



## Polaris Crossing

3326 Ponderosa Way, Las Vegas, Nevada 89118



**Glenn R. Wilcox, Jr. & Michael Sumiyoshi**

Ohana Realty Group

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## 3326 Ponderosa Way

\$1.00 /SF/MO

3326 Ponderosa Way (Chadwell Supply): Consist of +/- 39,575 sq. ft. of warehouse space including (6) dock-hi and (3) grade level doors, evap. cooled. Plus +/-6,785 sq. ft. of climate controlled 2-story office space for a total of +/- 46,360 sq. ft., which also includes secured private yard space. All located on the South half of the building. 3325 W. Oquendo Rd. is located on the North half of the building which is occupied by two Tenants including Baker Distributing. The entire building consist of +/- 92,720 sq. ft. located on +/- 4.4 Acres of Land zoned Light Industrial (IL). The Landlord just spent \$500k new roof, skylights and gas line for the building, the premises are well kept and professionally managed. Chadwell Supply is vacating the space by the end of July 2026....

- +/- 39,575 sq. ft. of Warehouse plus +/- 6,785 Office for a total of +/- 46,360 sq. ft., located of +/- 4.4 Acres of Land zoned Light Industrial (IL).
- The Warehouse included (6) Dock-Hi and (3) over sized grade level doors.
- There is Secured Private Yard and plenty of parking.
- New Roof, Skylights and Gas Line.



Rental Rate Including CAM Fees:	\$1.19 /SF/MO
Property Type:	Industrial
Property Subtype:	Office/Warehouse
Rentable Building Area:	+/- 92,720 SF
Year Built:	1997
Base Rent :	\$1.00 /SF/MO

## 1st Floor Ste 3326-A

Space Available	+/- 46,360 SF
Base Rent	\$1.00 /SF/MO
Date Available	July 31, 2026
NNN	.19 /SFMO
Office Size	+/- 6,785 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

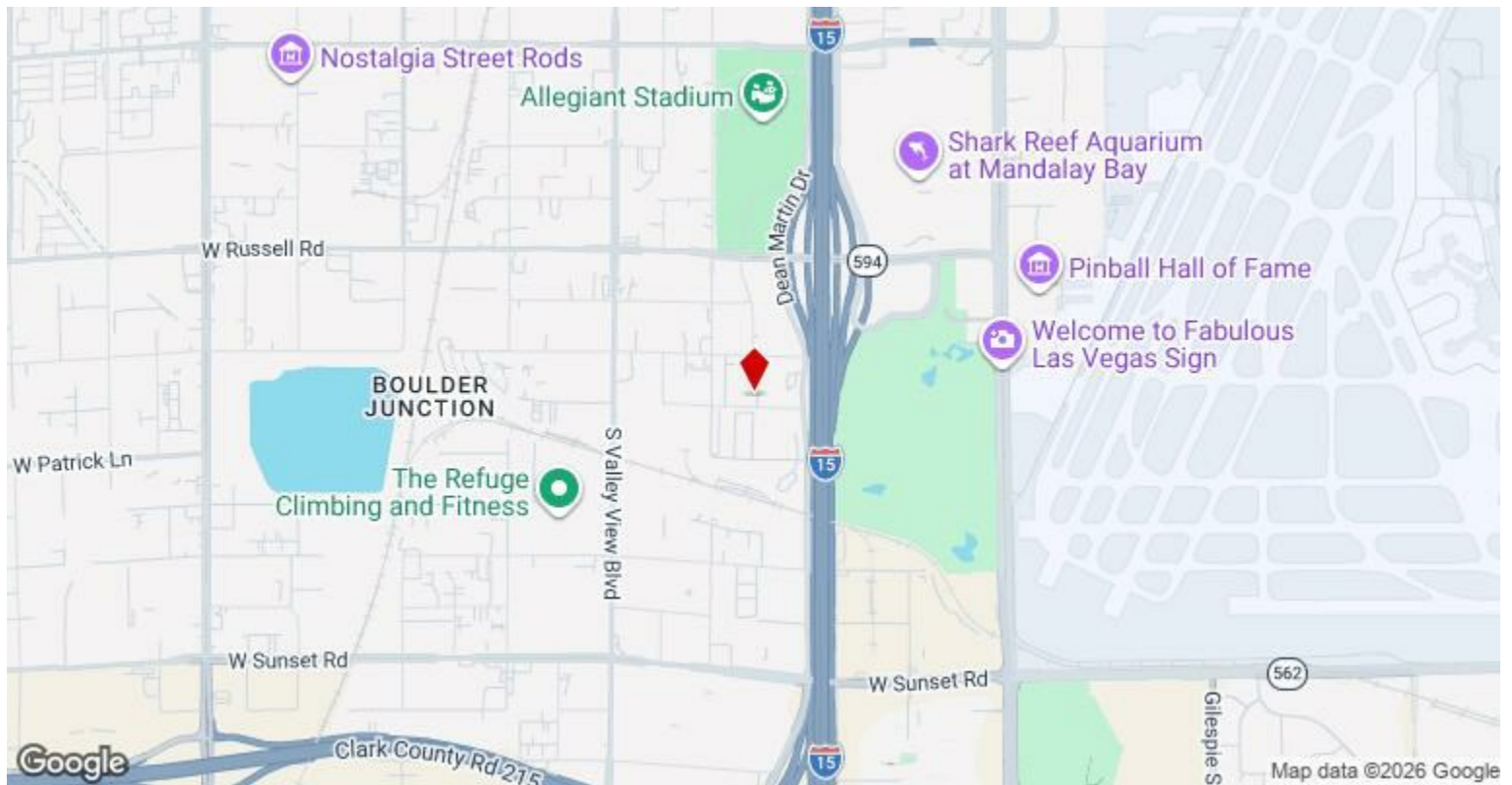
3326 Ponderosa Way Consist of +/- 6,785 sq. ft. of 2-story office space plus +/- 39,575 sq. ft. of warehouse space for a total of +/- 46,360 sq. ft. The warehouse includes (6) dock-hi and (3) oversized grade level doors. The total building consist of +/- 92,720 sq. ft. located of +/- 4.4 acres of land zoned Light Industrial (IL).

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Baker Distributing Co	-	July 2032
Chadwell Supply	-	July 2026
HT Foods	-	March 2029
	-	



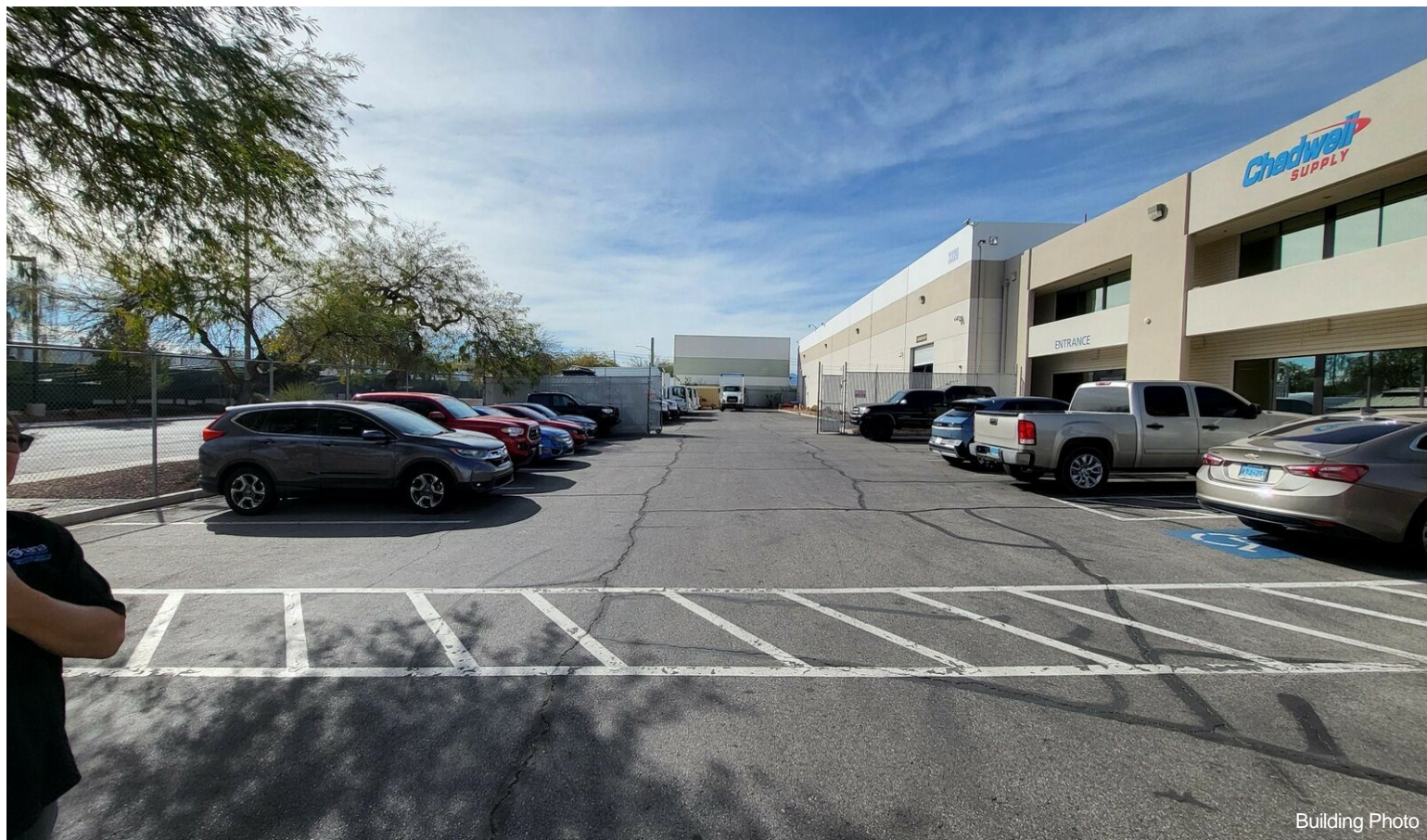
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# Property Photos



