



READY FOR OCCUPANCY

DESERT INN COMMERCE CENTER

3221 POLARIS AVENUE
LAS VEGAS, NV 89102



LOCATION HIGHLIGHTS

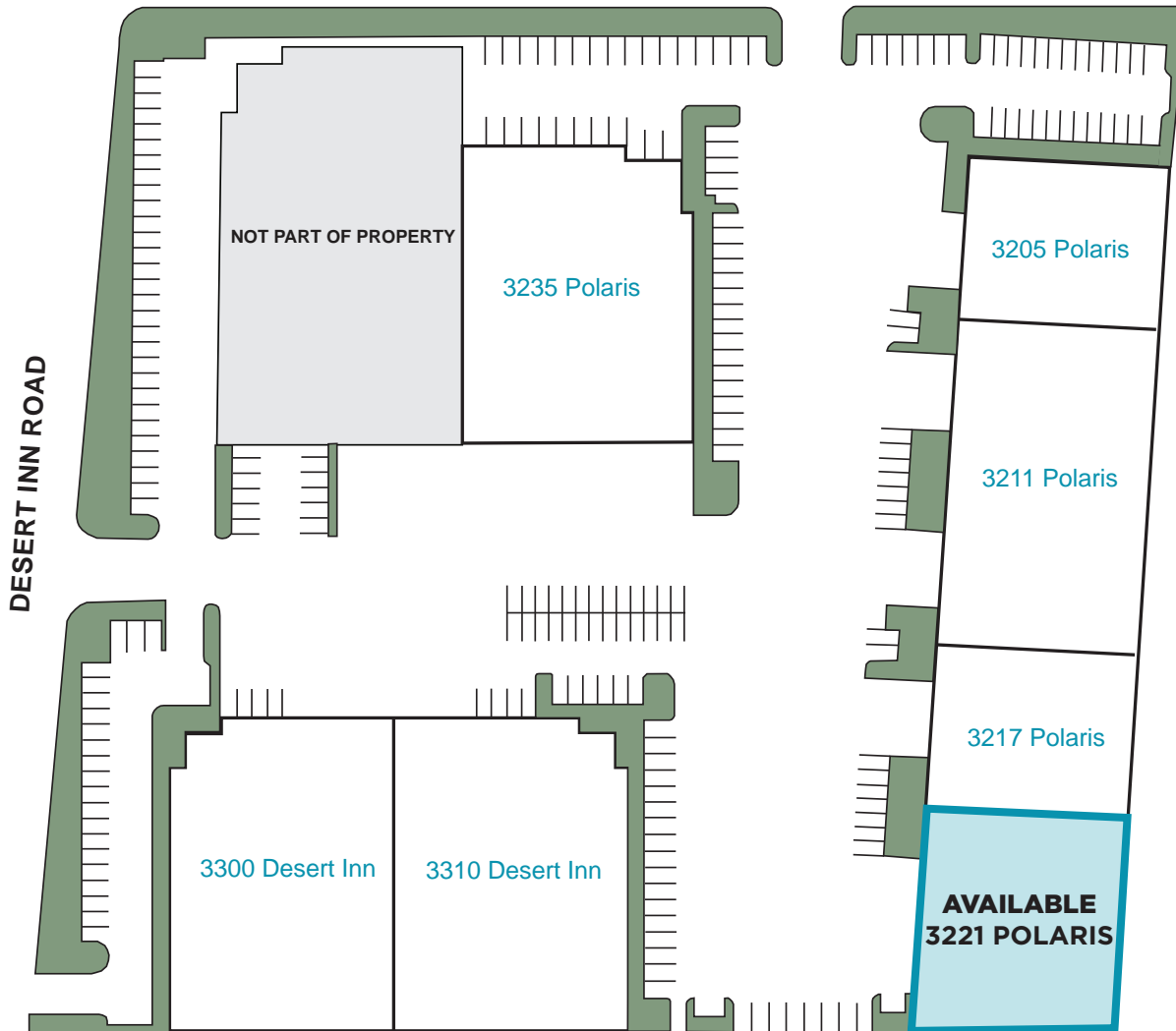
- Situated in the central Las Vegas industrial corridor just west of the Las Vegas Strip, the property benefits from immediate access to key transportation routes including Valley View Boulevard, I-15, and the Desert Inn Super Arterial.
- Zoning: M (Industrial), City of Las Vegas



