

Dean Martin Commerce Center FOR LEASE

±1,840 SF to ±52,000 SF spaces



3250 - 3500 W. Robindale Rd.
Las Vegas, NV 89139



5% Co-Op



Jones Lang LaSalle Brokerage, Inc. RE License #NB.1000836.CORP

Dean Martin Commerce Center

Dean Martin Commerce Center is a new construction 6 building industrial project, centrally situated in the Southwest submarket between Warm Springs Rd. & Blue Diamond Rd. The property's location, minutes from the I-15/I-215 interchange, provides excellent connectivity to all areas of the Las Vegas Valley including Harry Reid International Airport. Businesses can conveniently service the Las Vegas Strip, Allegiant Stadium and Las Vegas Convention Center and the area offers an abundance of restaurants and shopping/retail amenities nearby for their employees to choose from.



Total Project: ±154,900 SF



6 Buildings Ranging from
±16,000 to ±52,000 SF



Suites Available from
±1,840 SF and up



Power: 200 amps, 120/208V, 3-phase
or 200 amps, 277/480V, 3-phase



Spec Office and Spec HVAC
in every suite



Fire Sprinklers: Wet



Parking: ±508 Auto Parking Stalls
(3.29/1,000)



Grade Doors: ±12' x ±14'



Clear Height: ±18'



Warehouse Lighting:
LED High Bay w/wide optics



Zoning: M-D



SITE PLAN

Dean Martin Commerce Center | 3250 - 3500 W. Robindale Rd.

Bldg.	Building SF	Suite SF Range	Office SF Range	Warehouse SF Range	Loading
3450 (A)	20,800	±2,431 - ±2,650	±461	±1,978 - ±2,189	Front
3390 (B)	20,800	±2,439 - ±2,650	±461	±1,978 - ±2,189	Front
3500 (C)	21,000	±2,355 - ±2,676	±483	±1,872 - ±2,193	Rear

Bldg.	Building SF	Suite SF Range	Office SF Range	Warehouse SF Range	Loading
3370 (D)	52,000	±2,382 - ±2,624	±461	±1,921 - ±2,163	Front
3350 (E)	24,300	±2,167- ±2,469	±468	±1,699 - ±2,001	Rear
3250 (F)	16,000	±1,840 - ±2,051	±449 - ±465	±1,391 - ±1,602	Front

Each unit is 100% HVAC, has 18' clear height in the warehouse, 200 amps, 3-phase power (voltage noted on building page), wet fire sprinklers and one (12'x14') grade level door.



