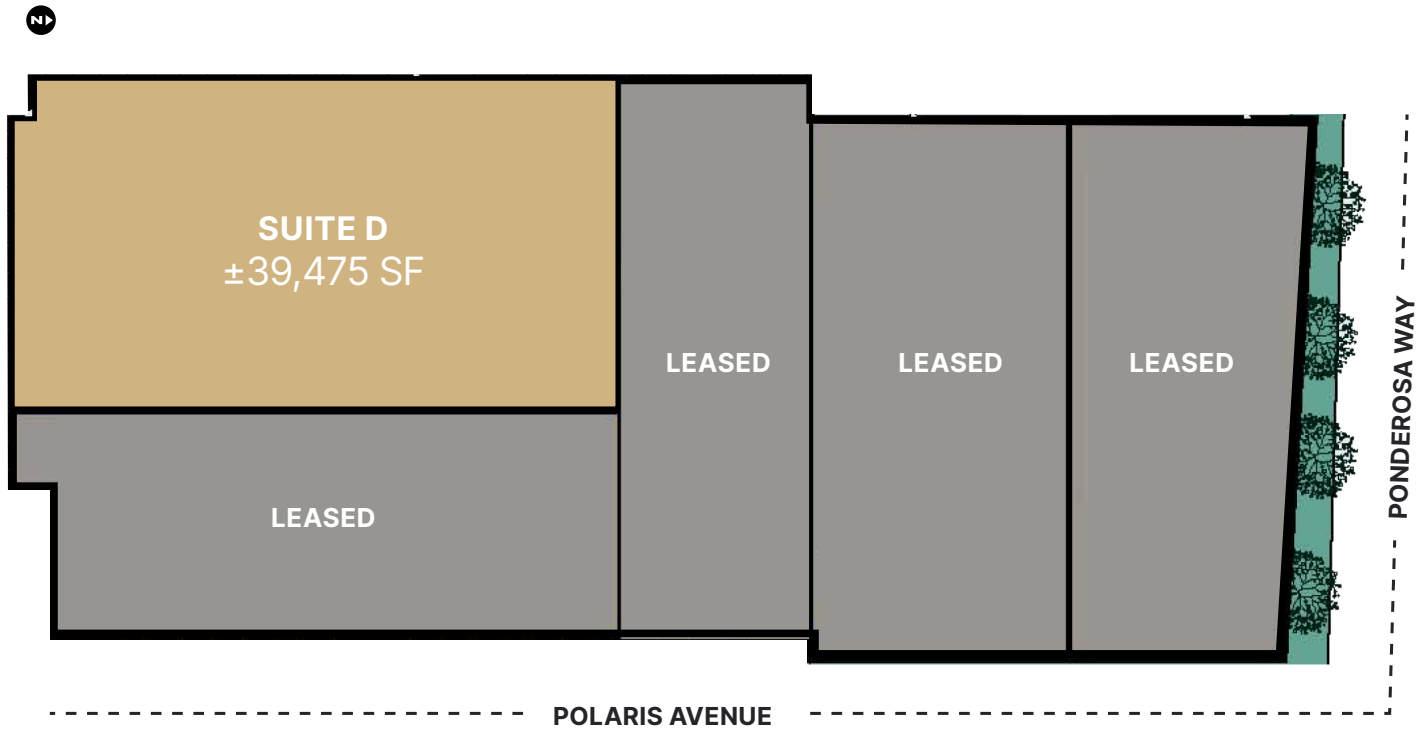
±39,475 SF

$1.00 PSF Broker Bonus

Lease to be signed on or before December 31, 2026 | Minimum 3-Year Deal

LINK

REPRESENTED BY Colliers



FOR LEASE

= Available = Leased

CENTRALLY LOCATED

This property is located in the highly desirable Southwest submarket which is centrally located. Offering access to both Interstate 15 and Interstate 215. It is less than a mile from the Las Vegas Strip and Allegiant Stadium and within close proximity to Harry Reid International Airport.

