



READY FOR OCCUPANCY

# DESERT INN COMMERCE CENTER

3221 POLARIS AVENUE  
LAS VEGAS, NV 89102



# LOCATION HIGHLIGHTS

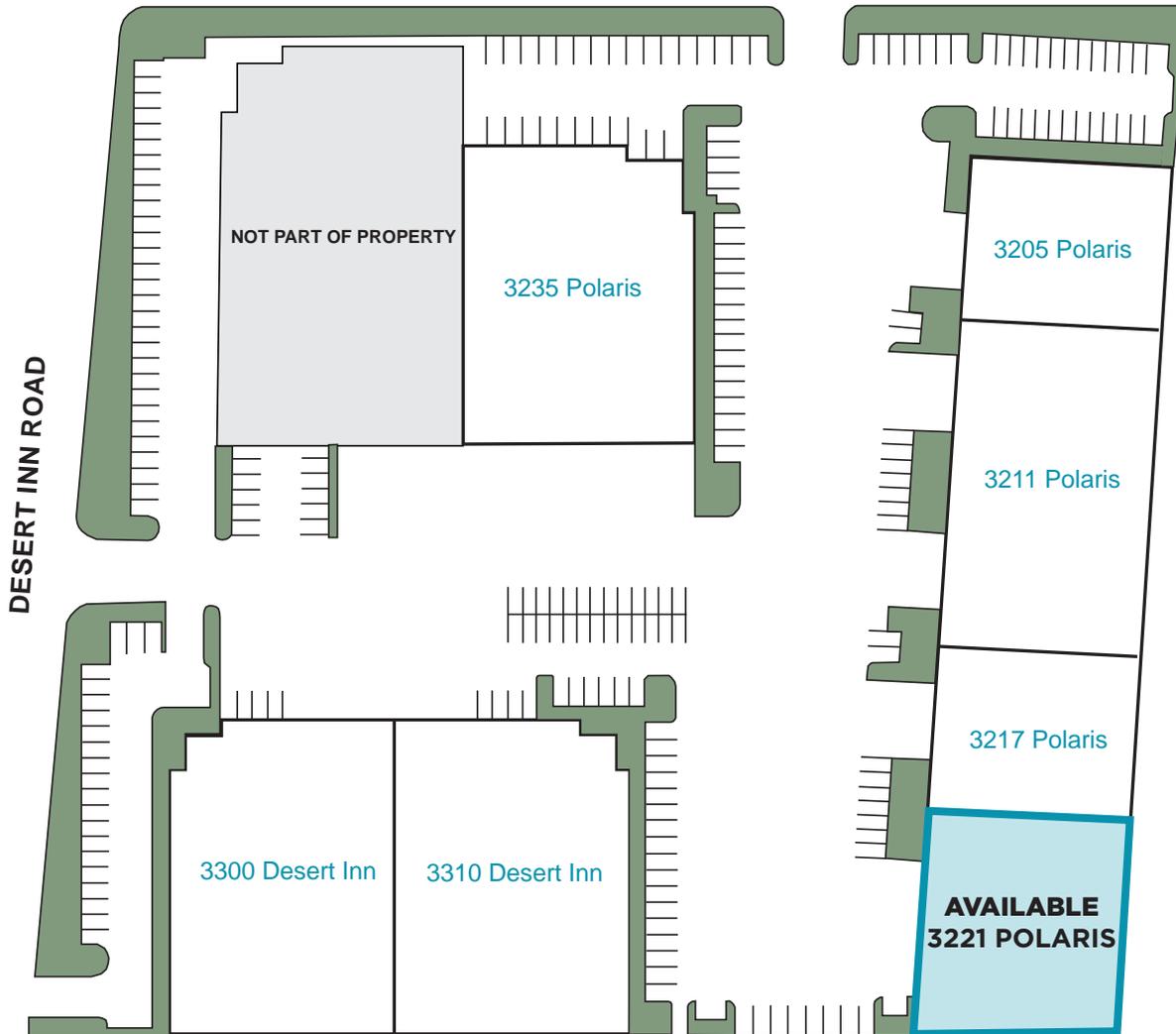
- Situated in the central Las Vegas industrial corridor just west of the Las Vegas Strip, the property benefits from immediate access to key transportation routes including Valley View Boulevard, I-15, and the Desert Inn Super Arterial.
- Zoning: M (Industrial), City of Las Vegas