SPACE HIGHLIGHTS

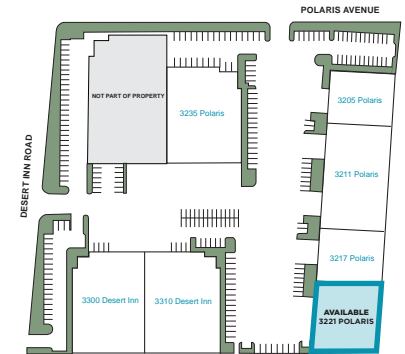
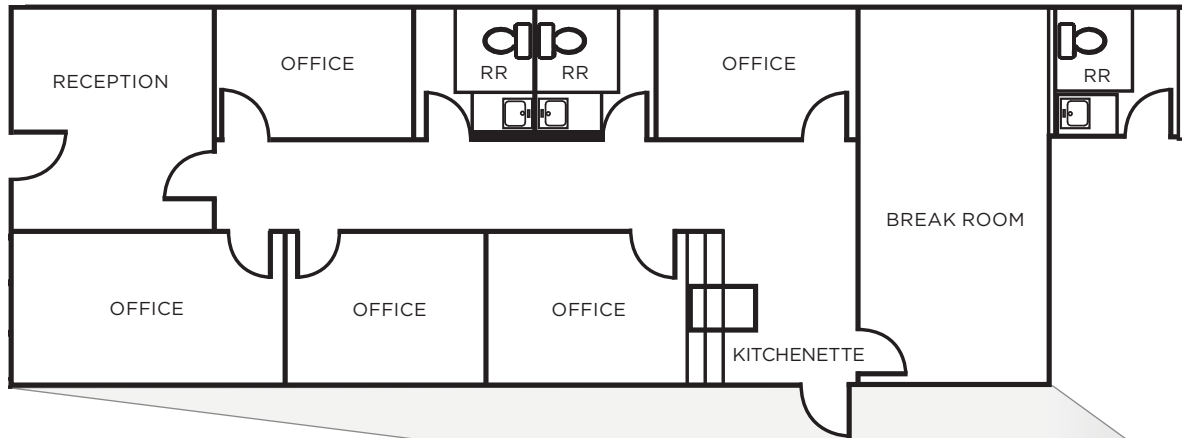


POLARIS AVENUE

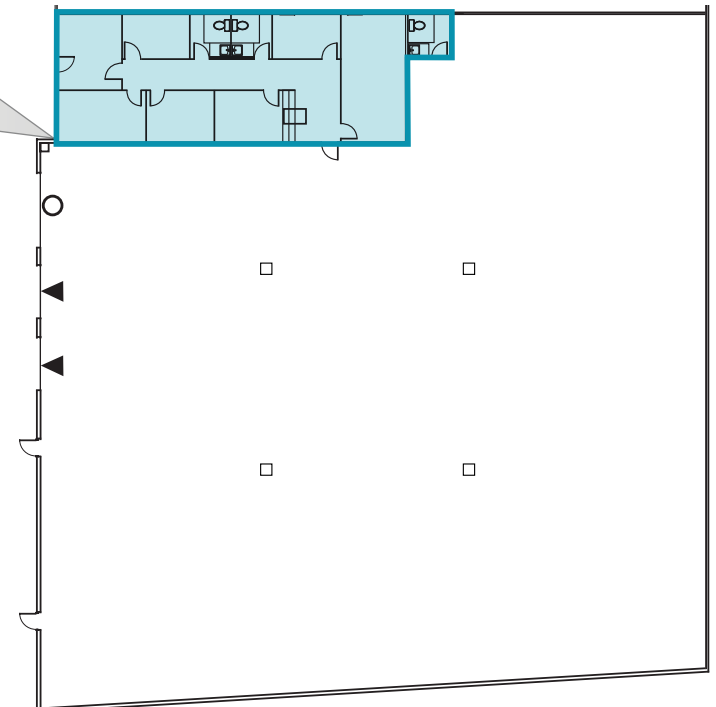


Total SF	15,622
Office SF	1,555
Warehouse SF	14,067
Clear Height	24'
Dock-High Doors	2
Grade Level Doors	1
Yard	Secured yard/parking area
Power	277/480V, 3 Phase, 600 Amps
Sprinklers	Fully Sprinklered
Lighting	LED
Warehouse Cooling	Evaporative Cooled
Est. CAM	\$0.244 psf

