

±44,000 SF FOR SUBLEASE

5935 POLARIS AVENUE,
LAS VEGAS, NV 89118



±44,000 SF OFFICE/WAREHOUSE SPACE | FENCED YARD

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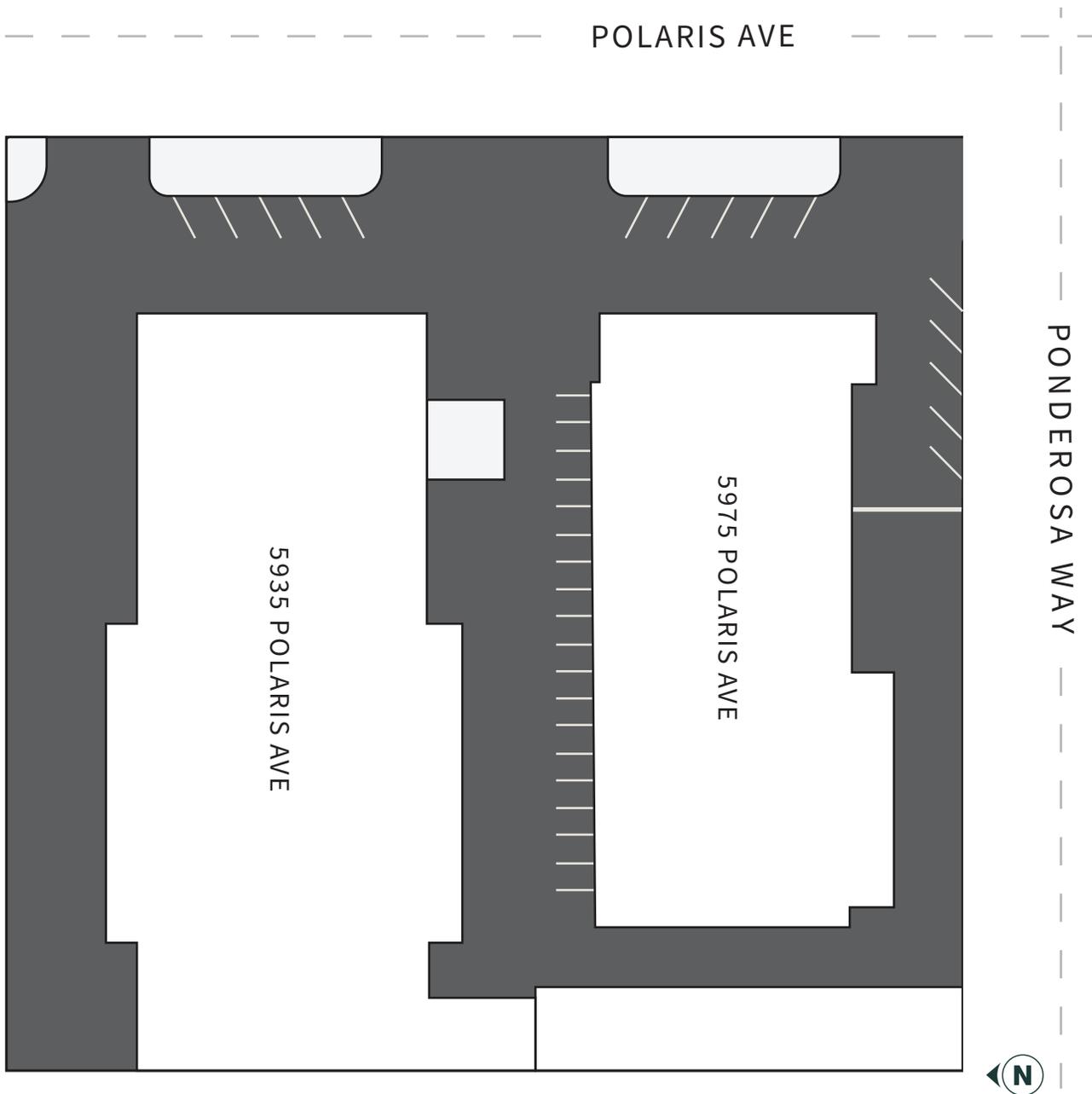
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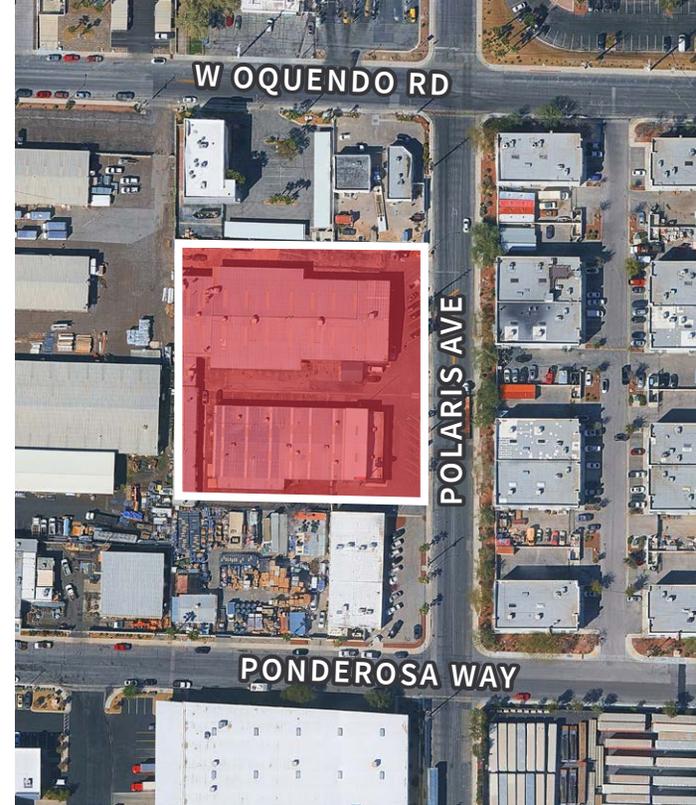
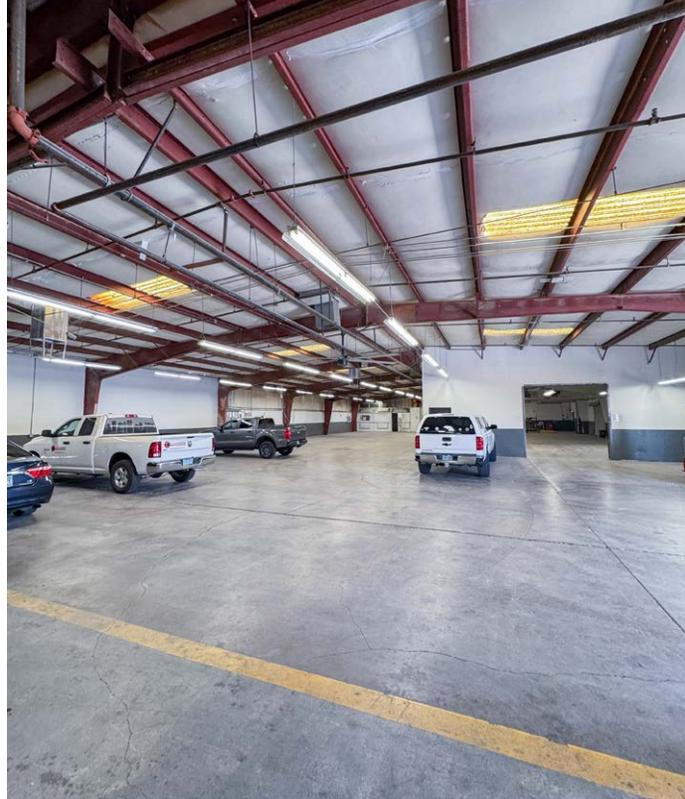