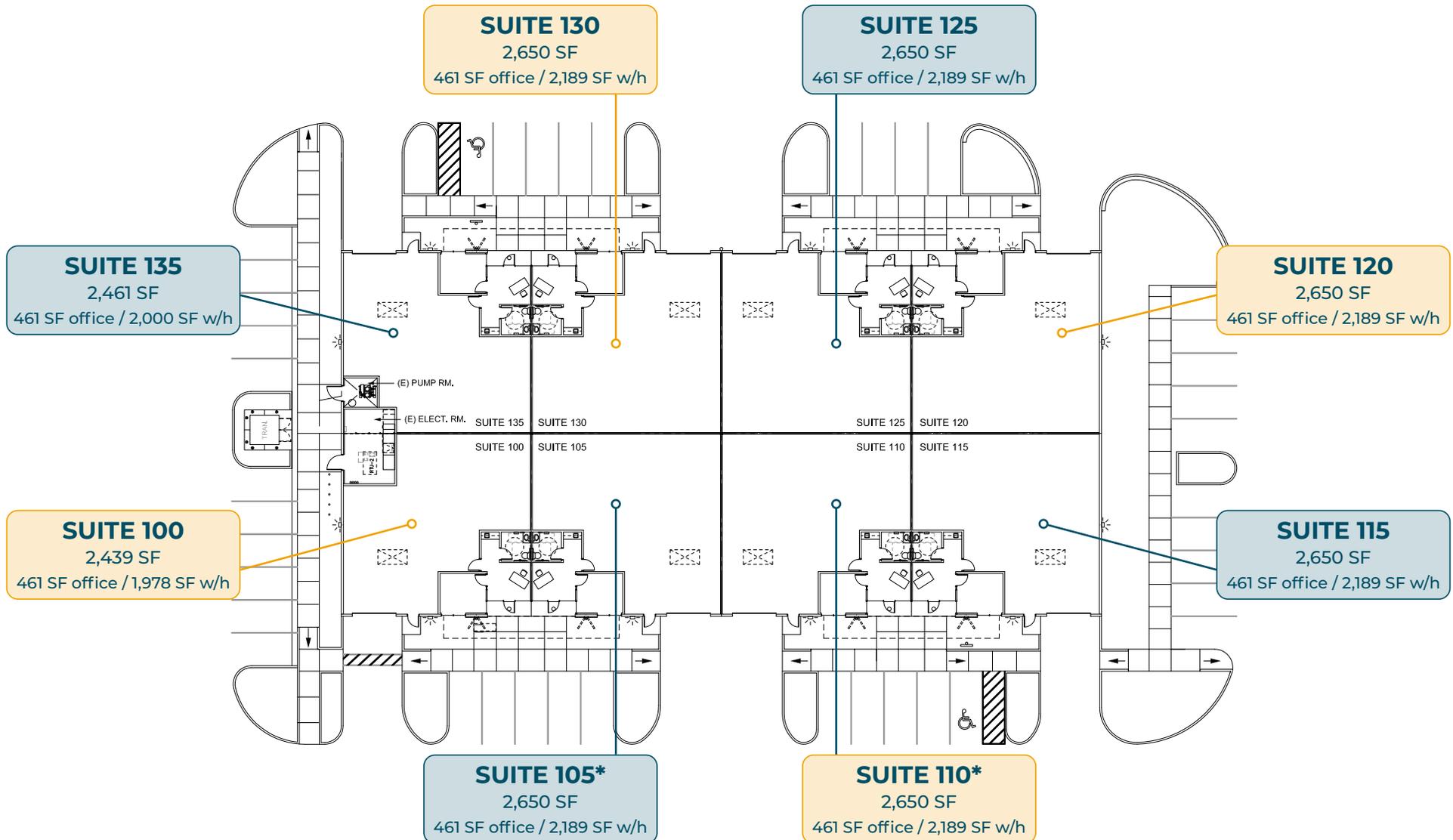
W. ROBINDALE RD

Dean Martin Commerce Center

3450 W. ROBINDALE RD. - ±20,800 TOTAL SF

Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,431 - ±2,650	±461	±1,978 - ±2,189	18'	\$1.60	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel

