



# FOR LEASE



## INDUSTRIAL SPACE WITH FENCED YARD 4291 Polaris Ave, Las Vegas, NV 89103



### HIGHLIGHTS:

- ±2,393 SF warehouse/office unit
- Secured/fenced yard space included
- Two (2) 10x10 grade level doors
- 120/240v single phase power
- Zoning: IL (Industrial Light)
- Additional yard space available (13,000 SF)
- Lease Rate: \$1.20 PSF
- CAM's \$0.40 PSF
- NO AUTOMOTIVE USERS



Contact Us  
702 410 6400

**ROBERT PERKINS, CPM**

Broker | Principal

B.0143040.LLC | PM.0164579.BRK



[rp@coppercreekcre.com](mailto:rp@coppercreekcre.com)



[www.CopperCreekCRE.com](http://www.CopperCreekCRE.com)



# INDUSTRIAL SPACE WITH YARD

## 4291 Polaris Ave, Las Vegas, NV 89103



### DEMOGRAPHICS

#### POPULATION

#### HOUSEHOLD INCOME

#### 1 MILE

14,589

\$67,395

#### 3 MILES

163,181

\$50,667

#### 5 MILES

402,015

\$58,866

Source: LoopNet



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Harry Reid  
International Airport



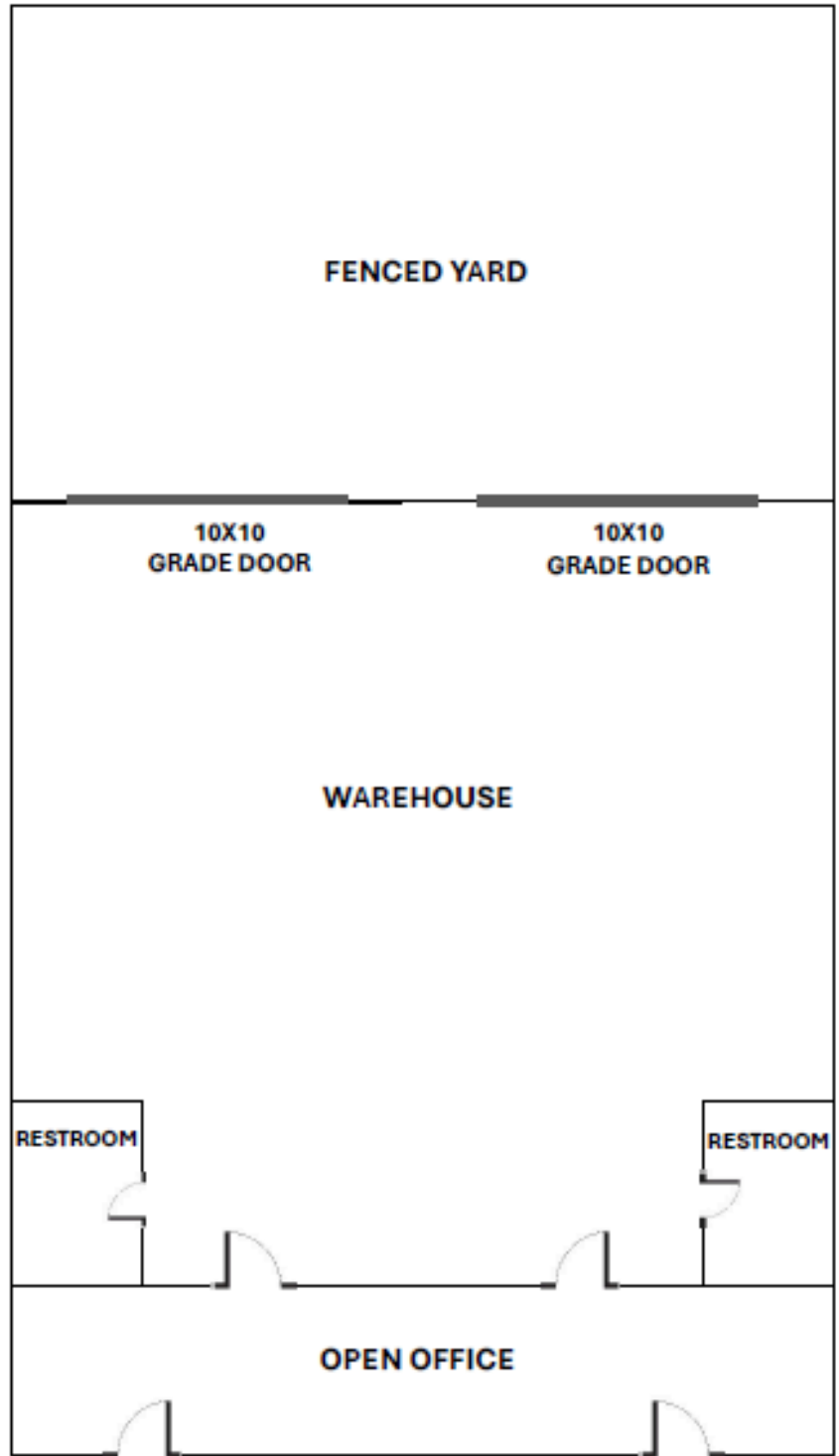
# INDUSTRIAL SPACE WITH YARD

4291 Polaris Ave, Las Vegas, NV 89103

## SUITE F

### HIGHLIGHTS:

- ±2,393 SF of warehouse/office space
- ±1,900 SF fenced yard space included
- Two (2) 10x10 grade level doors
- Two (2) restrooms
- Lease Rate: \$1.20 PSF
- CAM's \$0.40 PSF
- Available Immediately



\*Not to Scale - For Marketing Only



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