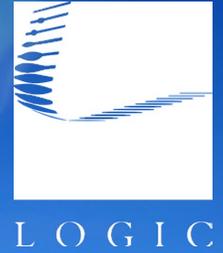


For Sublease | Short Term Available

Desert Inn Commerce Center

3211 Polaris Avenue



3211 Polaris Avenue
Las Vegas, NV 89102

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Listing Snapshot



Contact Broker
Lease Rate



\$0.24 PSF/Mo.
Estimated NNNs



Southwest
Submarket

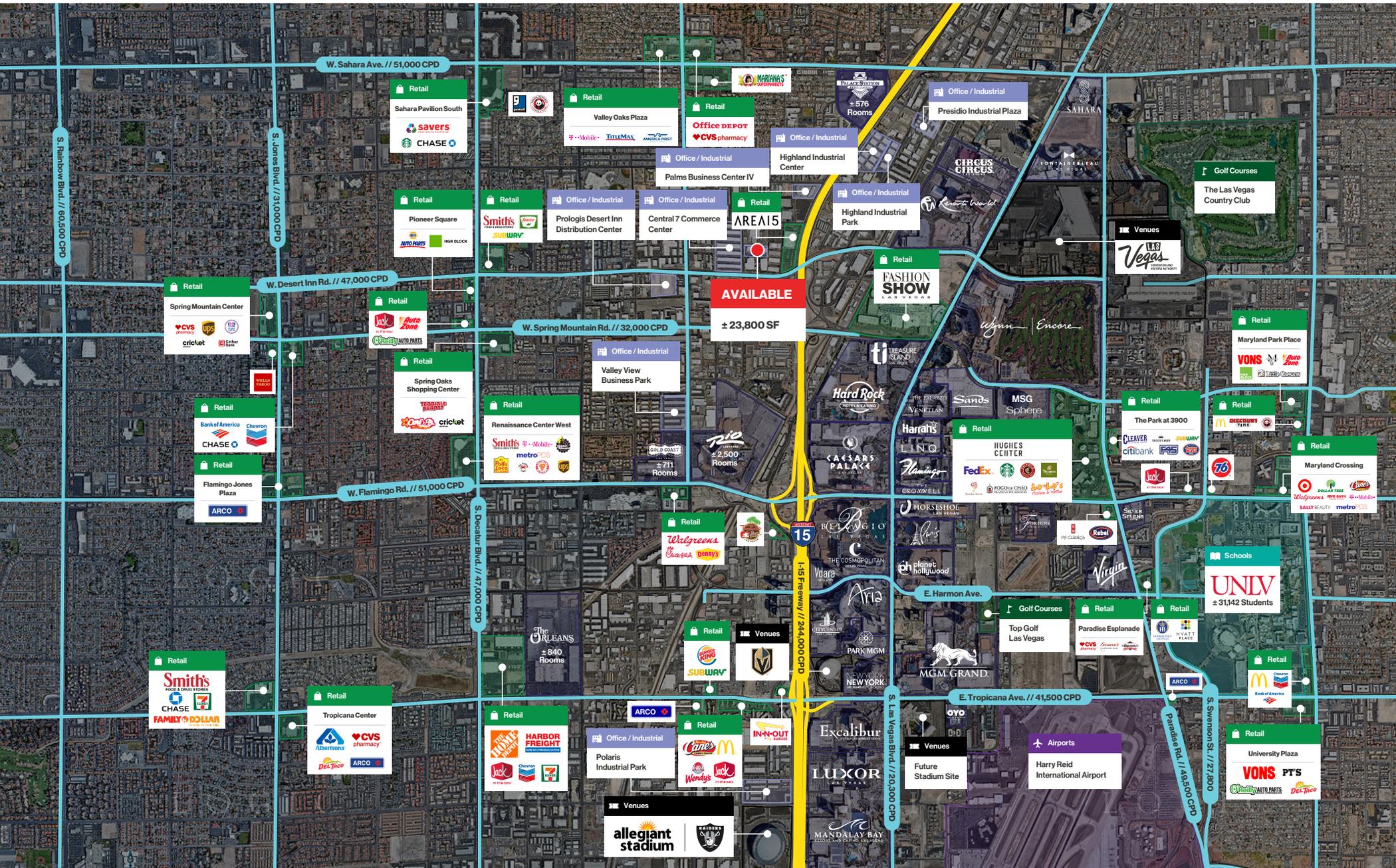
Property Highlights

- Located near the Stadium District, off the NEC of Polaris Ave. and W. Desert Inn Rd. with convenient access to the I-15 via Spring Mountain Rd.
- Total Space Available: ± 23,800 SF
 - Office SF: ± 1,320 SF
 - Warehouse SF: ± 22,480 SF
- Four (4) Dock Doors; Two (2) Grade Doors
- Clear Height: 24'
- Power: 277/480V, 3-Phase Power
- Zoning: Industrial (M)
- Skylights
- One (1) 30K lb. pit leveler
- Master Lease Expires: May 31,2027

Demographics

	1-mile	3-mile	5-mile
2025 Population	16,058	152,256	438,076
2025 Average Household Income	\$56,716	\$76,352	\$78,403
2025 Total Households	7,136	69,772	179,929





Office / Industrial
Central 7 Commerce Center

Hotels / Casinos
PALACE STATION.