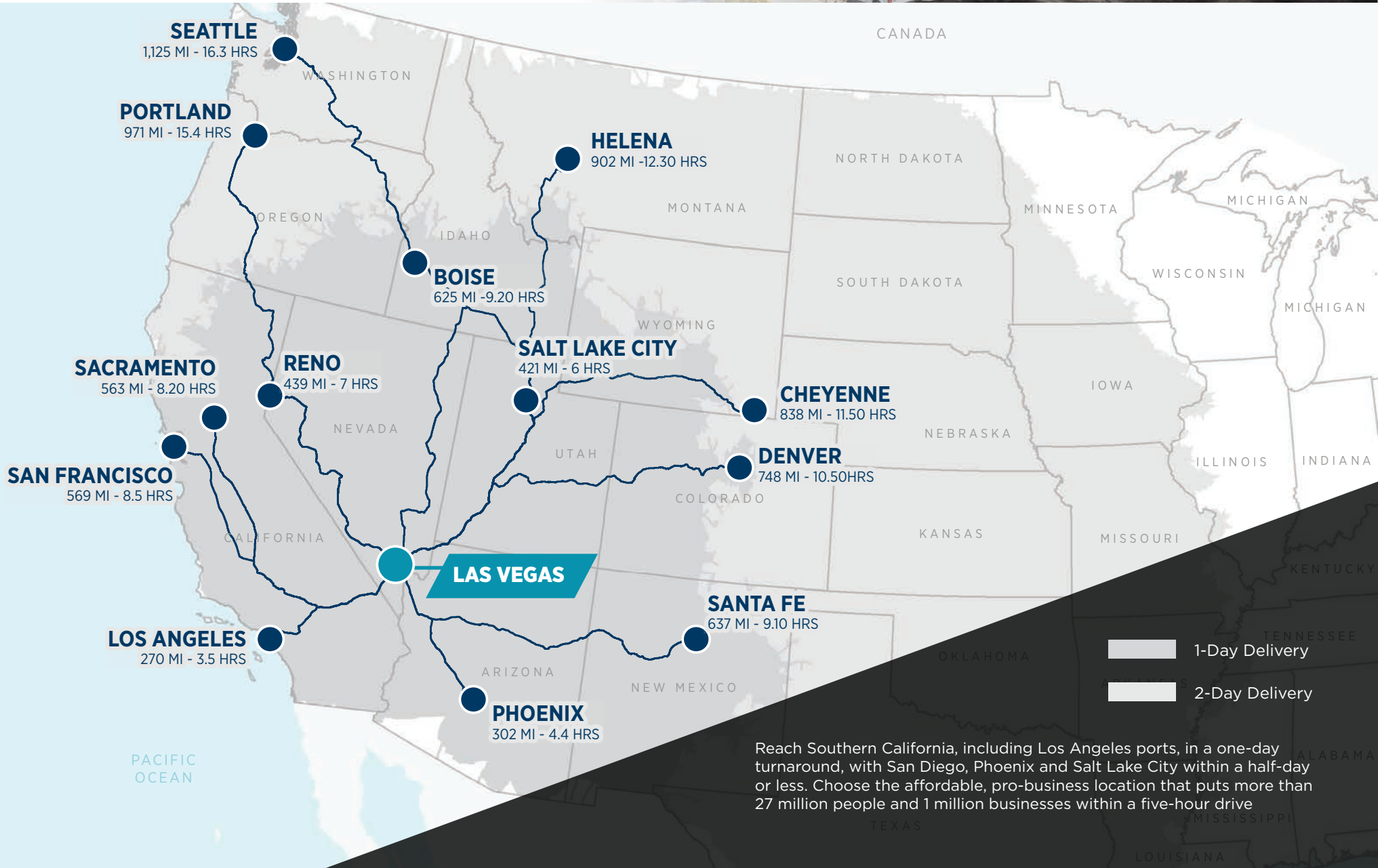
SPACE PLAN



LEGEND	
▲	Dock High Doors
○	Grade Doors



ADVANTAGEOUS LOGISTICS



BUSINESS FRIENDLY ENVIRONMENT



NEVADA WAS RANKED #7 IN THE US FOR THEIR BUSINESS-FRIENDLY TAX CLIMATE, BY THE TAX FOUNDATIONS 2024 STATE BUSINESS TAX CLIMATE INDEX

- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO UNITARY TAX
- NO ESTATE AND/OR GIFT TAXES
- NO FRANCHISE TAX
- NO INHERITANCE TAX
- NO SPECIAL INTANGIBLE TAX

LABOR

- Southern Nevada boasts some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 138,500 individuals in the distribution, transportation, warehousing, and manufacturing sectors.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.

TAX INCENTIVES

Nevada has one of the most business-friendly tax structures in the country and from a business planning perspective the return on investment in the form of tax savings can be enormous. Companies continue to identify Southern Nevada as an economy characterized by ease of doing business, favorable tax structures and incentives. This business-friendly environment is creating an unparalleled motivation for business leaders to establish roots in Nevada.



FAVORABLE TAX
STRUCTURE



LOW COST
OF BUSINESS




INFLUX OF
NEW BUSINESS



PROXIMITY TO
MAJOR MARKETS



IMPRESSIVE JOB &
POPULATION GROWTH



For More Information, Please Contact:

GREG TASSI, SIOR

Vice Chair

(702) 605 1713

greg.tassi@cushwake.com

NICK ABRAHAM, SIOR

Senior Director

(702) 605 1620

nick.abraham@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-04.22.2026