PROPERTY HIGHLIGHTS

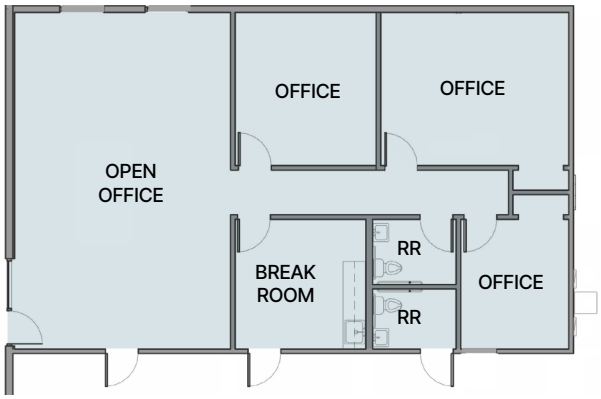
Cross Streets	Polaris Avenue & W. Ponderosa Way
County	Clark
Zoning	IL (Industrial Light)
APN	162-32-201-010
Year Built	1964
Year Rebuilt	1980

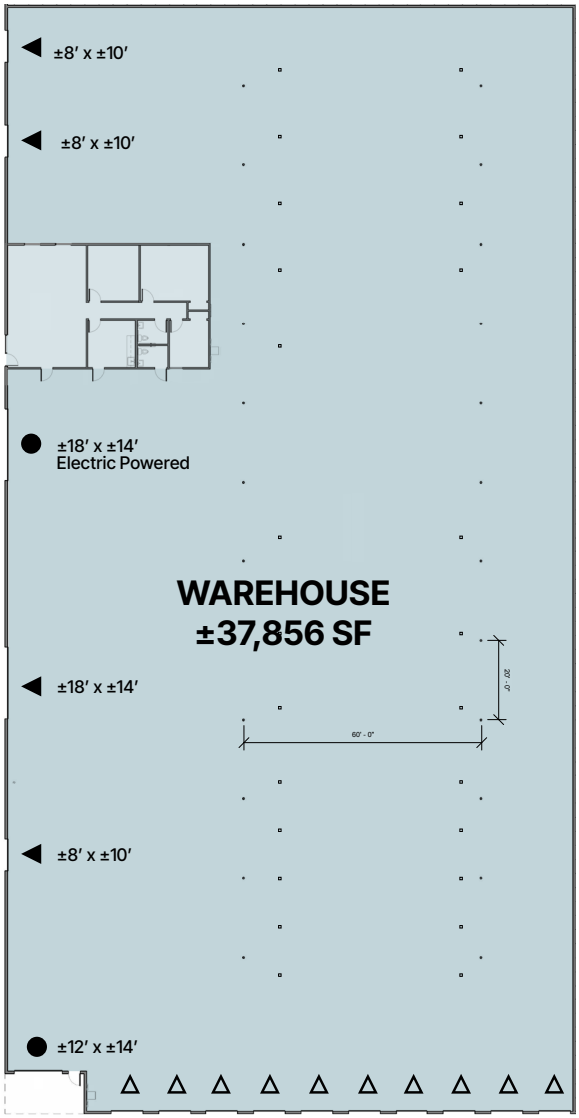
Clear Height	±16′
Cooling	Evaporative Cooled Warehouse
Power	277/480 Volt, 3-Phase Power
Sprinklers	0.45/3,000 GPM
Parking	0.74 Parking Stalls/per 1,000 SF
Trailer Parking	Available

SUITE D
±39,475 SF

Drawings not to scale. For illustration purposes only.

OFFICE
±1,619 SF





● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = DOCK LOADING DOOR w/ LEVELERS

FOR LEASE

AVAILABLE NOW

Suite	D
Total SF	±39,475 SF
Office SF	±1,619 SF
Warehouse SF	±37,856 SF

Dock Loading	One (1) ±18′ x ±14′ Thirteen (13) ±8′ x ±10′
Grade Loading	One (1) ±12′ x ±14′ One (1) ±18′ x ±14′
Power	±200 Amps, 277/480V, 3-Phase
NNN Fees (PSF)	$0.24

SAMPLE TRAILER PARKING WITH SECURED YARD CAPABILITIES



FOR LEASE

- ● = GRADE LOADING DOOR
- ▲ = DOCK LOADING DOOR
- △ = DOCK LOADING DOOR w/ LEVELERS
- = TRAILER PARKING W/ SECURED YARD
- = AVAILABLE
- = LEASED

Drawings not to scale. For illustration purposes only.