# SPACE HIGHLIGHTS

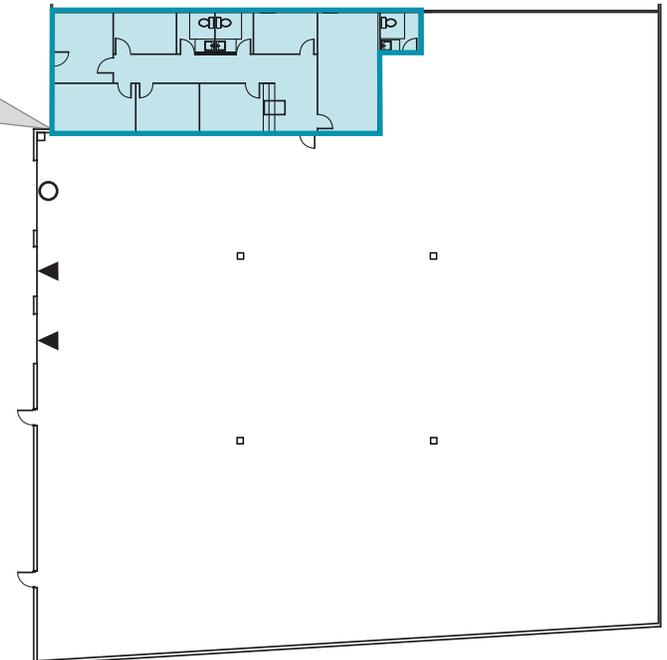
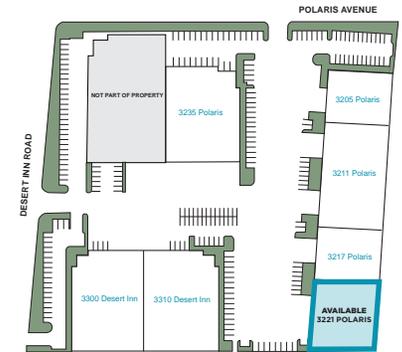
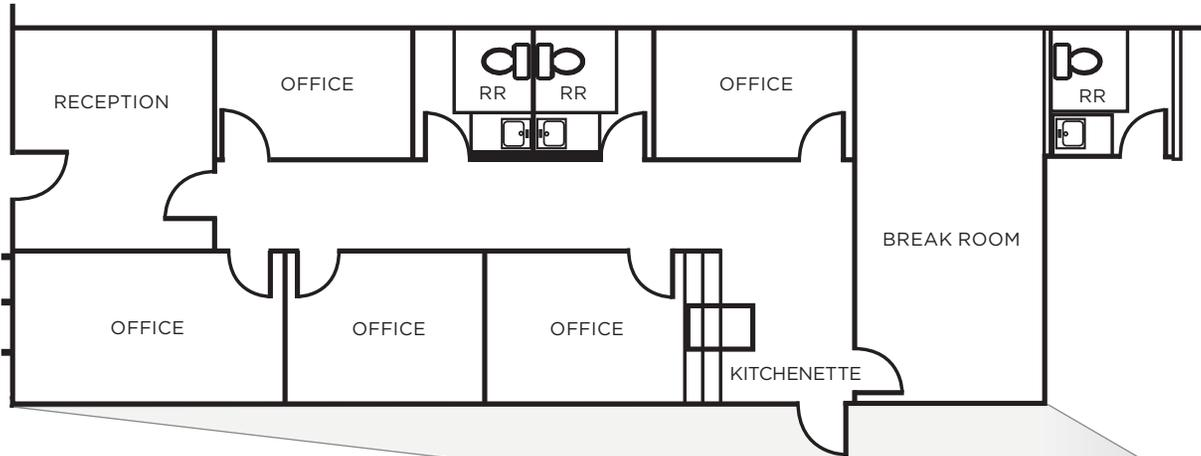