Building Photo



Building Photo

# Property Photos



Ponderosa Way Entrance



Exit To Ponderosa Way

# Property Photos



2-Story Office Space



To Dock-Hi

# Property Photos

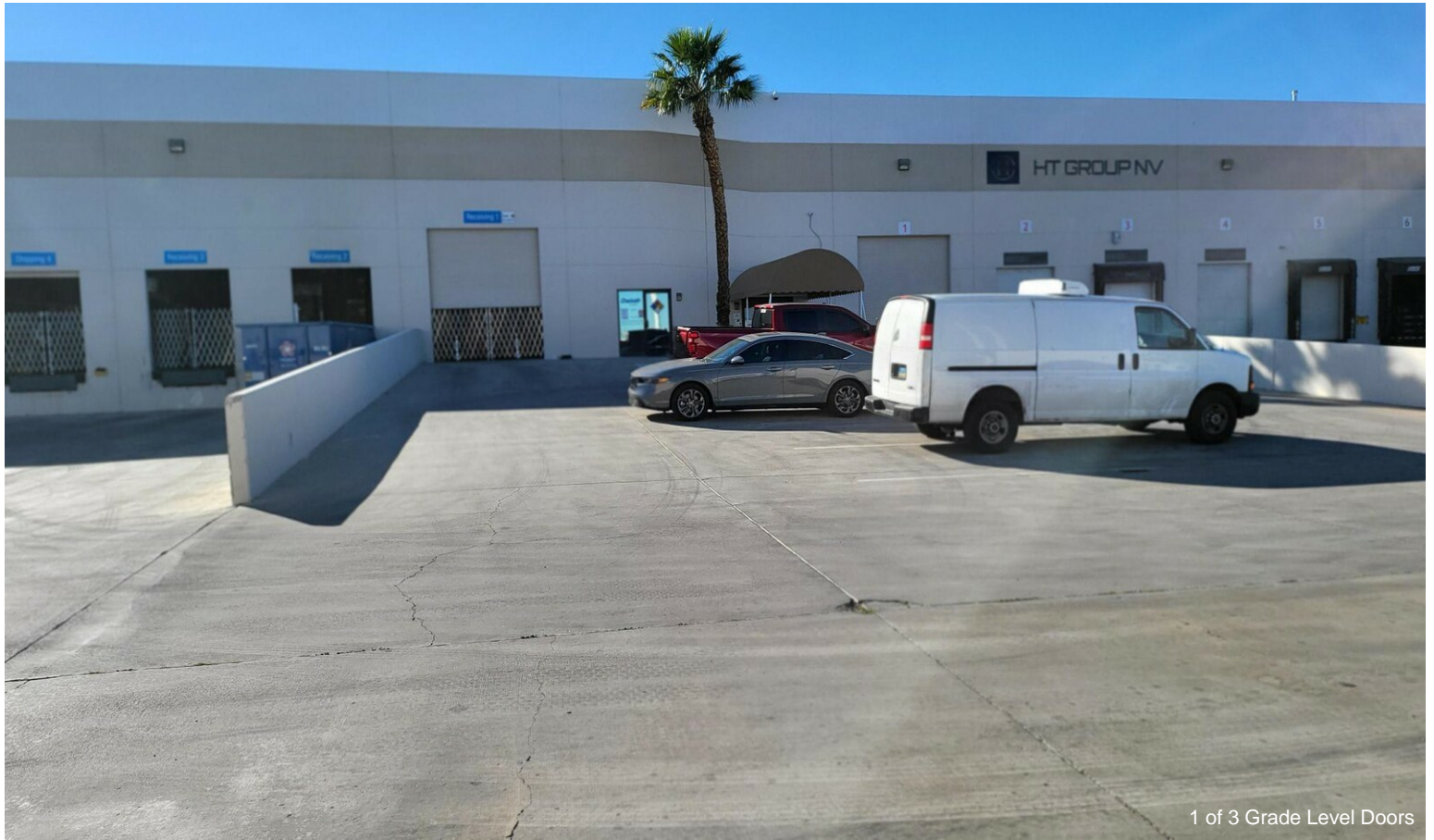


(6) Dock-Hi

