

WAREHOUSE/ OFFICE SPACE

DESIGNATED STADIUM DISTRICT

6065 Polaris Avenue, Suite D
Las Vegas, Nevada 89118



Additional Trailer Parking / Outdoor Storage Available!

FOR LEASE

±39,475 SF

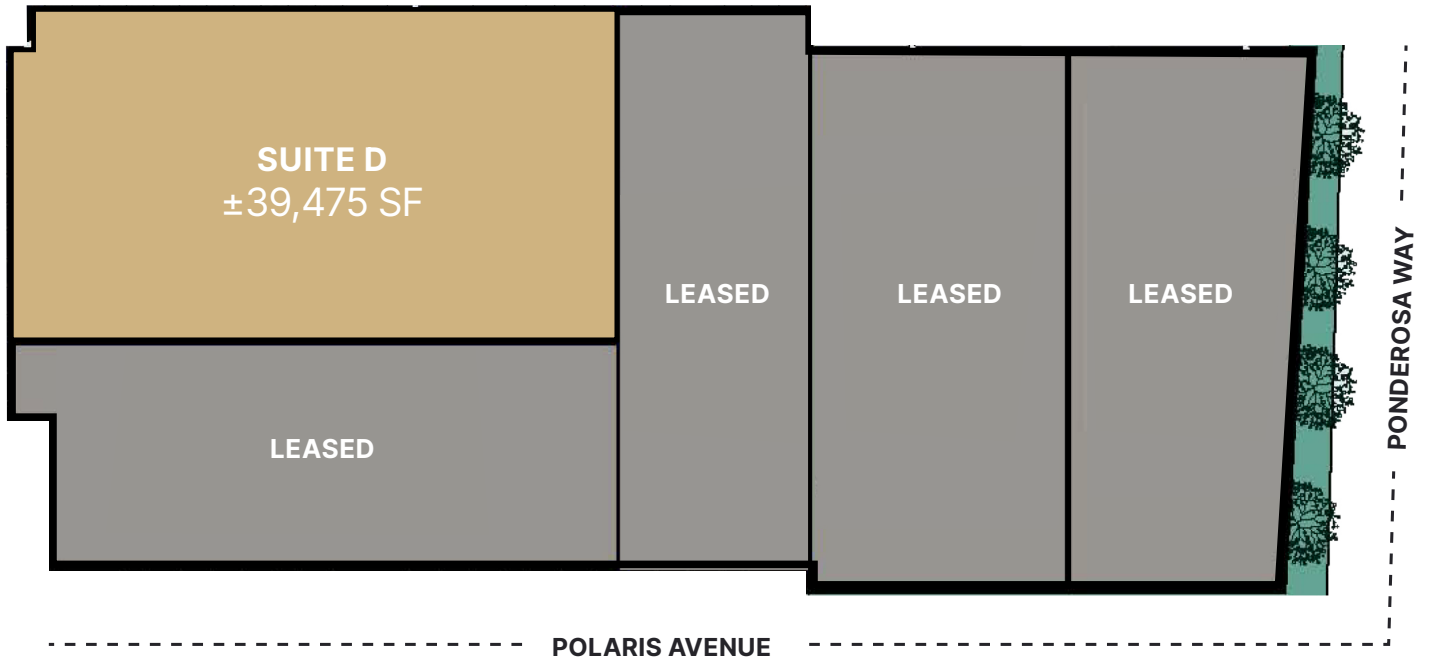
\$1.00 PSF Broker Bonus

Lease to be signed on or before December 31, 2025 | Minimum 3-Year Deal



LEASED BY





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

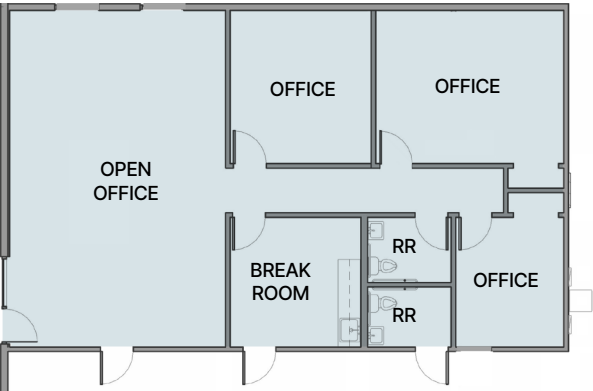
Cross Streets	Polaris Avenue & W. Ponderosa Way	Clear Height	±16'
County	Clark	Cooling	Evaporative Cooled Warehouse
Zoning	IL (Industrial Light)	Power	277/480 Volt, 3-Phase Power
APN	162-32-201-010	Sprinklers	0.45/3,000 GPM
Year Built	1964	Parking	0.74 Parking Stalls/per 1,000 SF
Year Rebuilt	1980	Trailer Parking	Available

