

# Central 7 Commerce

Las Vegas, NV 89102

## Industrial for Lease

591 – 4,599 SF



Leasing Information: 702.221.8226

**Ali Roesener, SIOR**  
NRE:S.0172338  
Senior Vice President  
(702) 765-8894  
Ali.Roesener@lpc.com

**Tony Alvarez**  
NRE:S.0200369  
Associate  
(702) 765-8880  
Tony.Alvarez@lpc.com

# Lincoln

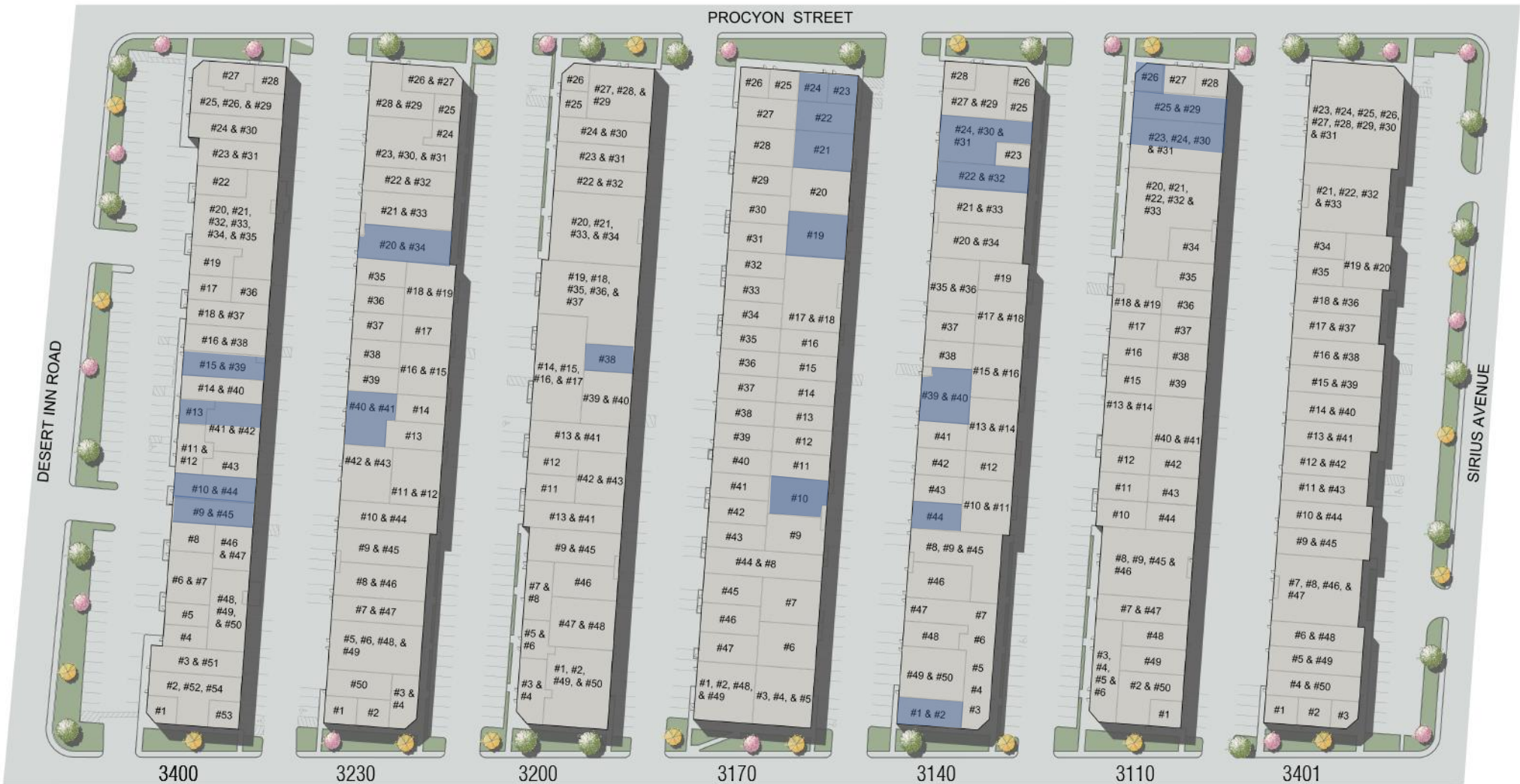
4755 Dean Martin Drive  
Las Vegas, NV 89013