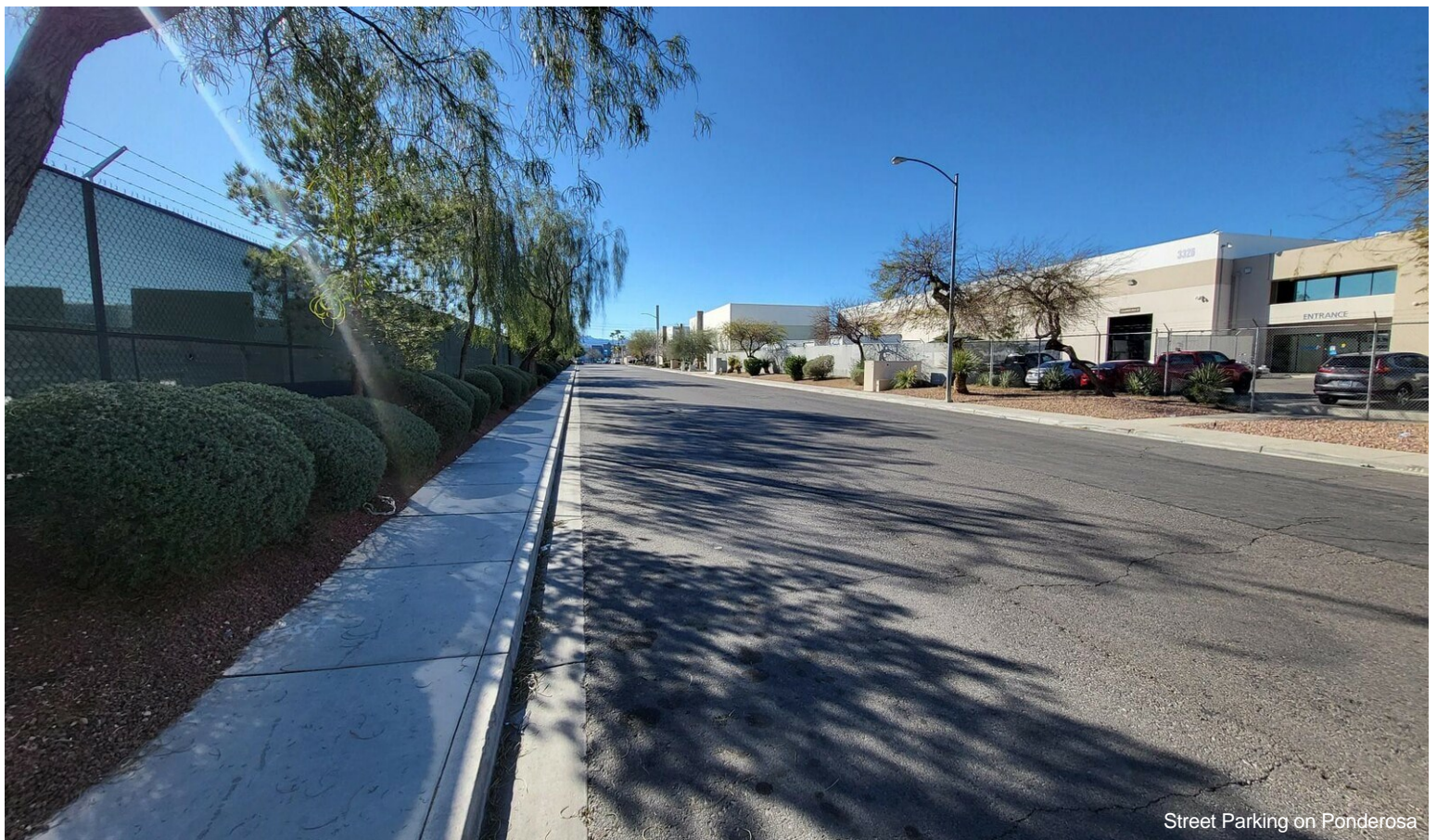


(6) Dock-Hi

# Property Photos

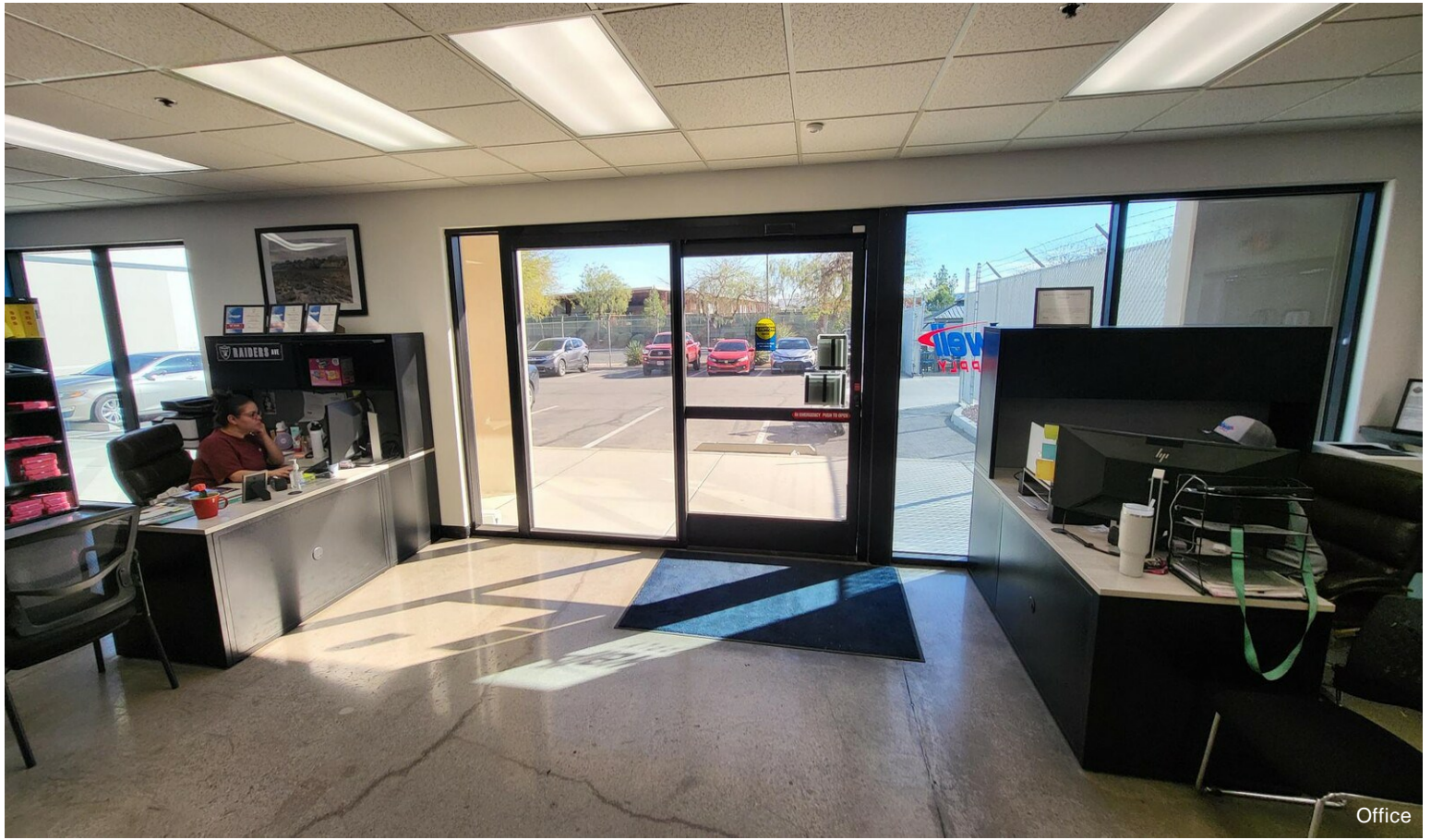


1 of 3 Grade Level Doors

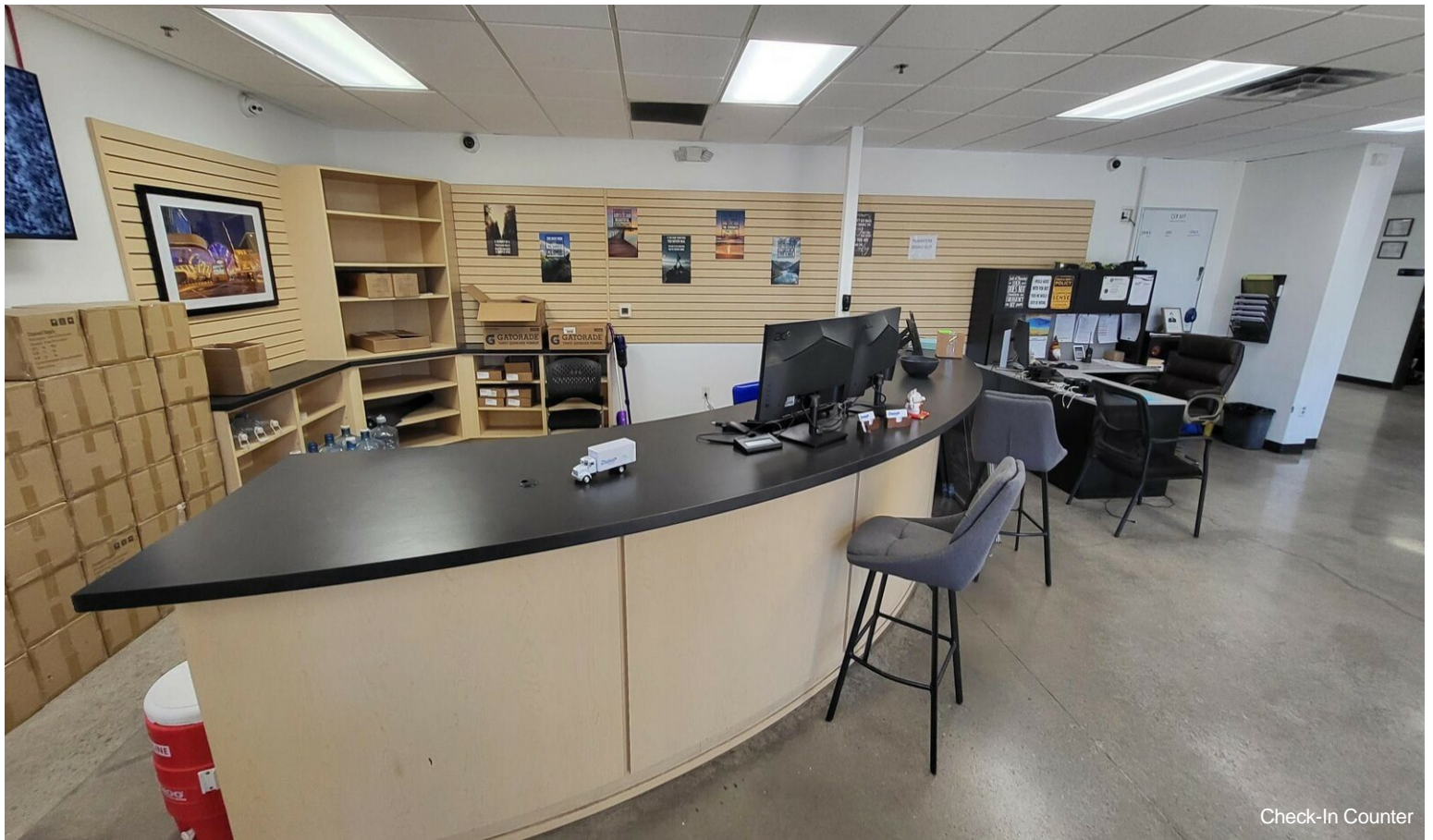


Street Parking on Ponderosa