SUITE D

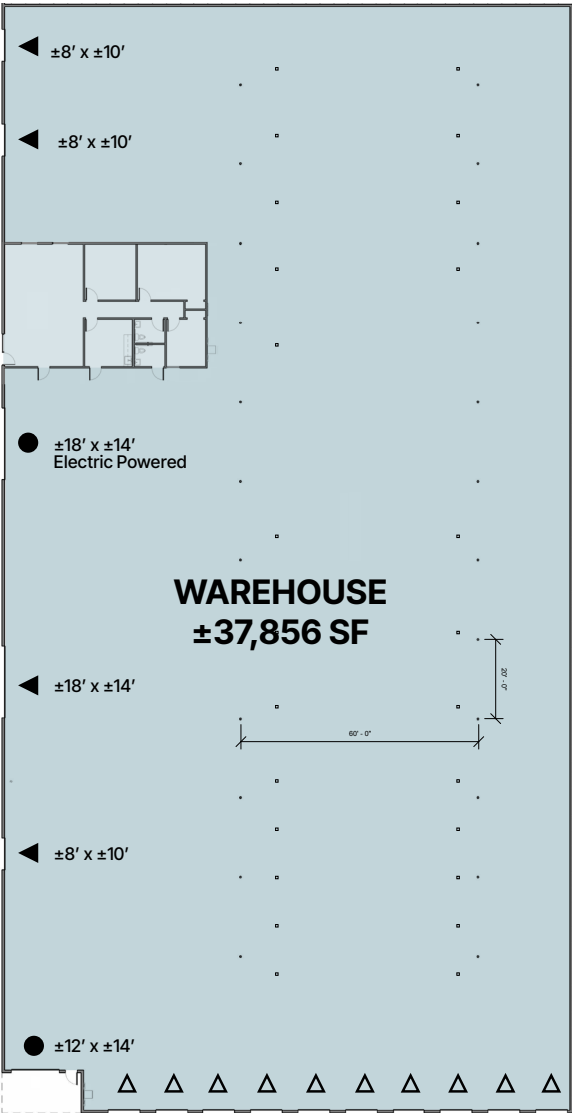
±39,475 SF

 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

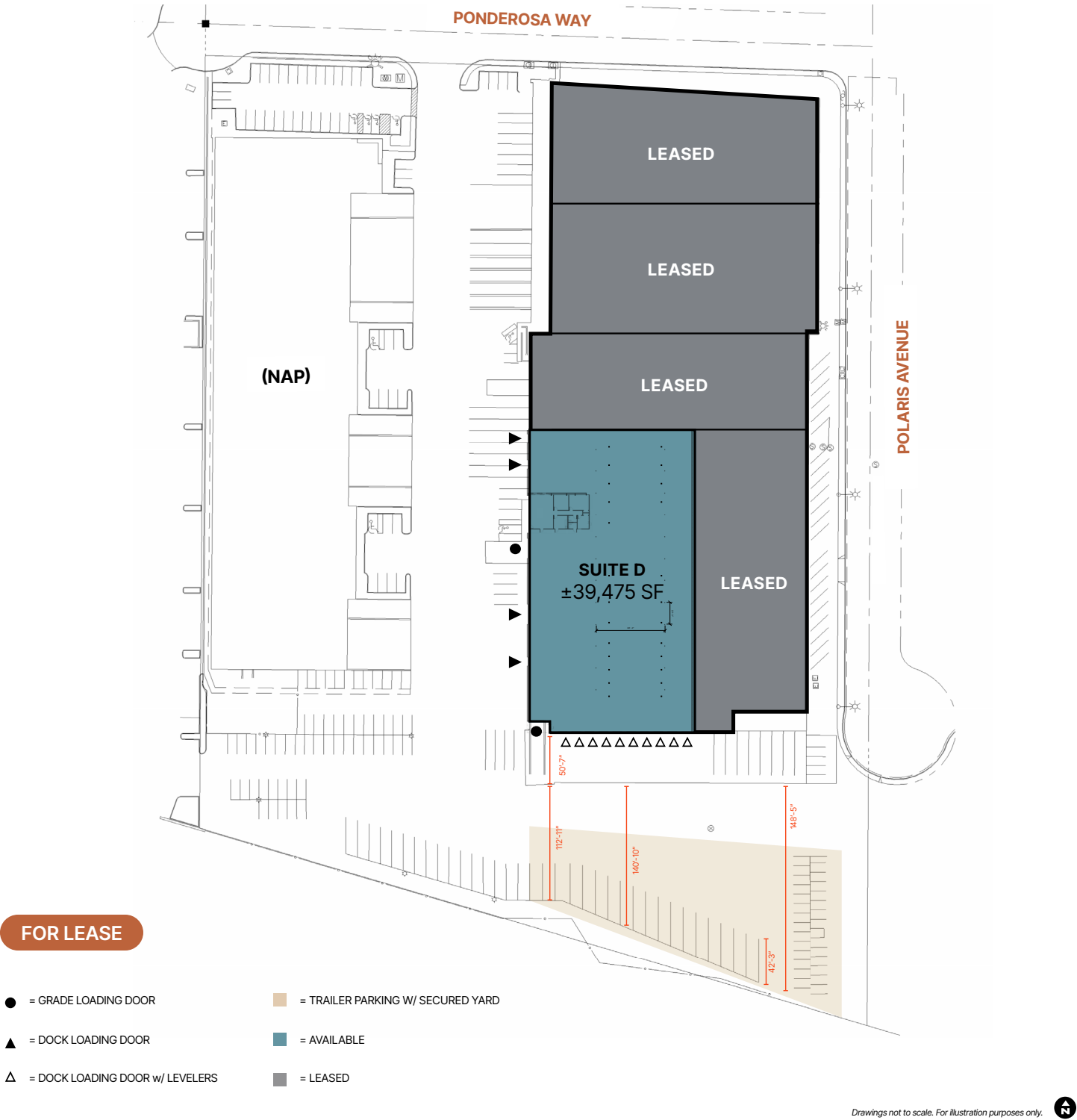
Suite	D
Total SF	±39,475 SF
Office SF	±1,619 SF
Warehouse SF	±37,856 SF

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	±325 Amps, 277/480V, 3-Phase Power
NNN Fees (PSF)	\$0.20

\$1.00 PSF
Broker Bonus

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December 31, 2025
Minimum 3-Year Deal

SAMPLE TRAILER PARKING WITH SECURED YARD CAPABILITIES



SUITE D INTERIOR IMAGES

FOR LEASE

±39,475 SF



HIGHLY DESIRABLE SOUTHWEST LOCATION



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CONTACT INFORMATION

6065 Polaris Avenue, Suite D
Las Vegas, Nevada 89118

Jerry Doty, SIOR

jerry.doty@colliers.com

(702) 836 3735

License # NV-S.0172045

Morgan Elson

morgan.elson@colliers.com

(702) 836 3710

License # NV-S.0184877

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.



LEASED BY