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

# Central 7 Commerce

Las Vegas, NV 89102

# Industrial for Lease



Ali Roesener, SIOR  
(702) 765-8894  
Ali.Roesener@ipc.com

Tony Alvarez  
(702) 765-8880  
Tony.Alvarez@ipc.com

Lincoln

# Central 7 Commerce

Las Vegas, NV 89102

# Industrial for Lease

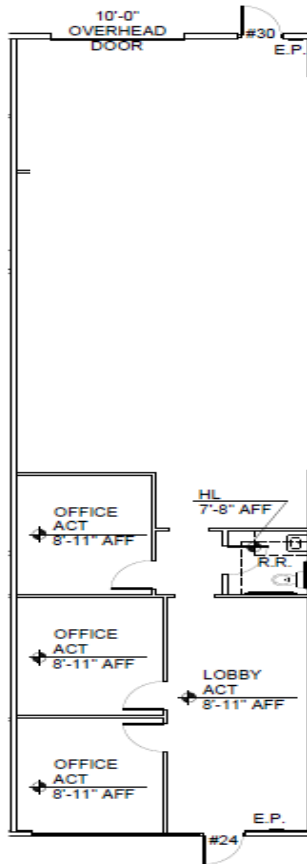
Address	Square Feet	Office	Warehouse	Grade	Asking	CAM	Lease Type	Total Monthly
<b>3110 Polaris Ave.</b>								
3110 Polaris #24, 30	1,869	600	1,269	1G	\$1.15	\$0.27	NNN	\$2,653.98
3110 Polaris #25, 29	2,038	600	1,438	1G	\$1.15	\$0.27	NNN	\$2,893.96
3110 Polaris #26	591	591	0	N/A	\$1.35	\$0.27	NNN	\$957.42
<b>3140 Polaris Ave.</b>								
3140 Polaris #1, 2	1,432	1,432	0	N/A	\$1.20	\$0.27	NNN	\$2,105.04
3140 Polaris #22, 32	1,848	700	1,148	1G	\$1.15	\$0.27	NNN	\$2,624.16
3140 Polaris #24, 30, 31	2,647	600	2,047	2G	\$1.15	\$0.27	NNN	\$3,758.74
3140 Polaris #39, 40	2,092	400	1,692	1G	\$1.15	\$0.27	NNN	\$2,970.64
3140 Polaris #44	1,091	0	1,091	1G	\$1.28	\$0.27	NNN	\$1,691.05
<b>3170 Polaris Ave.</b>								
3170 Polaris #10	1,729	200	1,529	1G	\$1.25	\$0.27	NNN	\$2,628.08
3170 Polaris #19	2,089	0	2,089	1G	\$1.15	\$0.27	NNN	\$2,966.38
3170 Polaris #21, 22, 23, 24	4,599	1,200	3,399	2G	\$1.15	\$0.27	NNN	\$6,530.58
<b>3200 Polaris Ave.</b>								
3200 Polaris #38	1,057	0	1,057	1G	\$1.20	\$0.27	NNN	\$1,553.79
<b>3230 Polaris Ave.</b>								
3230 Polaris #20, 34	2,485	500	1,985	1G	\$1.15	\$0.27	NNN	\$3,528.70
3230 Polaris #40, 41	1,979	200	1,779	2G	\$1.15	\$0.27	NNN	\$2,810.18
<b>3400 Desert Inn.</b>								
3400 Desert Inn #9, 45	1,578	200	1,378	2G	\$1.35	\$0.27	NNN	\$2,556.36
3400 Desert Inn #10, 44	1,640	800	840	1G	\$1.30	\$0.27	NNN	\$2,574.80
3400 Desert Inn #13, 41	1,666	650	1,016	1G	\$1.30	\$0.27	NNN	\$2,615.62
3400 Desert Inn#15, 39	1,575	550	1,025	1G	\$1.30	\$0.27	NNN	\$2,472.75

**Ali Roesener, SIOR**  
(702) 765-8894  
Ali.Roesener@lpc.com

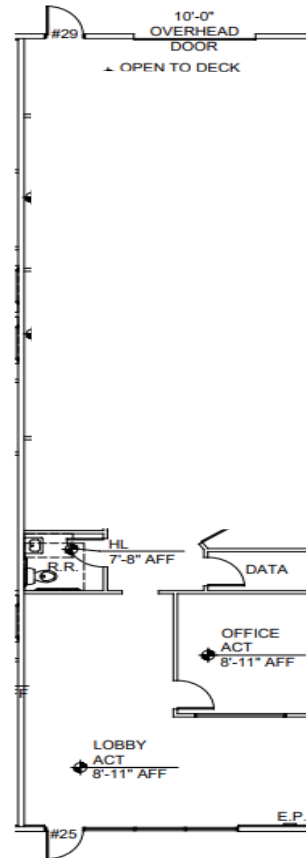
**Tony Alvarez**  
(702) 765-8880  
Tony.Alvarez@lpc.com