SITE PLAN

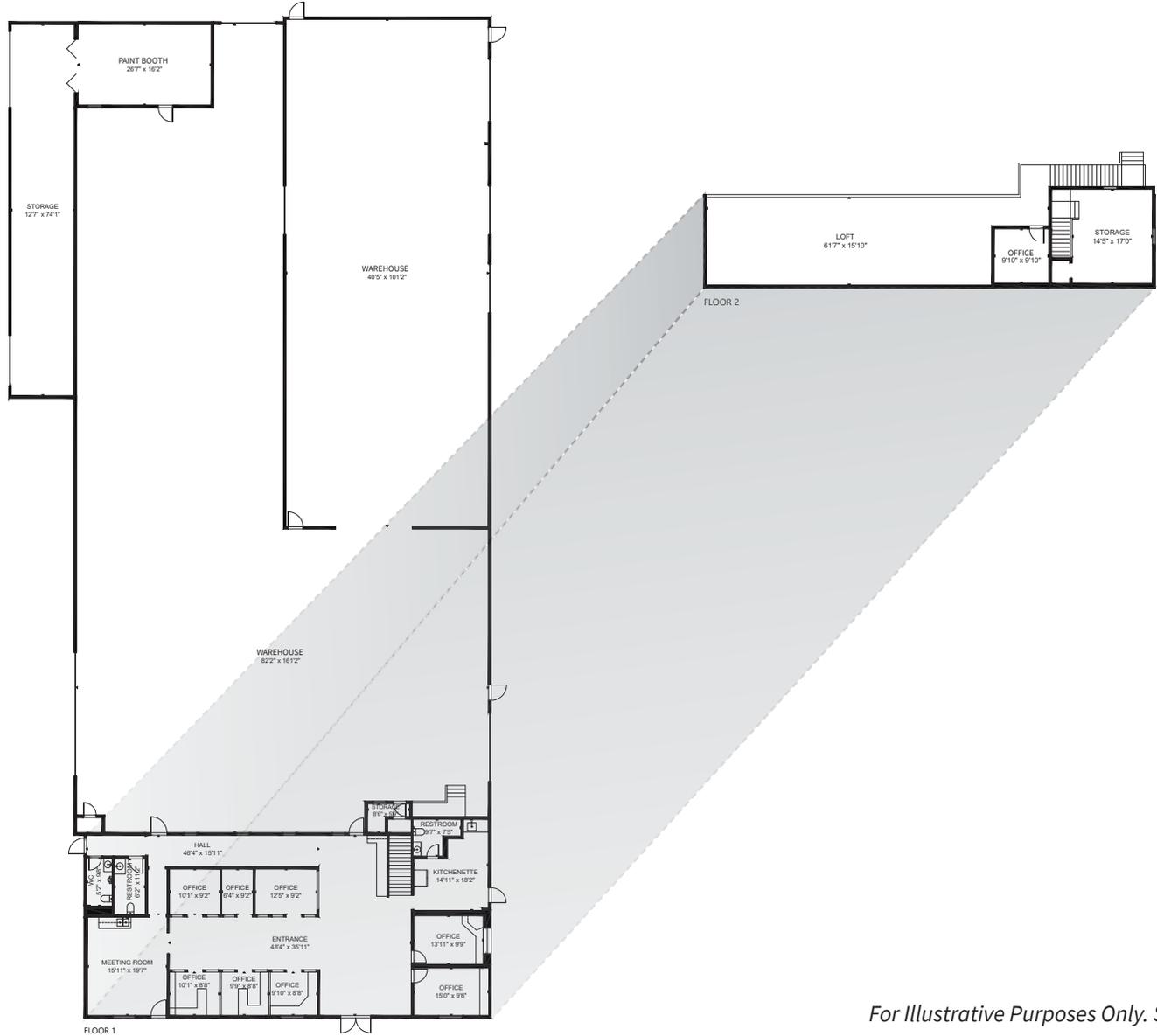


SUITE FEATURES

- AVAILABLE SUITE
±44,000 SF
- OFFICE
TBD
- CLEAR HEIGHT
Multiple
- GRADE
Nine (9)
- POWER
277/480V, 3-phase panels
(To be verified by subtenant)
- COOLING
Evaporative coolers
- LIGHTING
LED lights
- FIRE SPRINKLERS
Yes
- AVAILABLE
Immediately
- MASTER LEASE EXPIRES
December 31, 2029
- RATE
\$1.00/SF/month NNN +
CAM TBD