POLARIS AVENUE



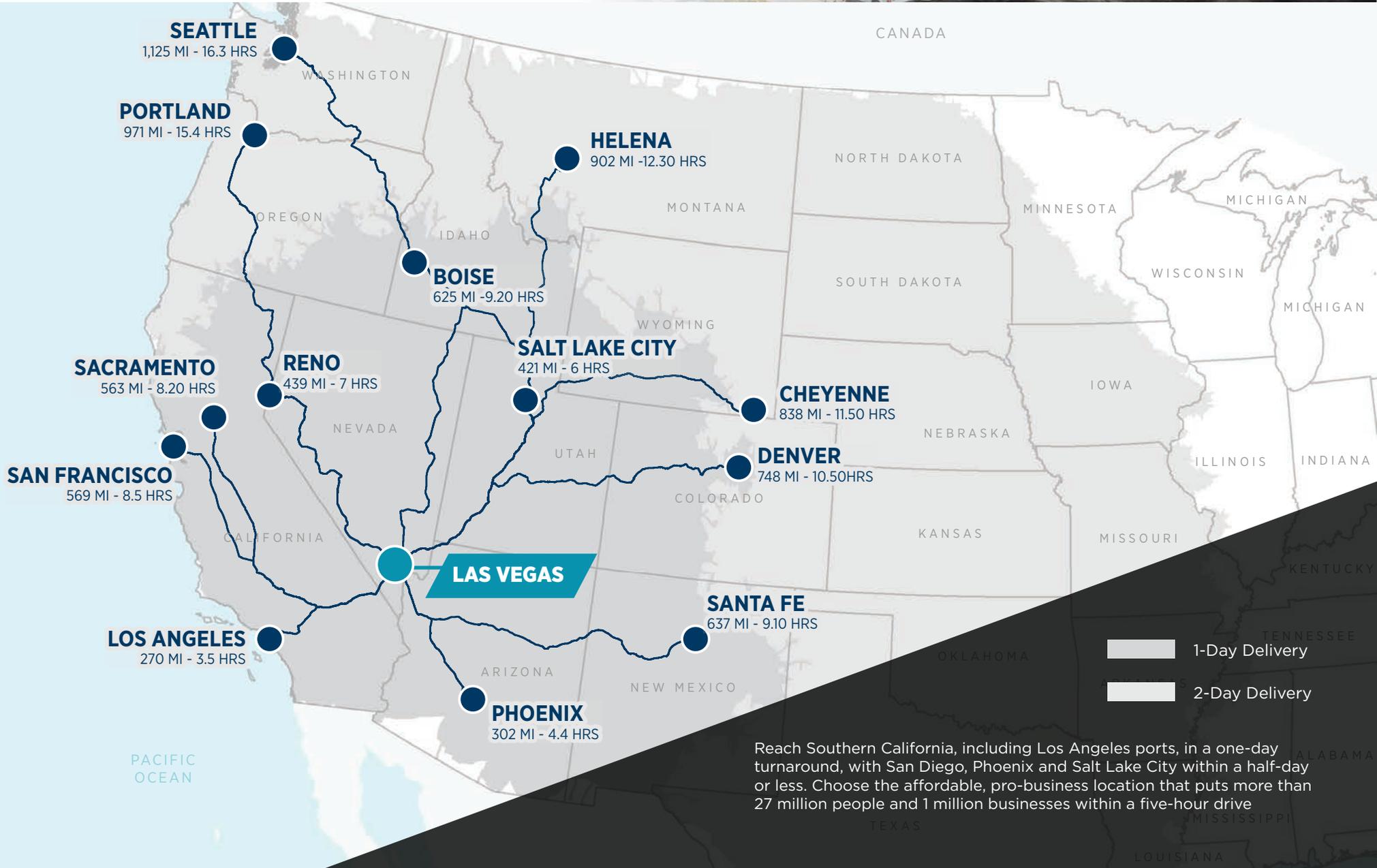
<b>Total SF</b>	15,622
<b>Office SF</b>	1,555
<b>Warehouse SF</b>	14,067
<b>Clear Height</b>	24'
<b>Dock-High Doors</b>	2
<b>Grade Level Doors</b>	1
<b>Yard</b>	Secured yard/parking area
<b>Power</b>	277/480V, 3 Phase, 600 Amps
<b>Sprinklers</b>	Fully Sprinklered
<b>Lighting</b>	LED
<b>Warehouse Cooling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

# SPACE PLAN



LEGEND	
▲	Dock High Doors
○	Grade Doors

# ADVANTAGEOUS LOGISTICS



Reach Southern California, including Los Angeles ports, in a one-day turnaround, with San Diego, Phoenix and Salt Lake City within a half-day or less. Choose the affordable, pro-business location that puts more than 27 million people and 1 million businesses within a five-hour drive

# 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



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