# Property Photos

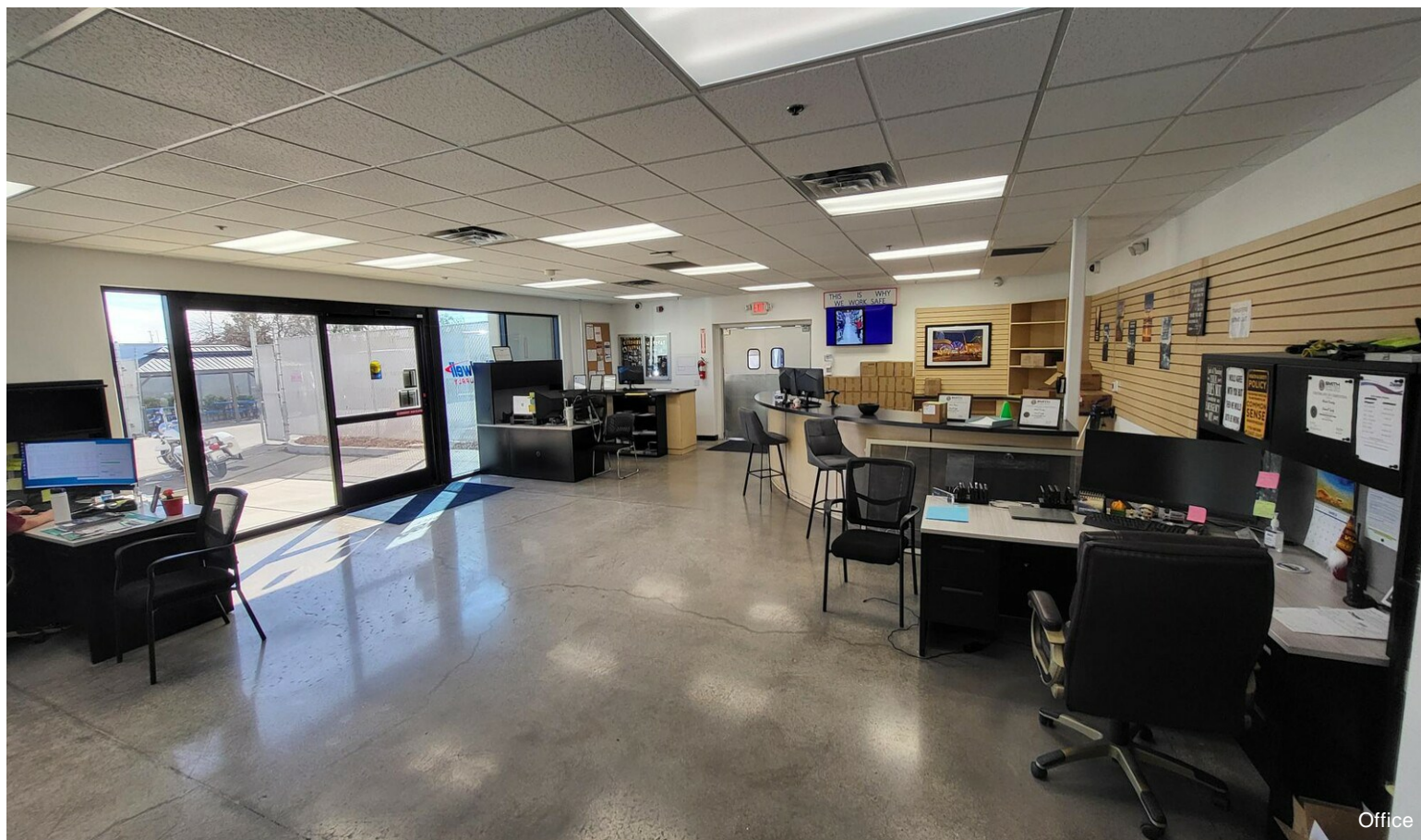


Office



Check-In Counter

# Property Photos

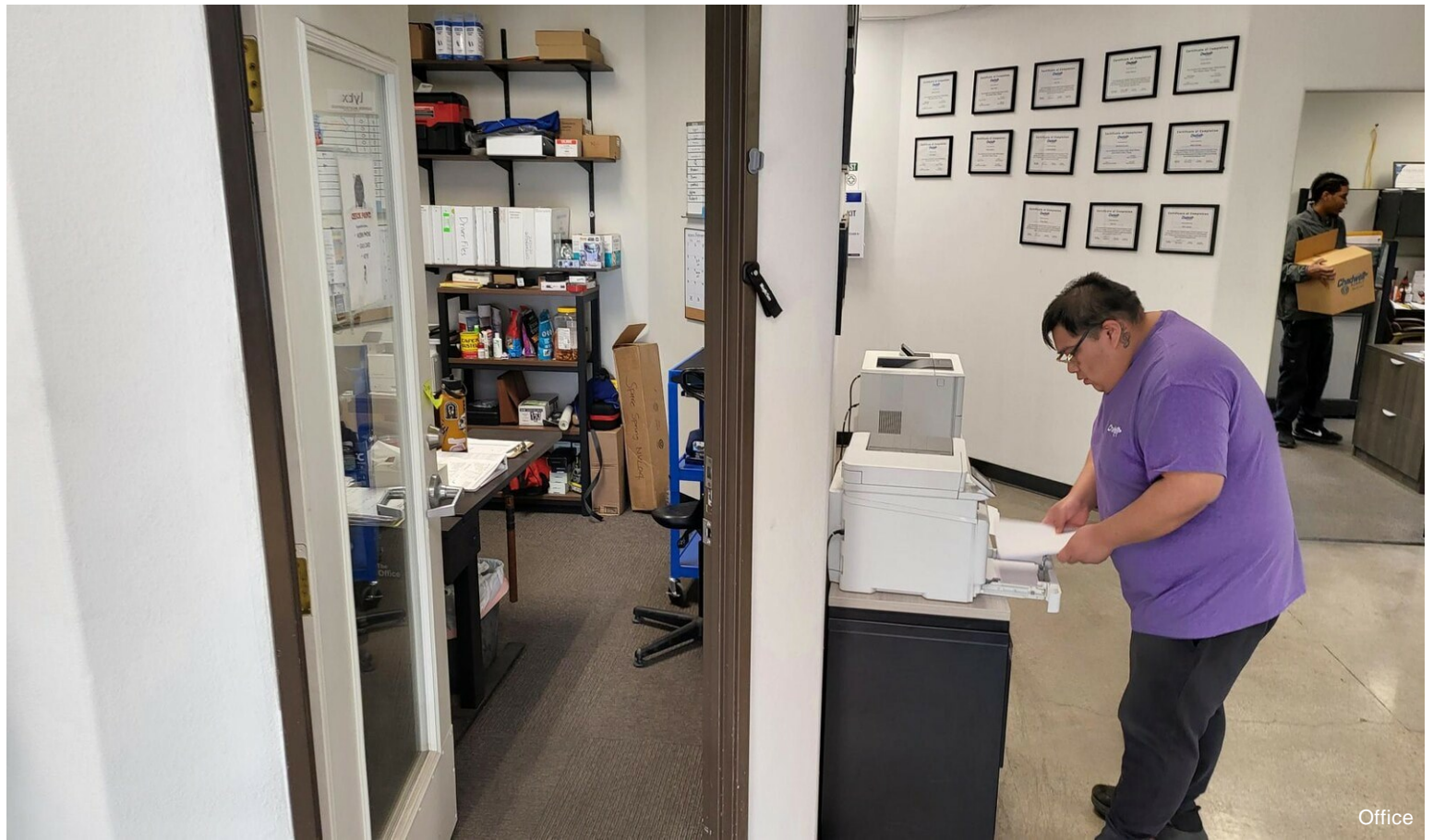


Office

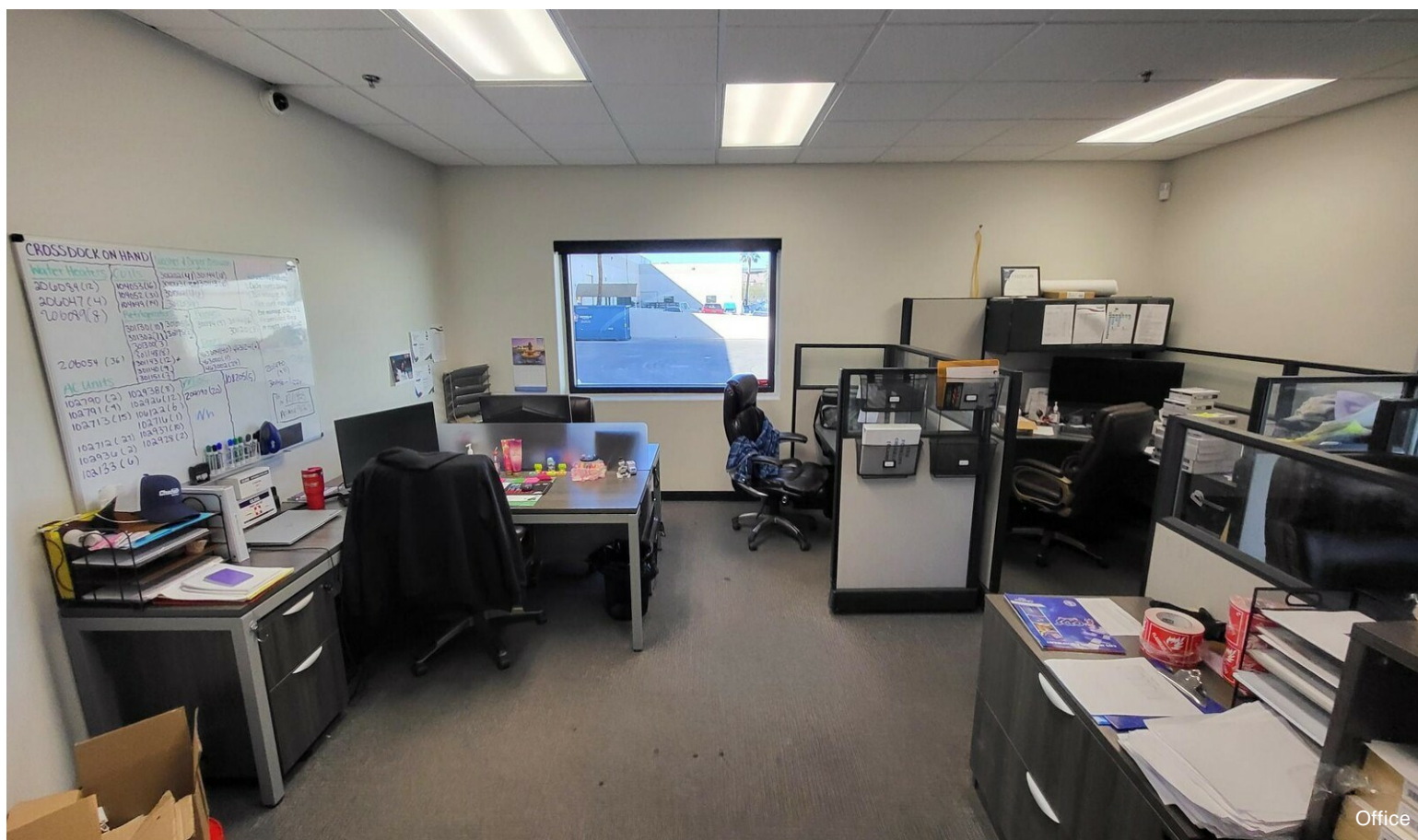
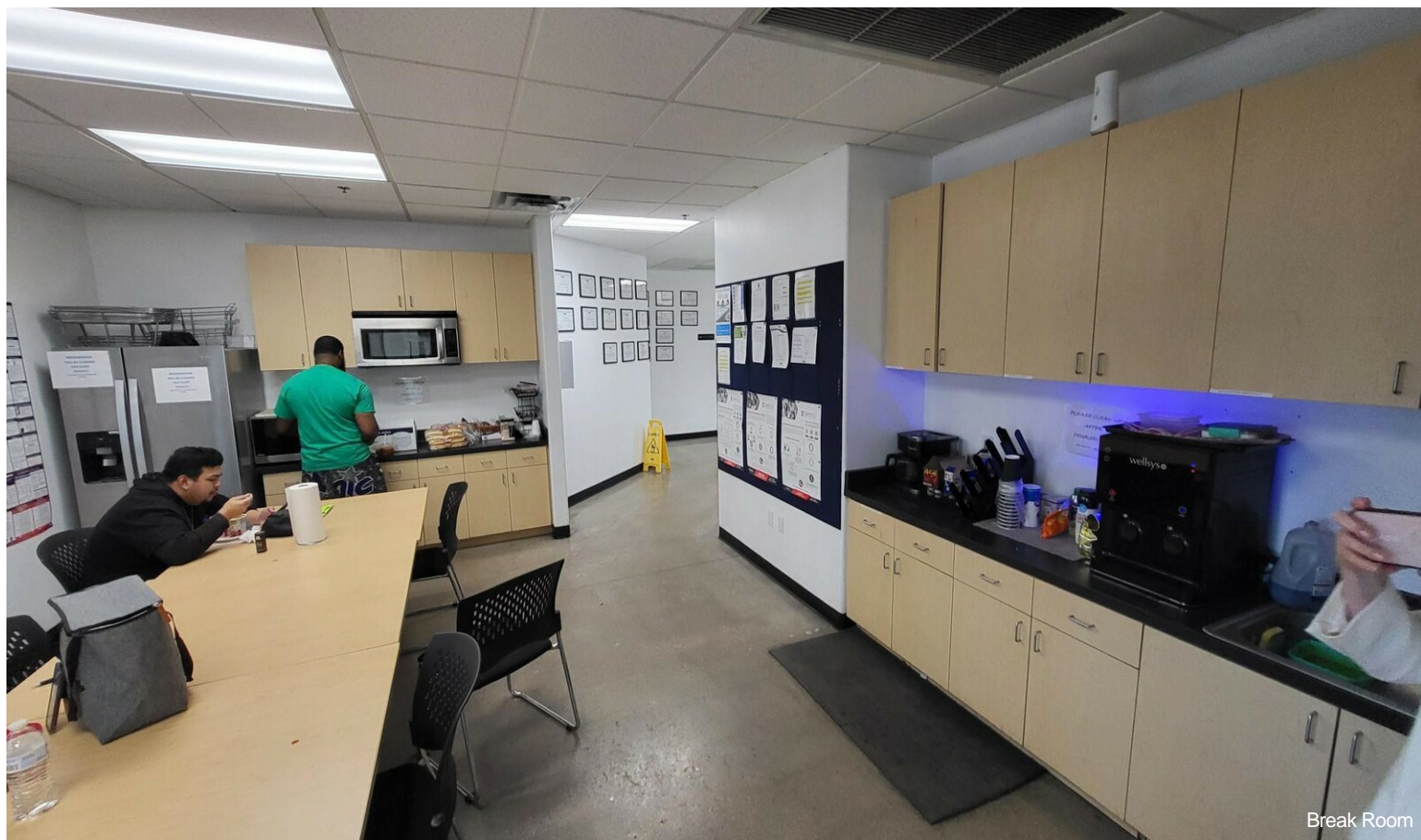