Hotels / Casinos
THE STRAT
HOTEL + CASINO + RESORT

AVAILABLE
± 23,800 SF

Retail
AREA 15

Hotels / Casinos
Encore
WYNN LAS VEGAS

Hotels / Casinos
CIRCUS CIRCUS
LAS VEGAS

Hotels / Casinos
FONTAINEBLEAU
LAS VEGAS

Hotels / Casinos
Resort World
LAS VEGAS

Downtown Las Vegas

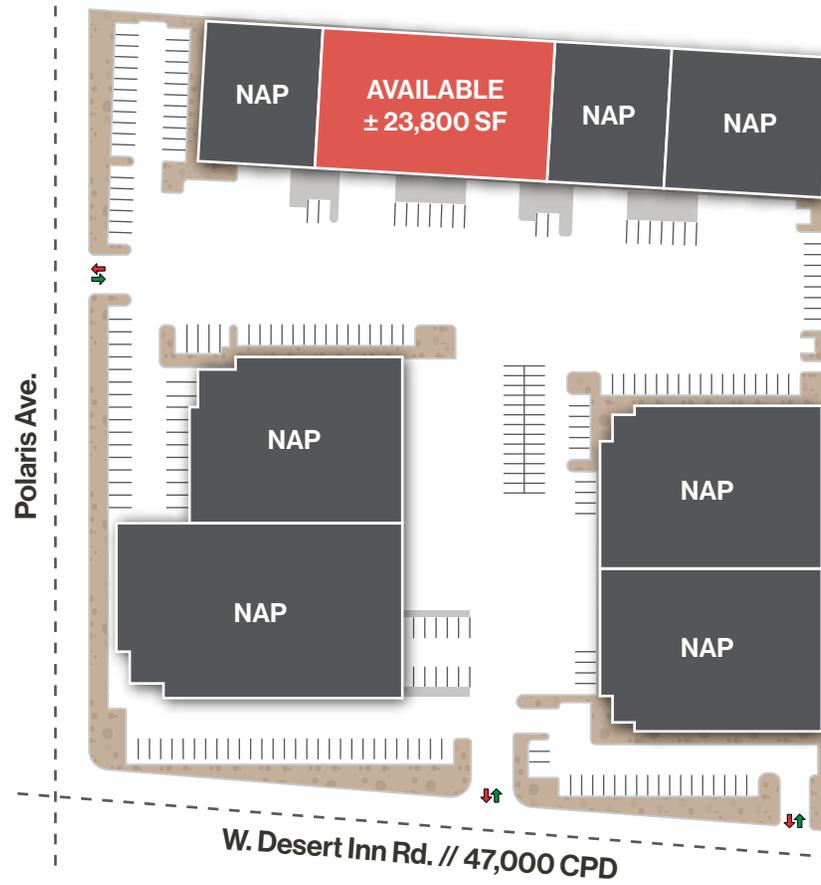
Las Vegas Strip