**Lincoln**

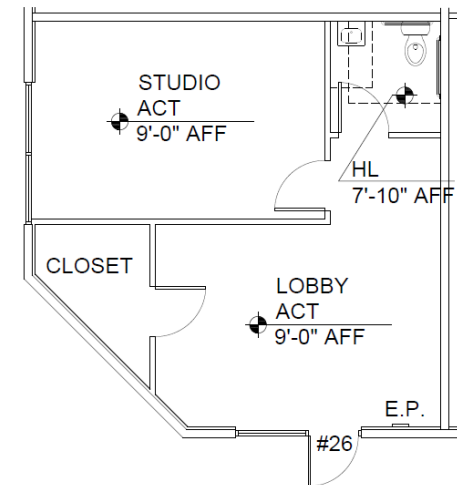
## 3110 Polaris Available Floorplans



Suite #24, 30



Suite #25, 29



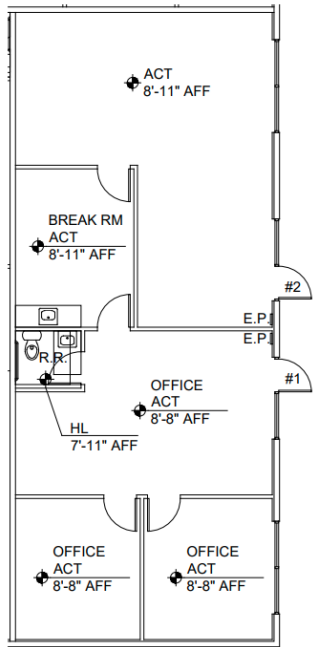
Suite #26

Ali Roesener, SIOR  
(702) 765-8894  
Ali.Roesener@lpc.com

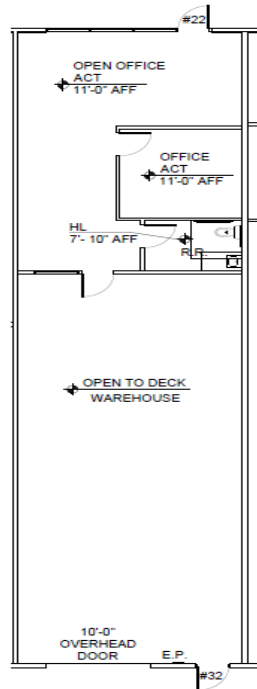
Tony Alvarez  
(702) 765-8880  
Tony.Alvarez@lpc.com