Office

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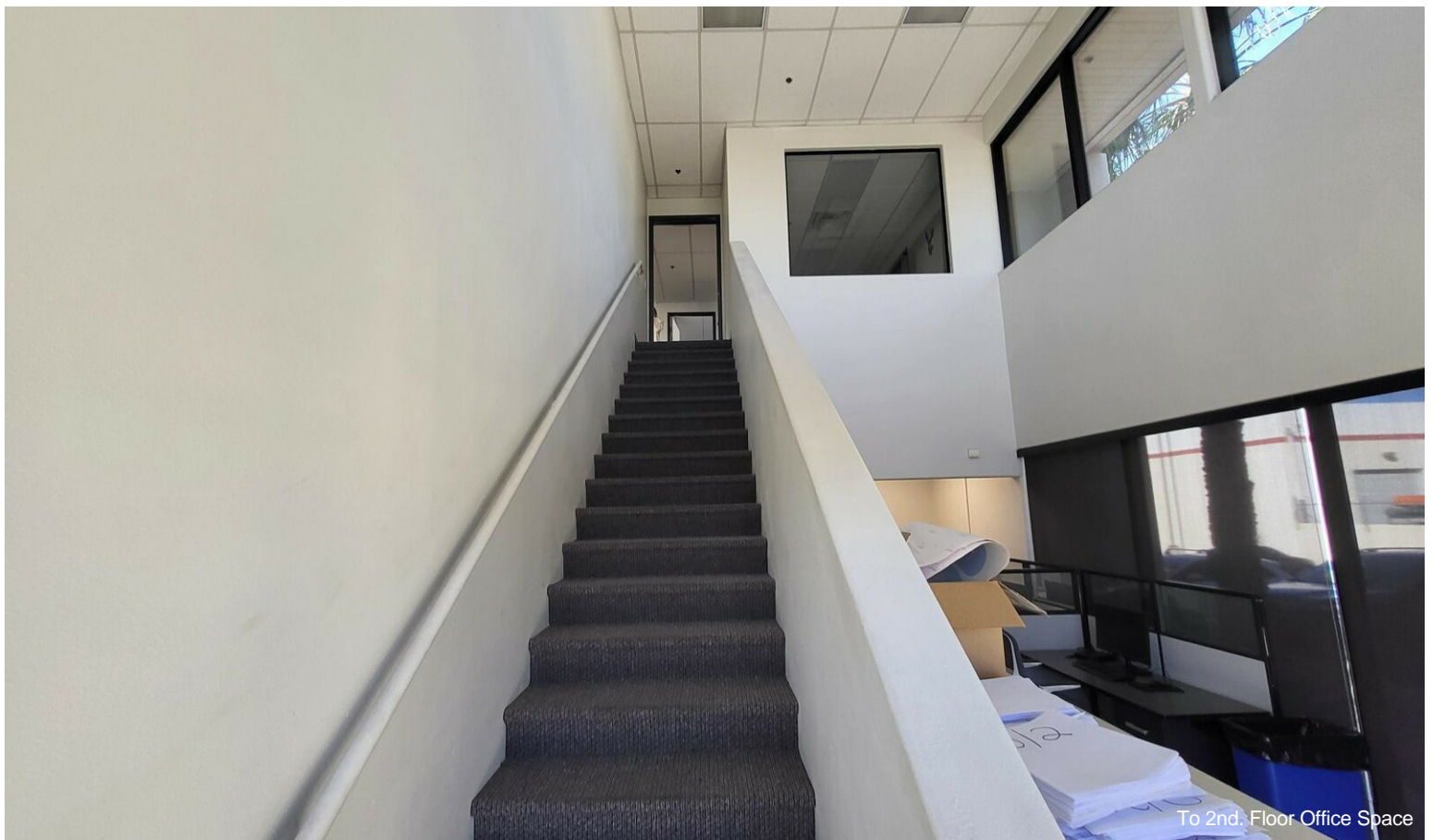
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Office