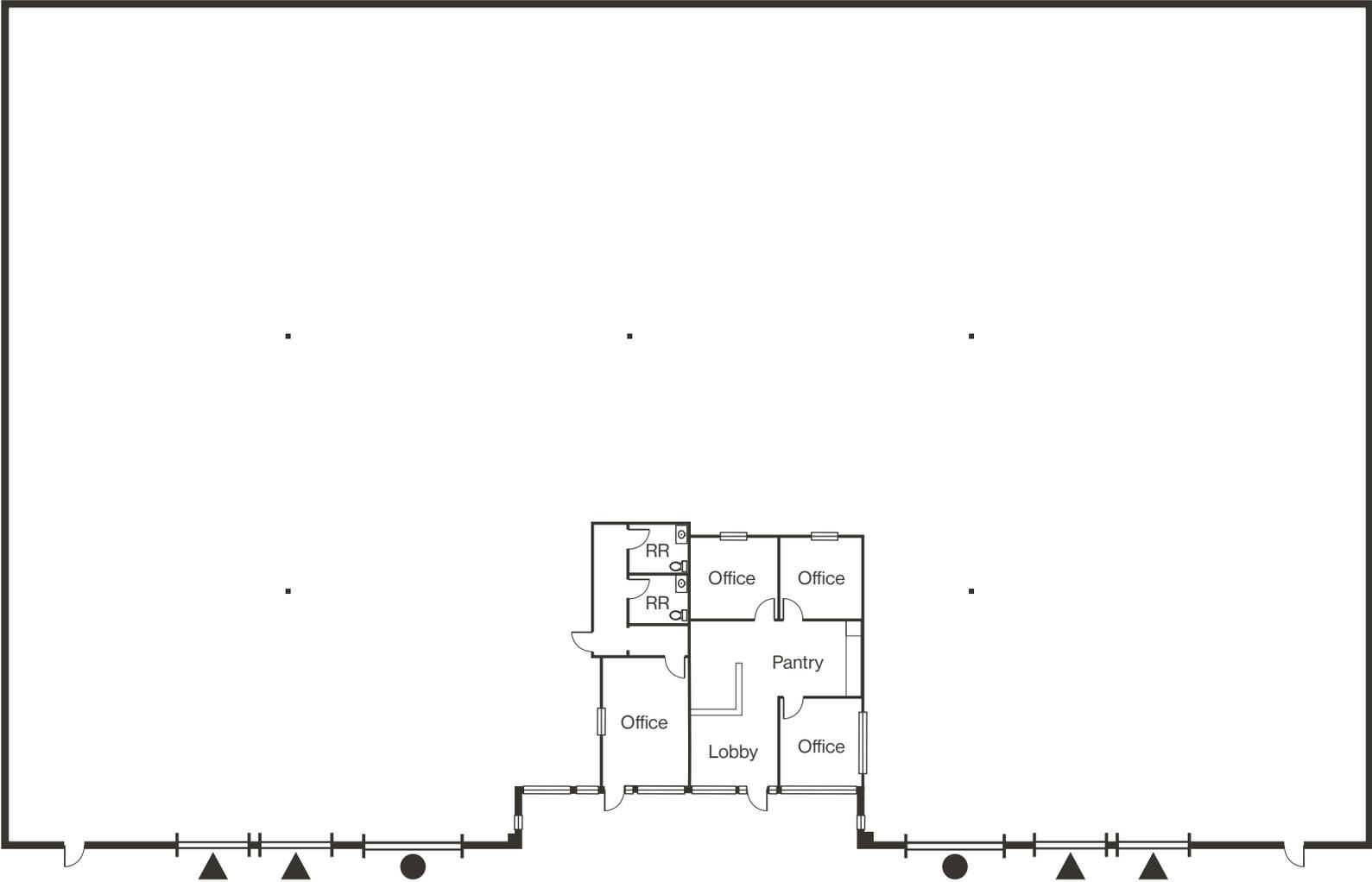
I-15 Freeway // 244,000 CPD

W. Desert Inn Rd. // 47,000 CPD



Polaris Ave.





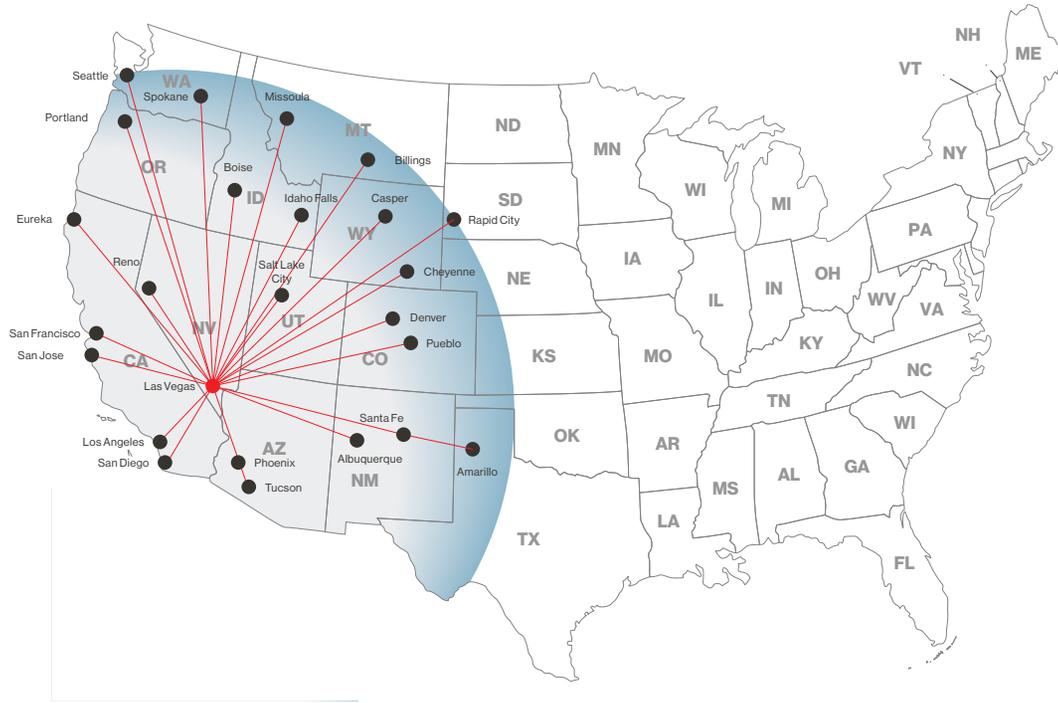
[Click for a Virtual Tour](#)

Property Photos



Drive Time from Las Vegas, NV

■ 1-Day Truck Service ■ 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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