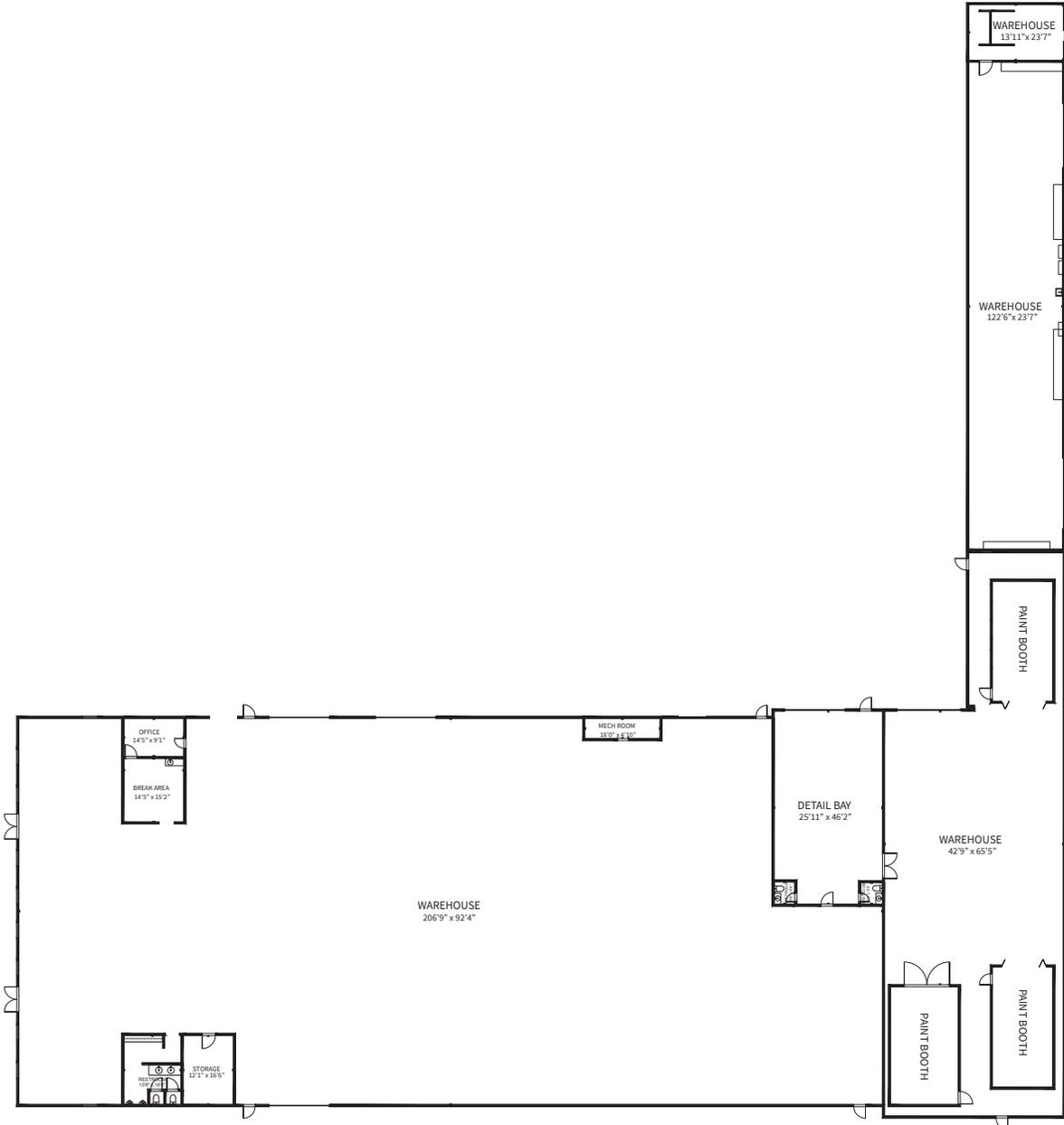


FLOOR PLAN



For Illustrative Purposes Only. Sizes are approximate.

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LOCATION HIGHLIGHTS



Large local pool of experienced logistics professionals



Nevada offers no tax on corporate income, personal income, inventory taxes, inheritance taxes, unitary taxes, etc.



Tremendous residential & retail growth in the area



Less than 10 minutes from I-15



±5 hour drive from Port of Los Angeles



INTERESTED IN MORE INFORMATION?

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