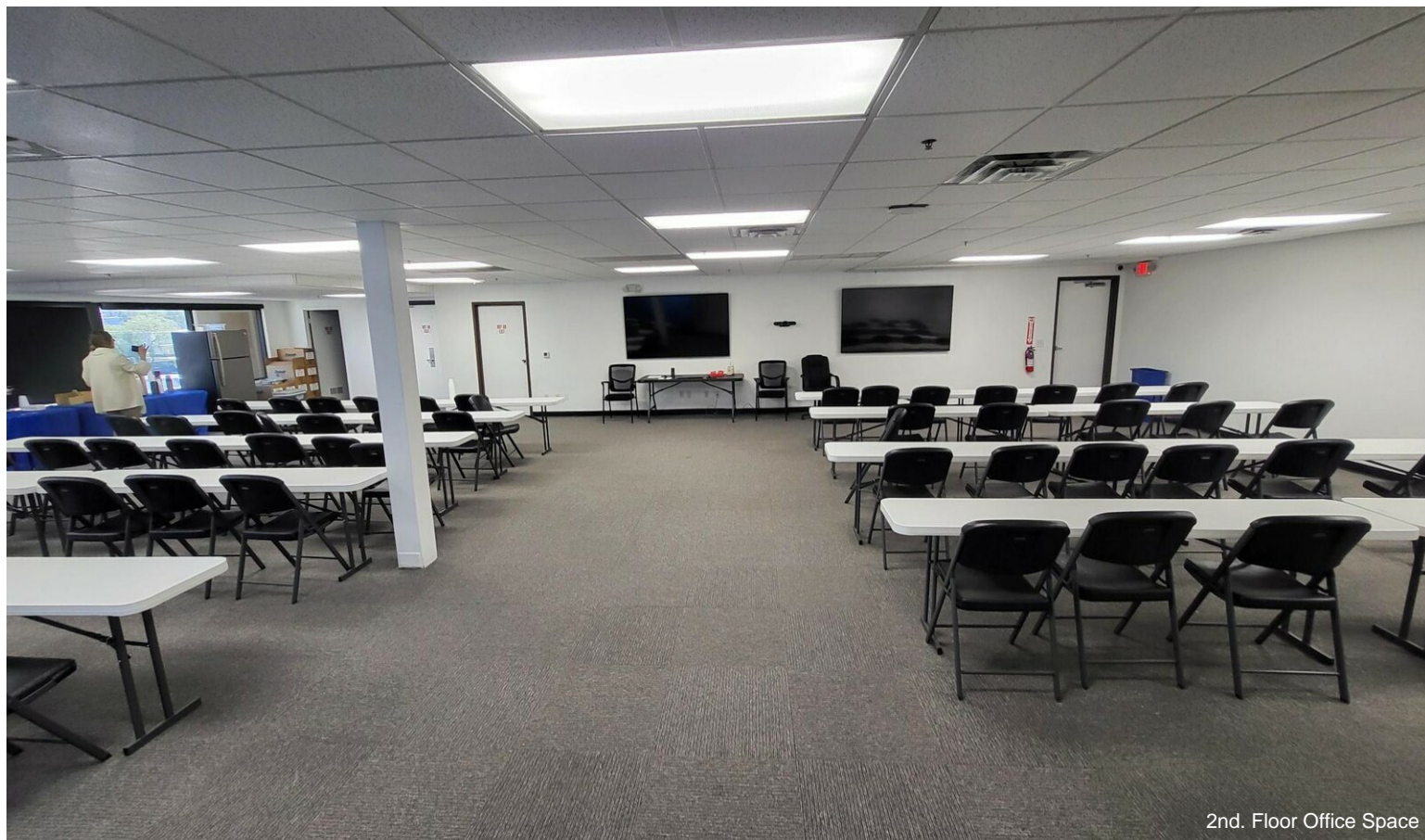


To 2nd. Floor Office Space

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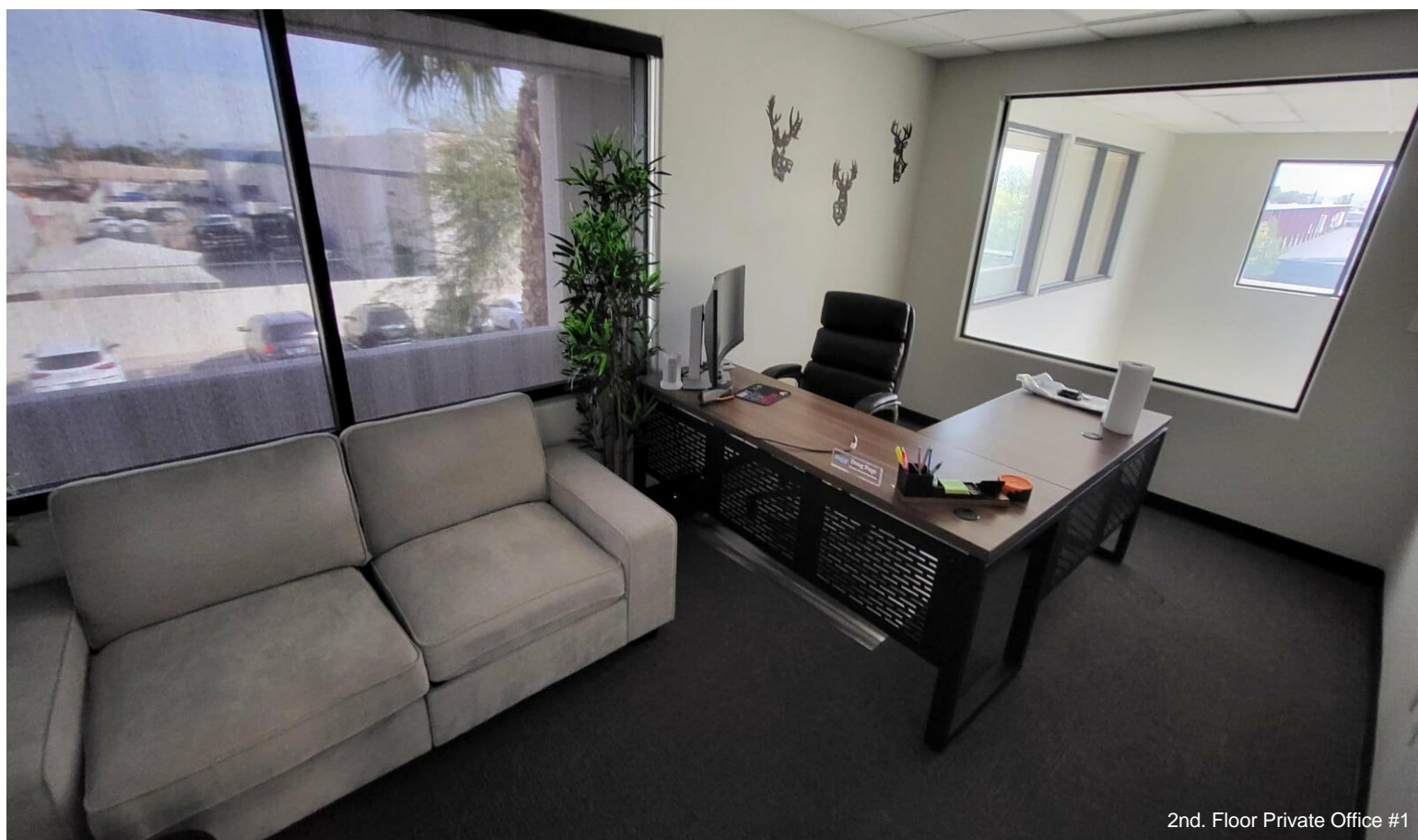


2nd. Floor Office

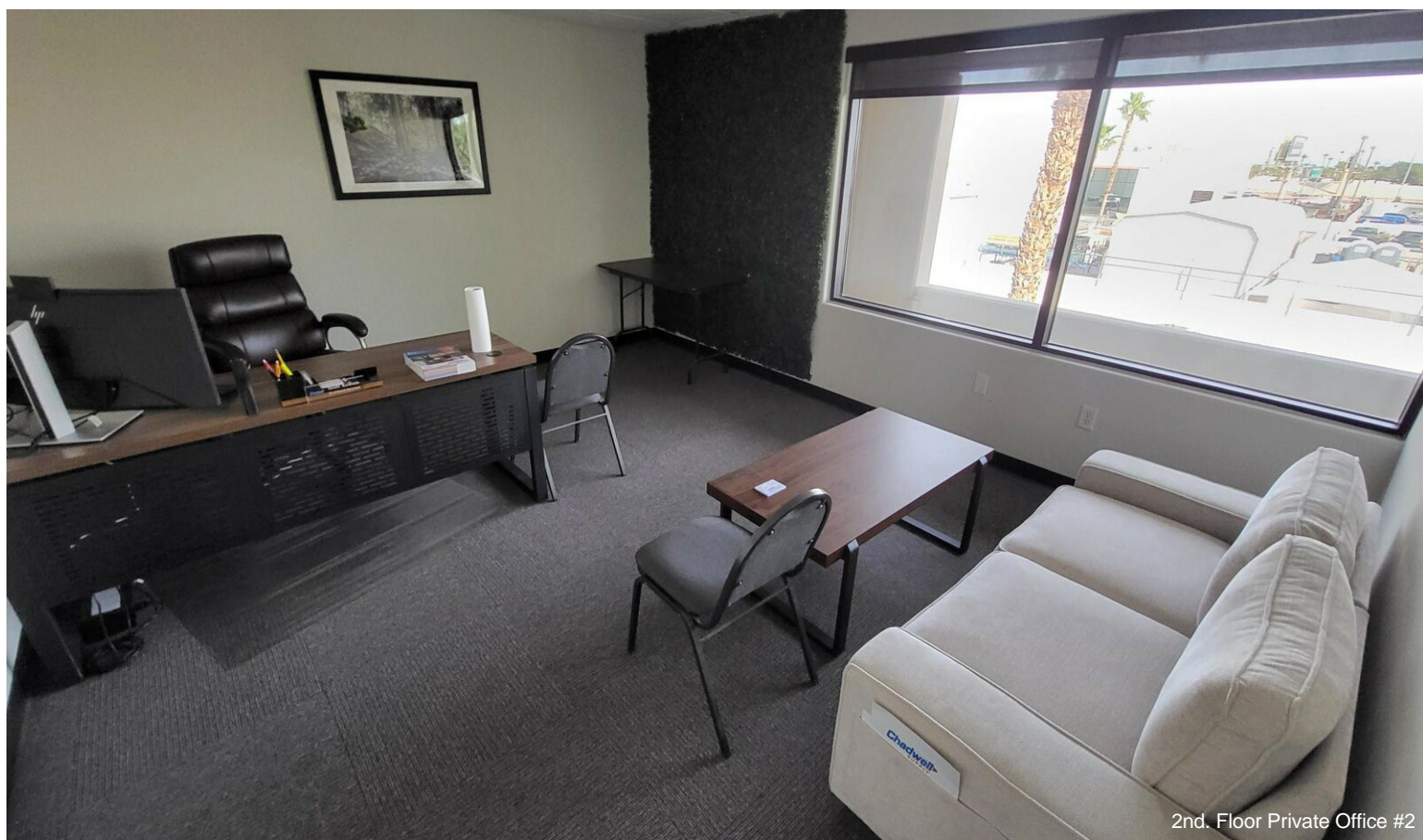


2nd. Floor Office Space

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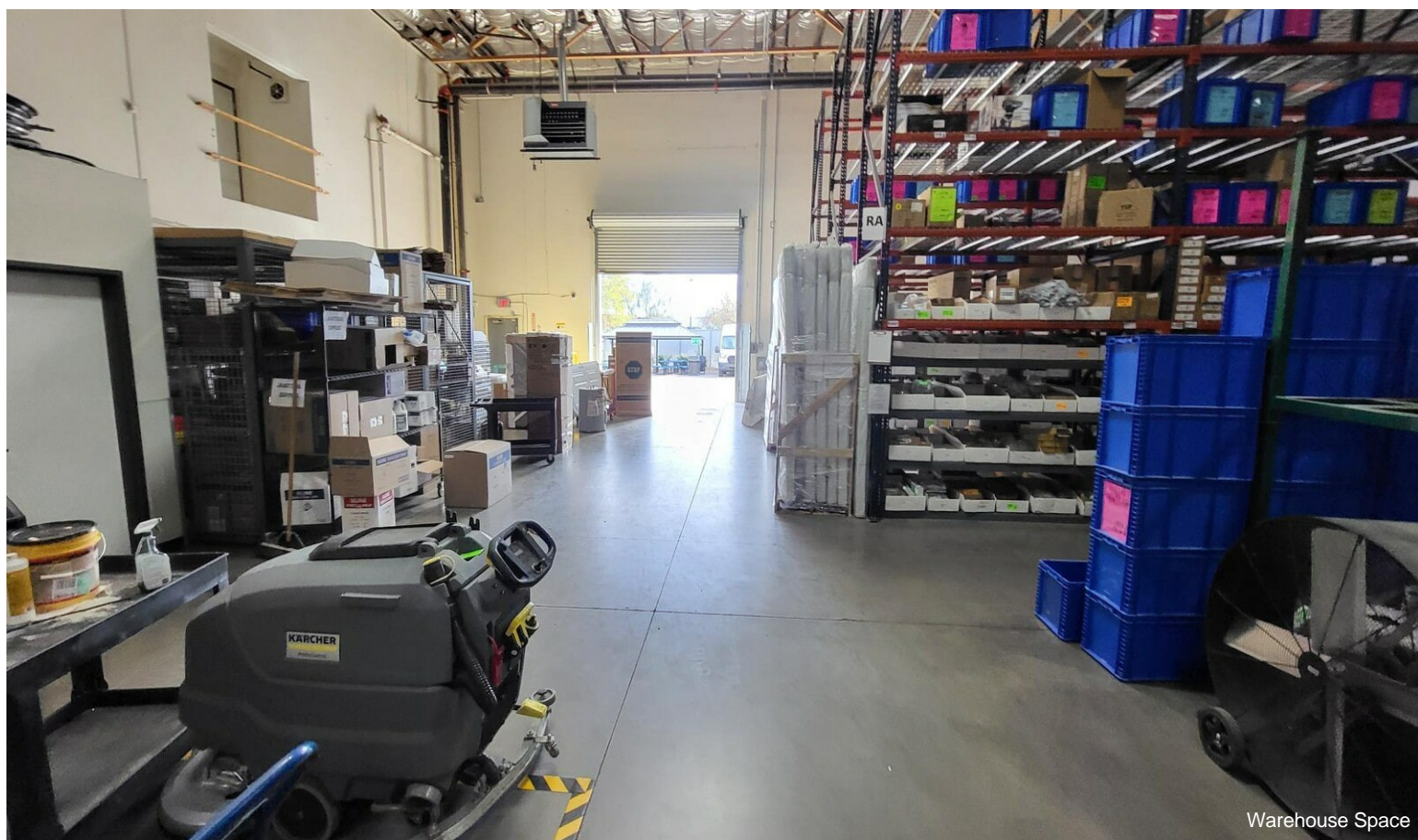