SUITE D
INTERIOR IMAGES

FOR LEASE

±39,475 SF

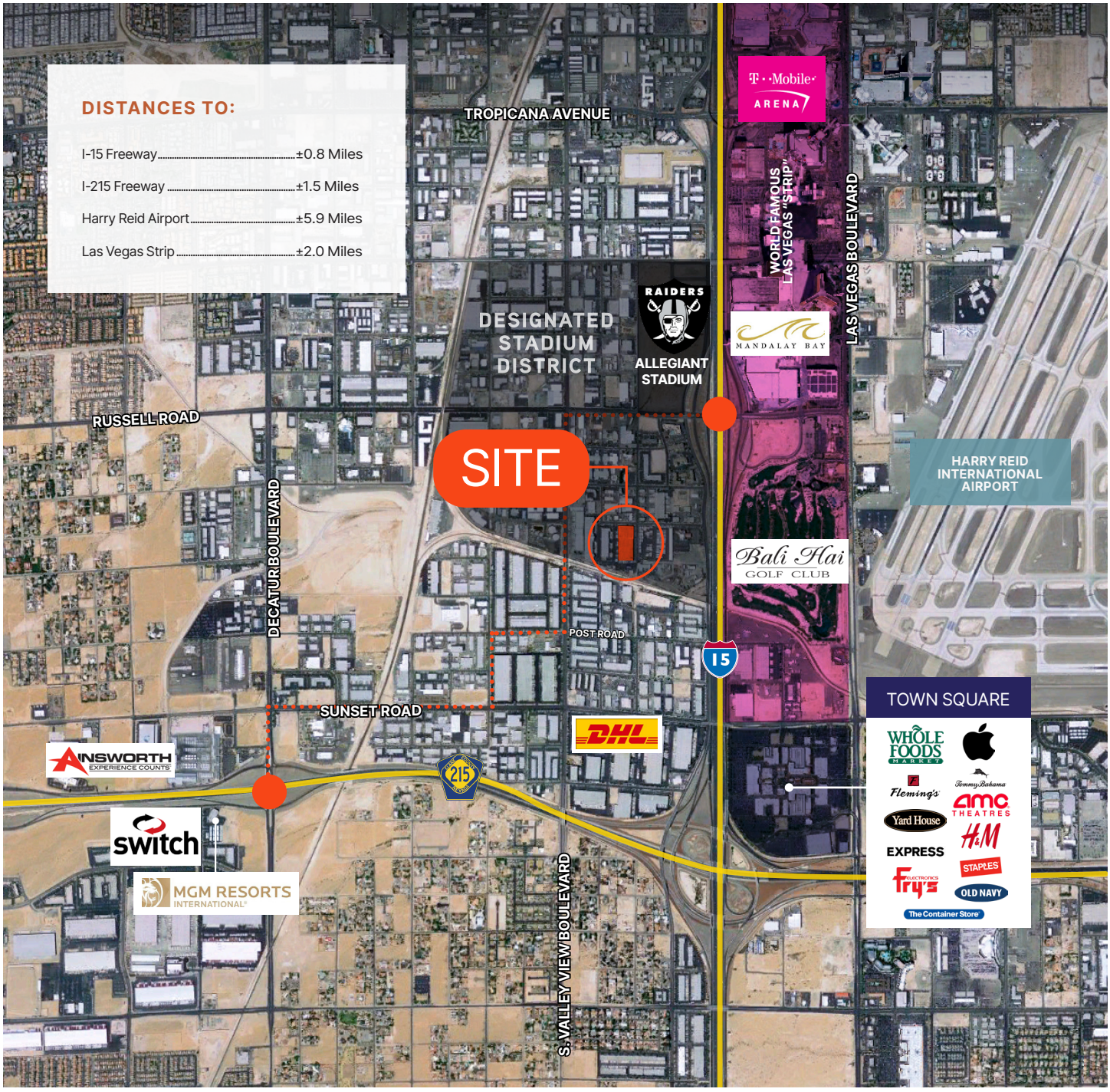








HIGHLY DESIRABLE SOUTHWEST LOCATION



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CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

LINK

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