**Lincoln**

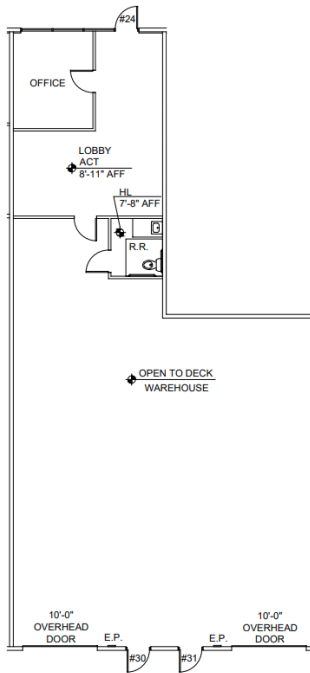
## 3140 Polaris Available Floorplans



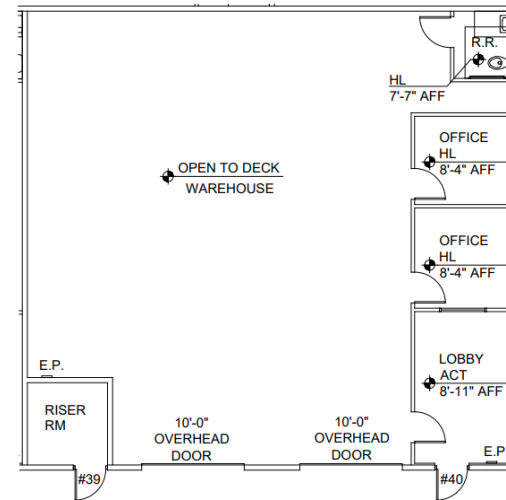
Suite #1, 2



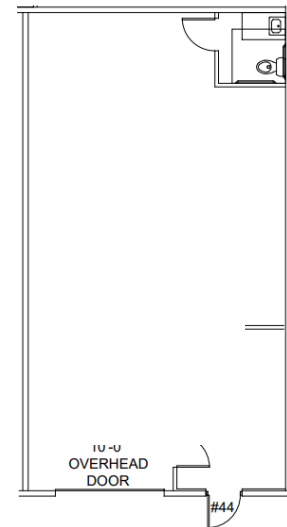
Suite #22, 32



Suite #24, 30, 31



Suite #39, 40



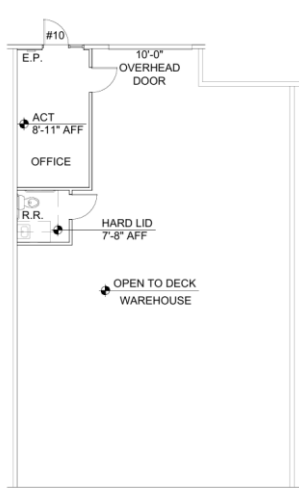
Suite #44

Ali Roesener, SIOR  
(702) 765-8894  
Ali.Roesener@lpc.com

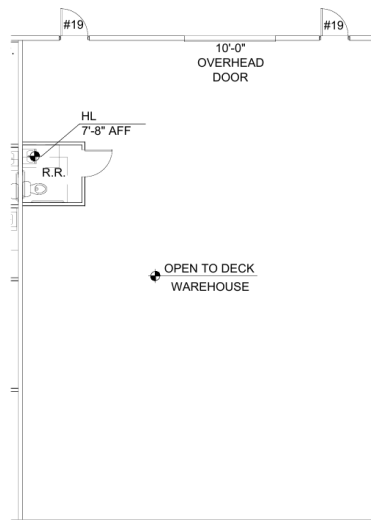
Tony Alvarez  
(702) 765-8880  
Tony.Alvarez@lpc.com