2nd. Floor Private Office #1

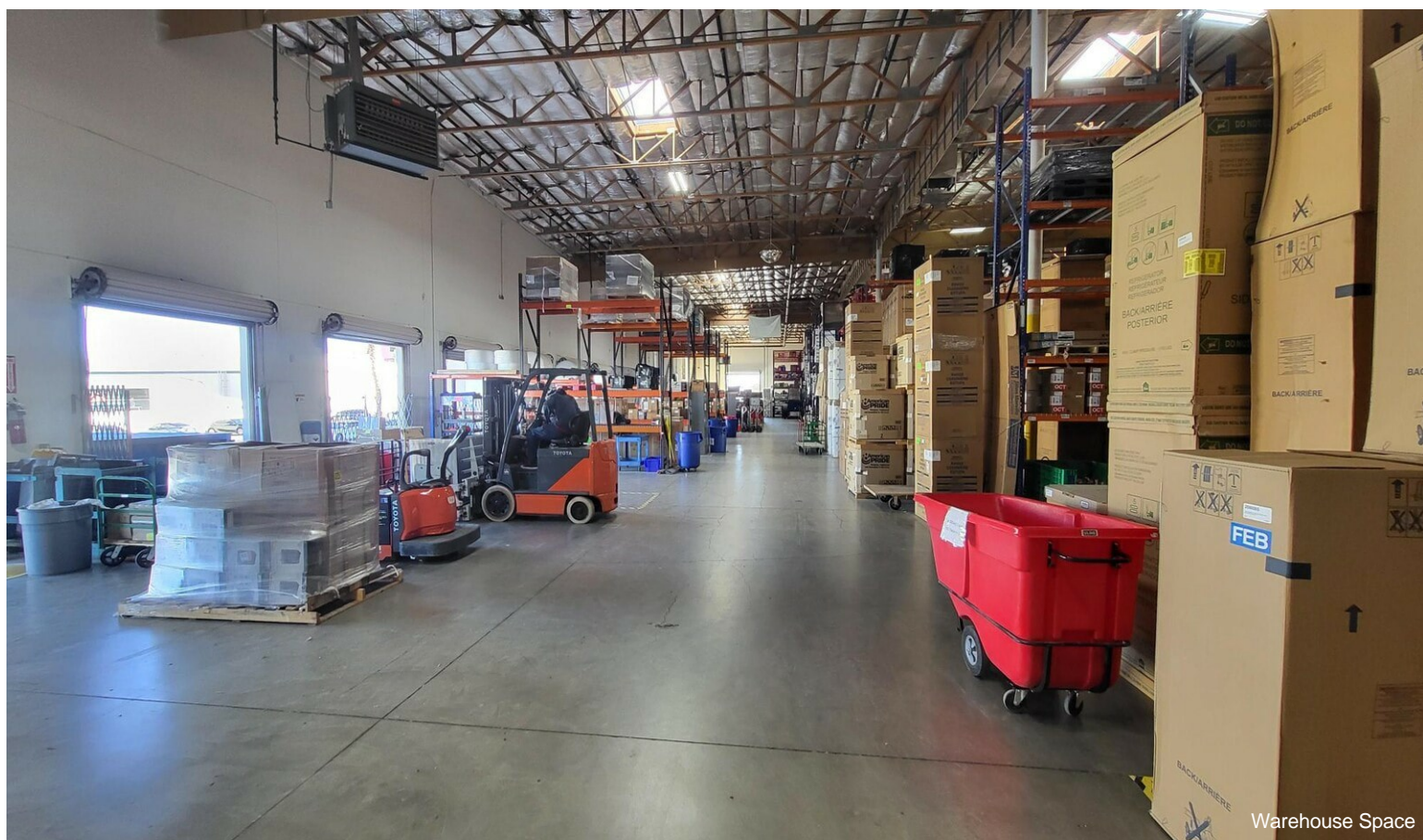


2nd. Floor Private Office #2

# Property Photos

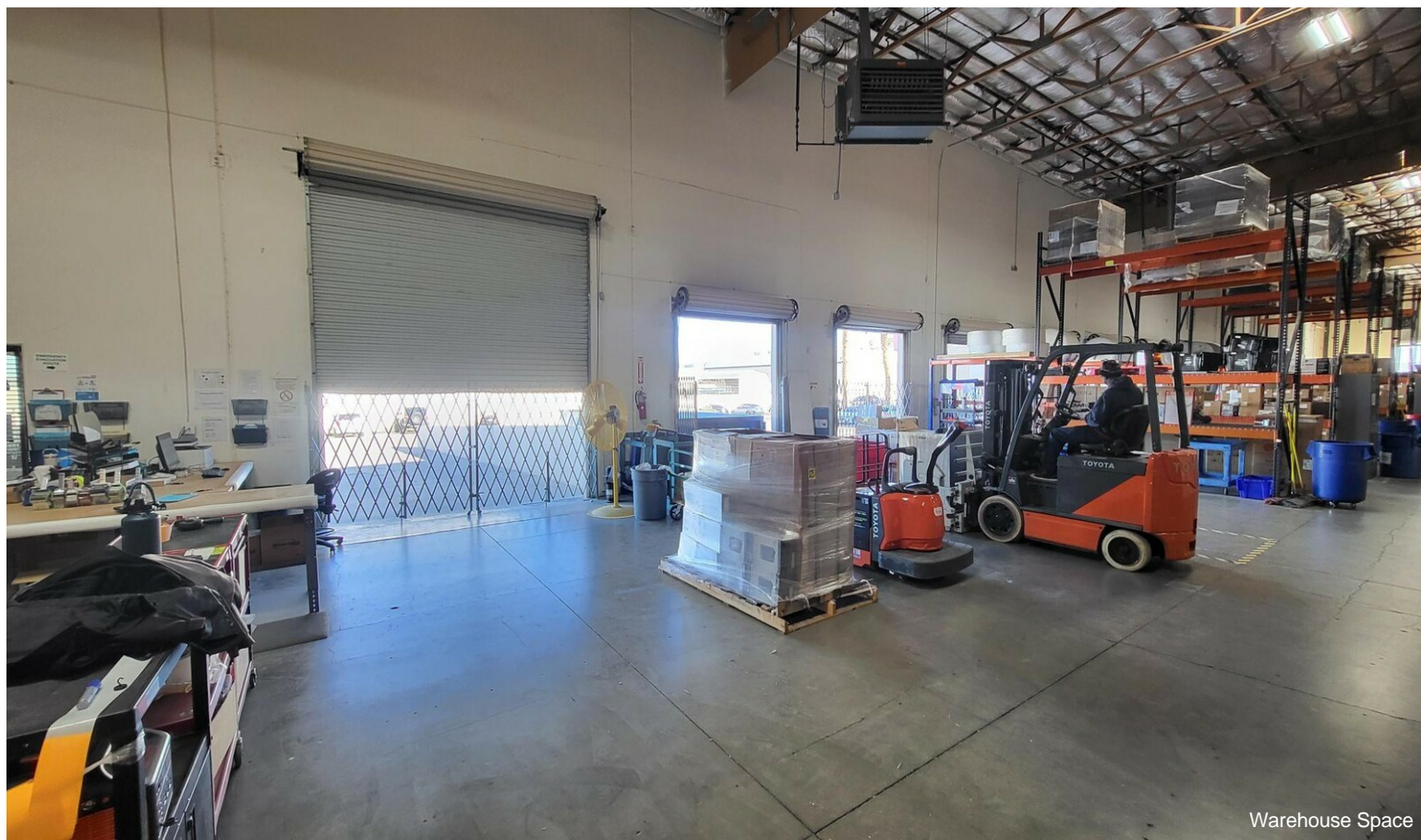


Warehouse Space

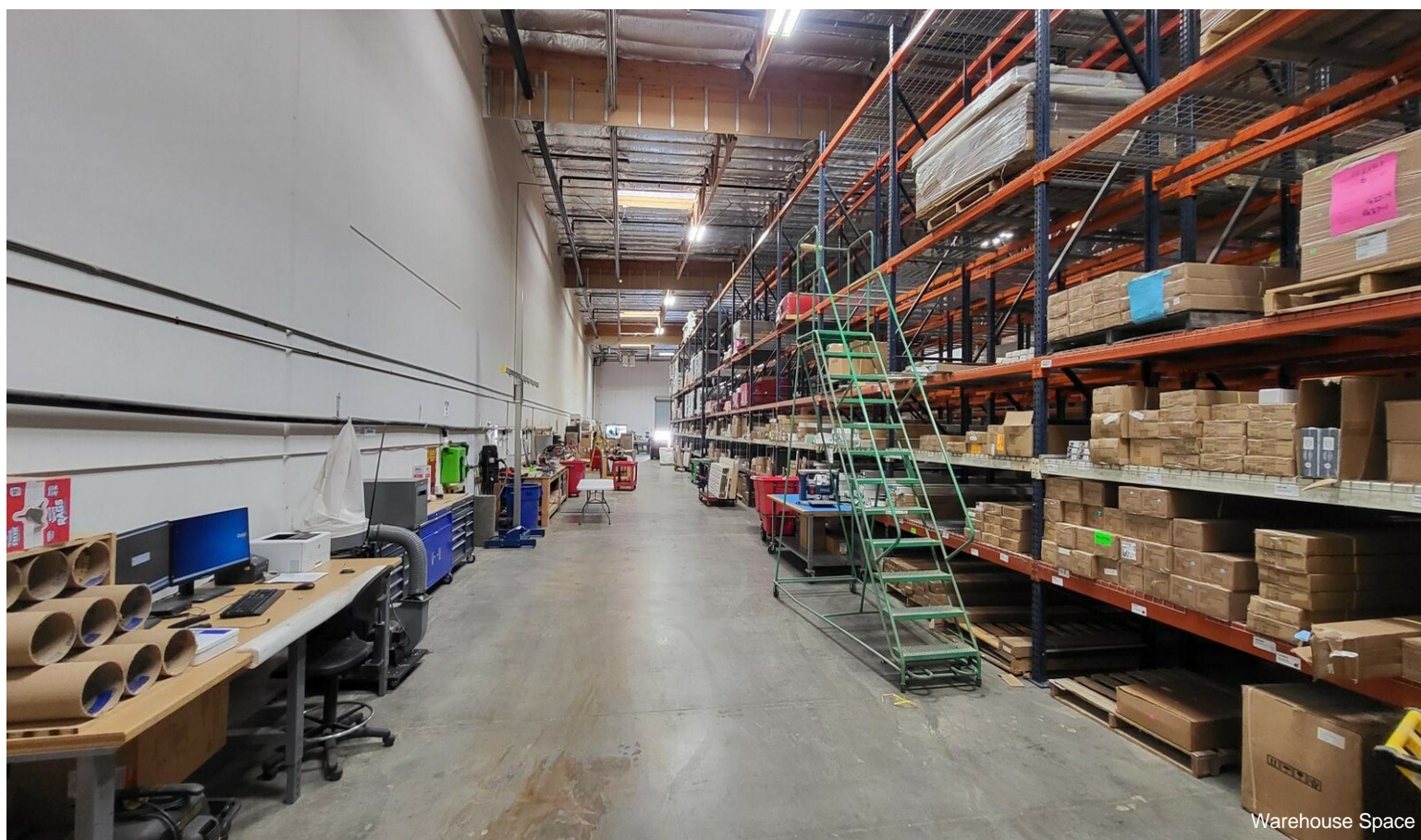
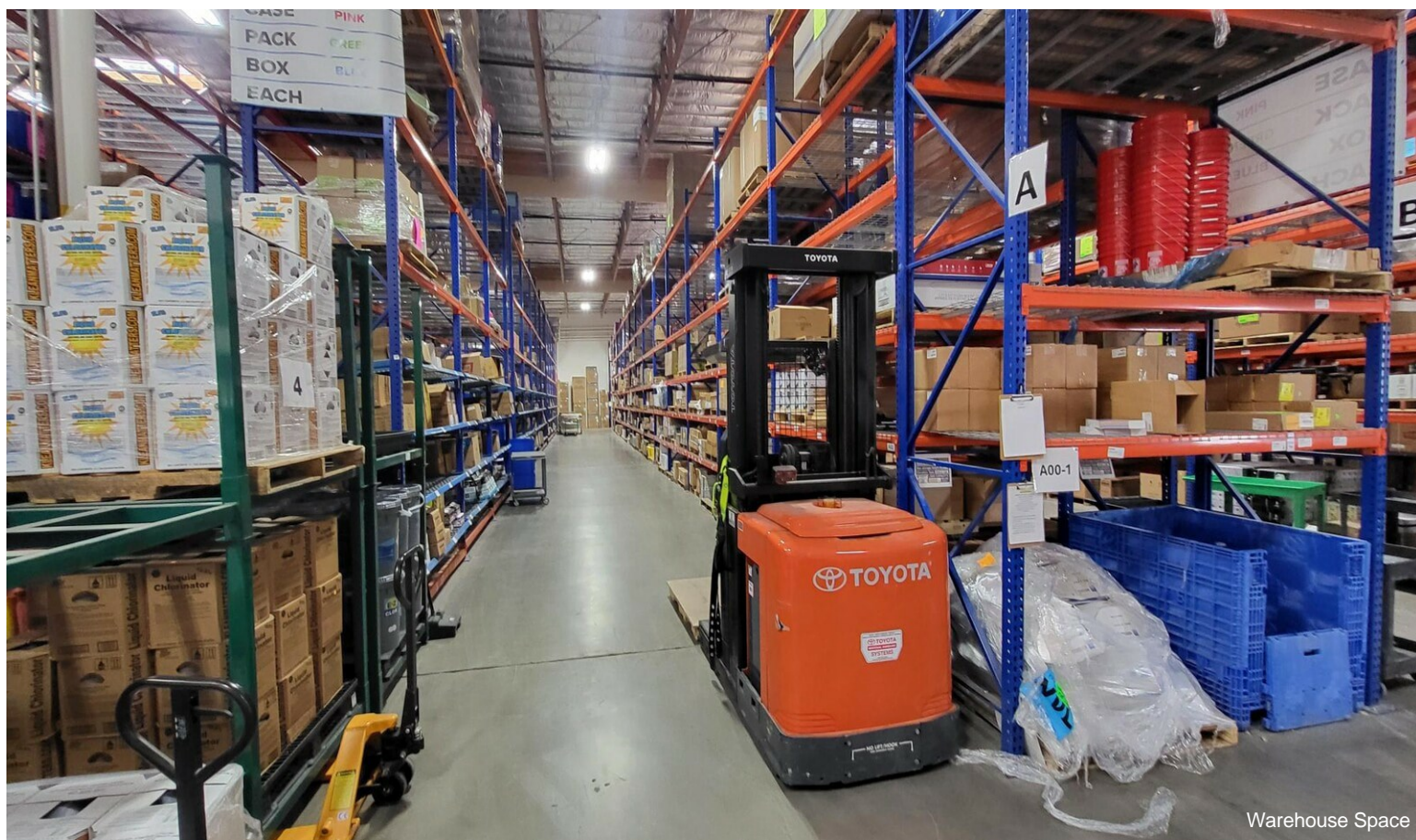


Warehouse Space

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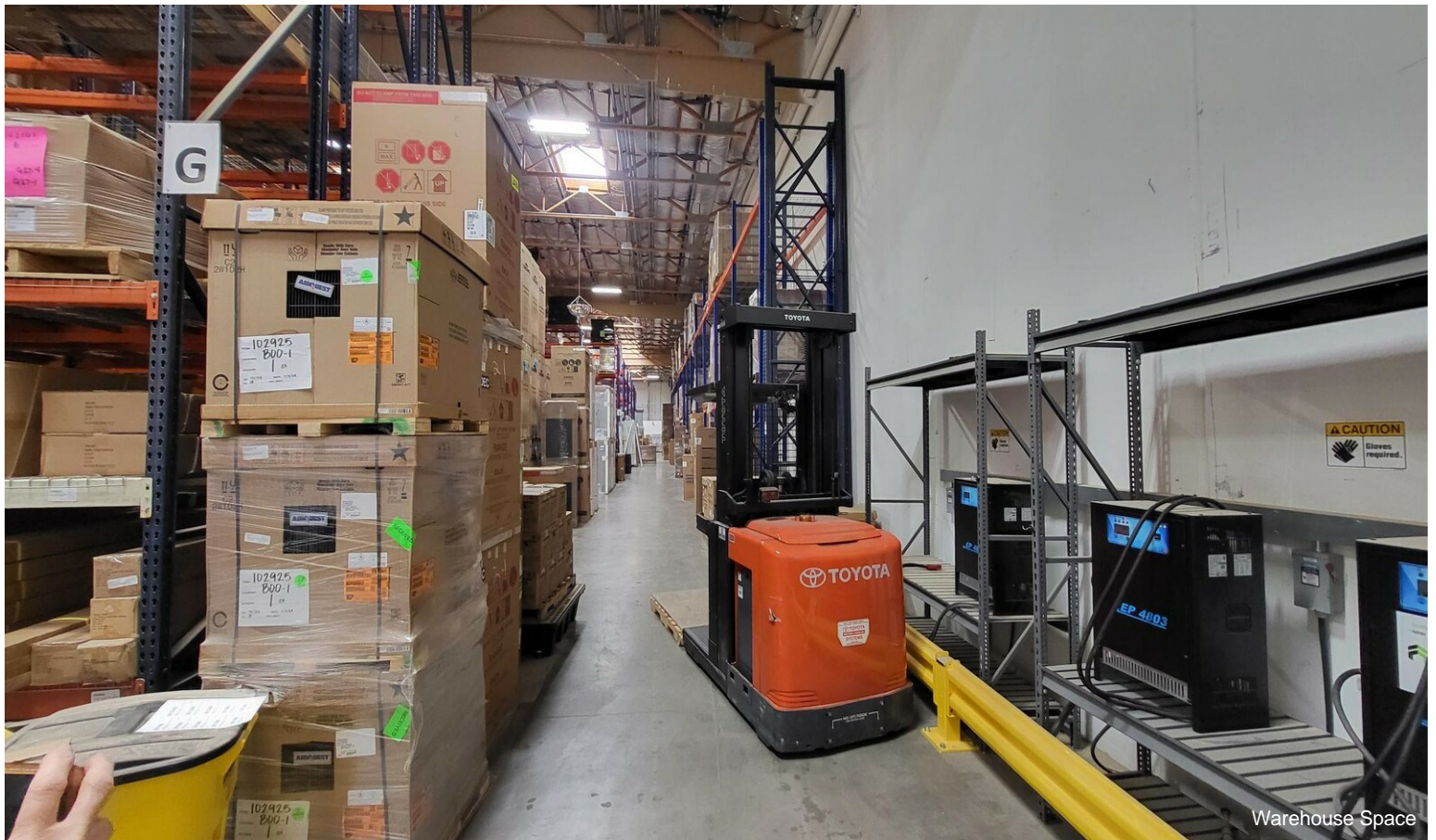
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Charging Stations



Warehouse Space