# Lincoln

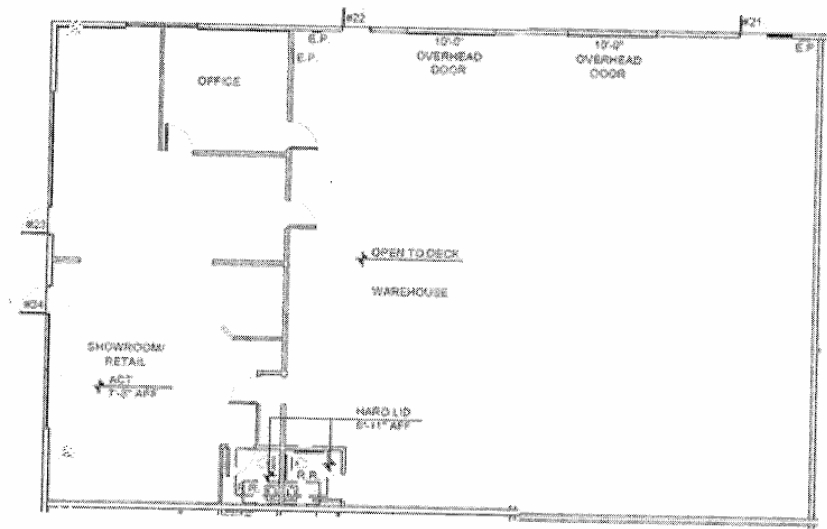
## 3170 Polaris Available Floorplans



Suite #10



Suite #19



Suite #21, 22, 23, 24

Ali Roesener, SIOR  
(702) 765-8894  
Ali.Roesener@lpc.com

Tony Alvarez  
(702) 765-8880  
Tony.Alvarez@lpc.com

Lincoln

### 3200 Polaris Available Floorplans



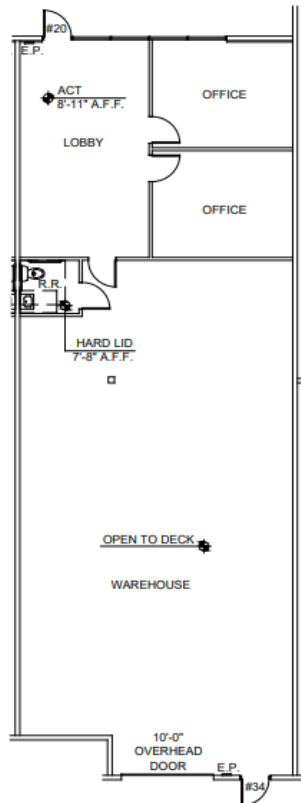
**Suite #38**

**Ali Roesener, SIOR**  
(702) 765-8894  
Ali.Roesener@lpc.com

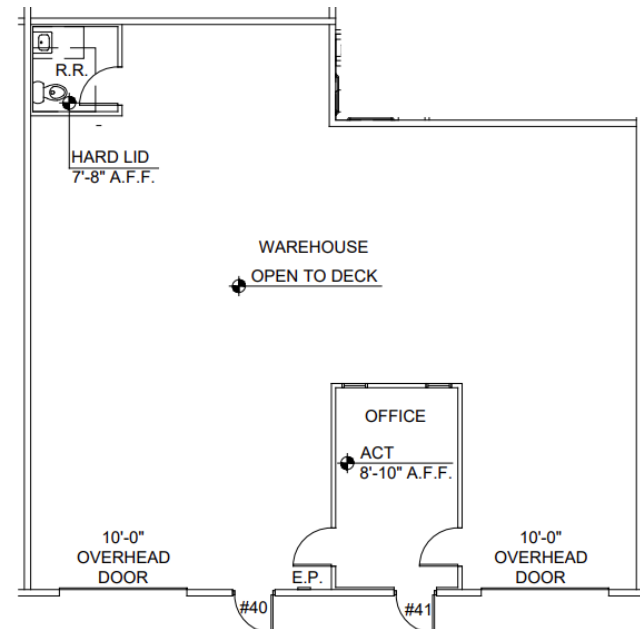
**Tony Alvarez**  
(702) 765-8880  
Tony.Alvarez@lpc.com

**Lincoln**

## 3230 Polaris Available Floorplans



**Suite #20, 34**



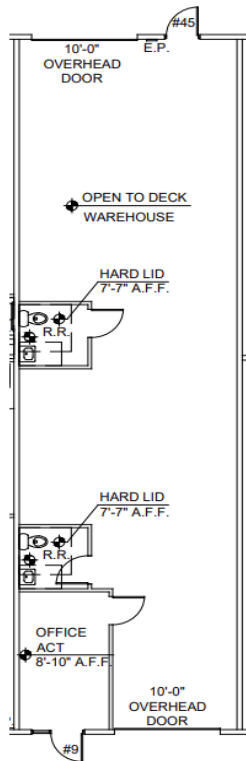
**Suite #40, 41**

Ali Roesener, SIOR  
(702) 765-8894  
Ali.Roesener@lpc.com

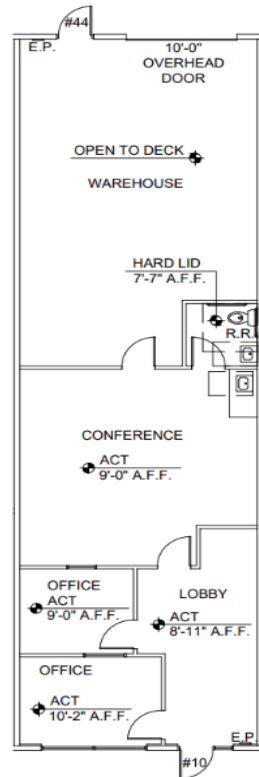
Tony Alvarez  
(702) 765-8880  
Tony.Alvarez@lpc.com

**Lincoln**

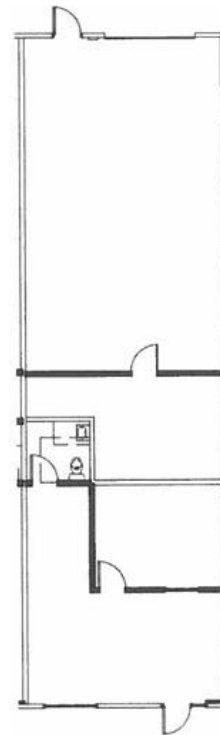
## 3400 Desert Inn Available Floorplans



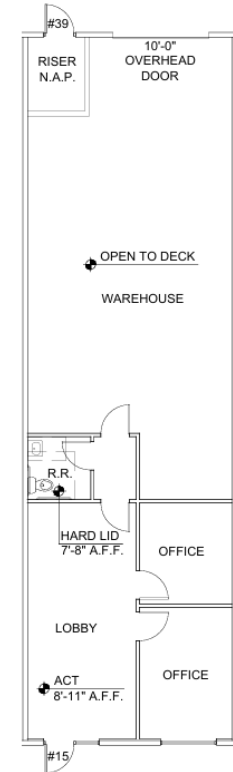
Suite #9, 45



Suite #10, 44



Suite #13, 41



Suite #15, 39

Ali Roesener, SIOR  
(702) 765-8894  
Ali.Roesener@lpc.com

Tony Alvarez  
(702) 765-8880  
Tony.Alvarez@lpc.com

# Lincoln