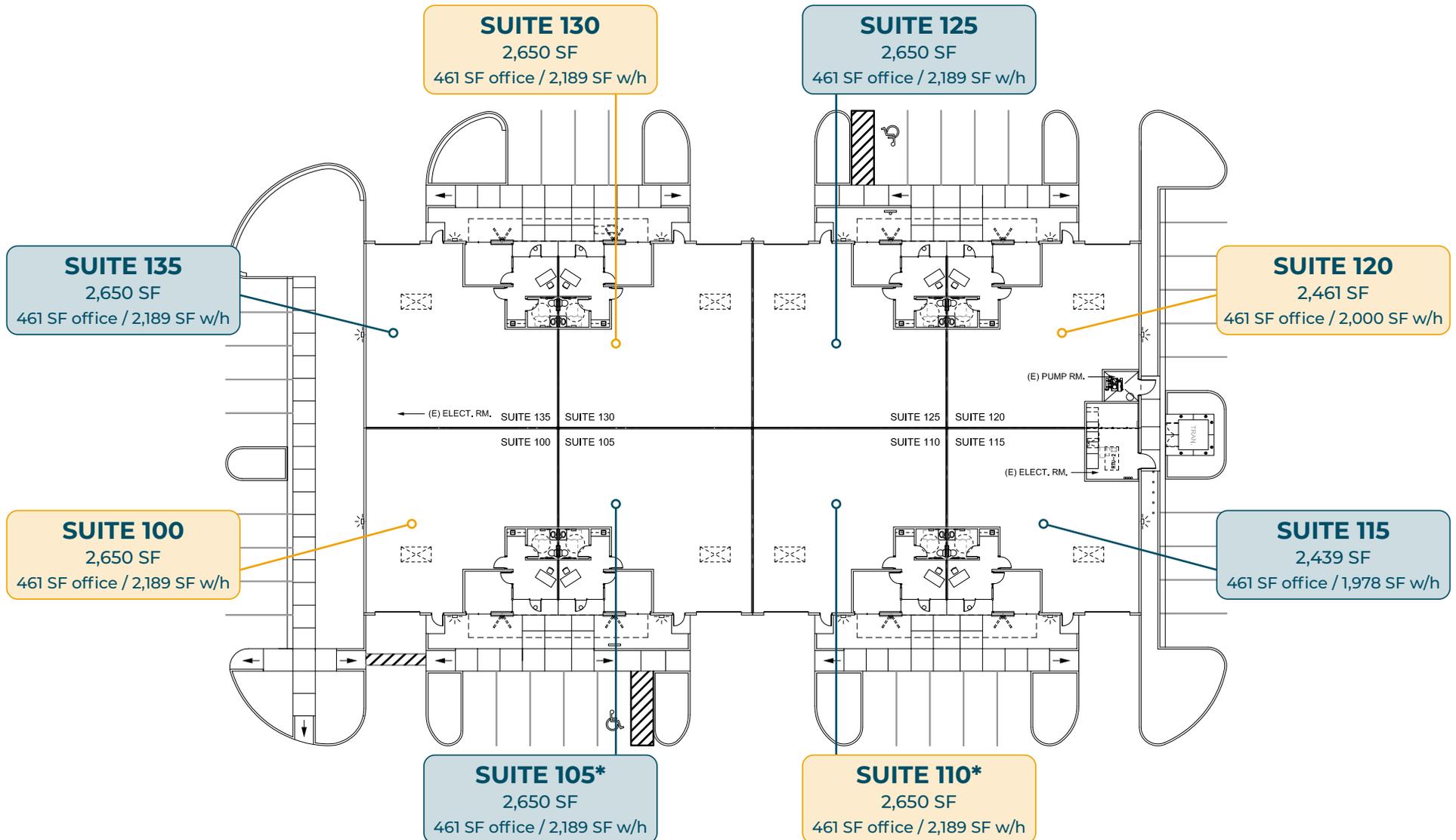


Dean Martin Commerce Center

3390 W. ROBINDALE RD. - ±20,800 TOTAL SF

Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,439 - ±2,650	±461	±1,978 - ±2,189	18'	\$1.60	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel



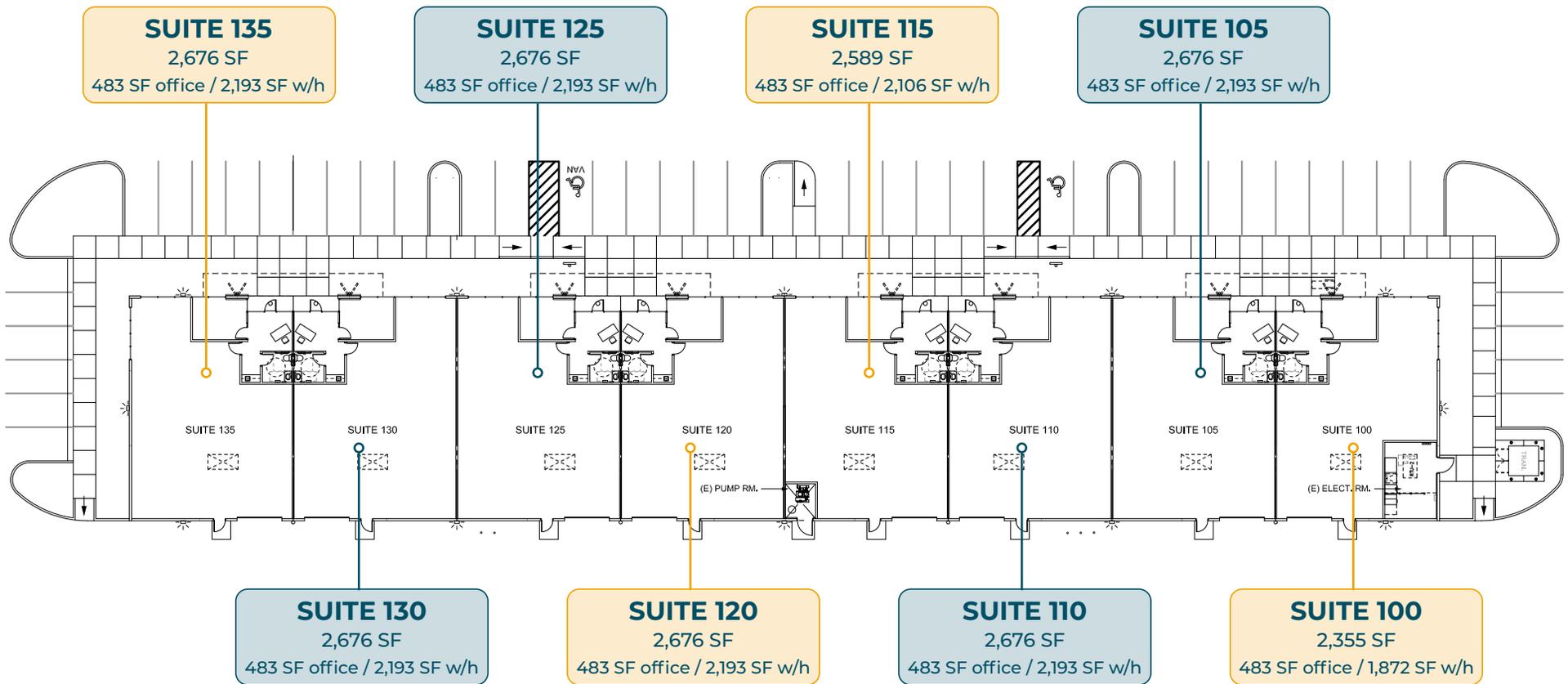
Dean Martin Commerce Center

3500 W. ROBINDALE RD. - ±21,000 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,355 - ±2,676	±483	±1,872 - ±2,193	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel



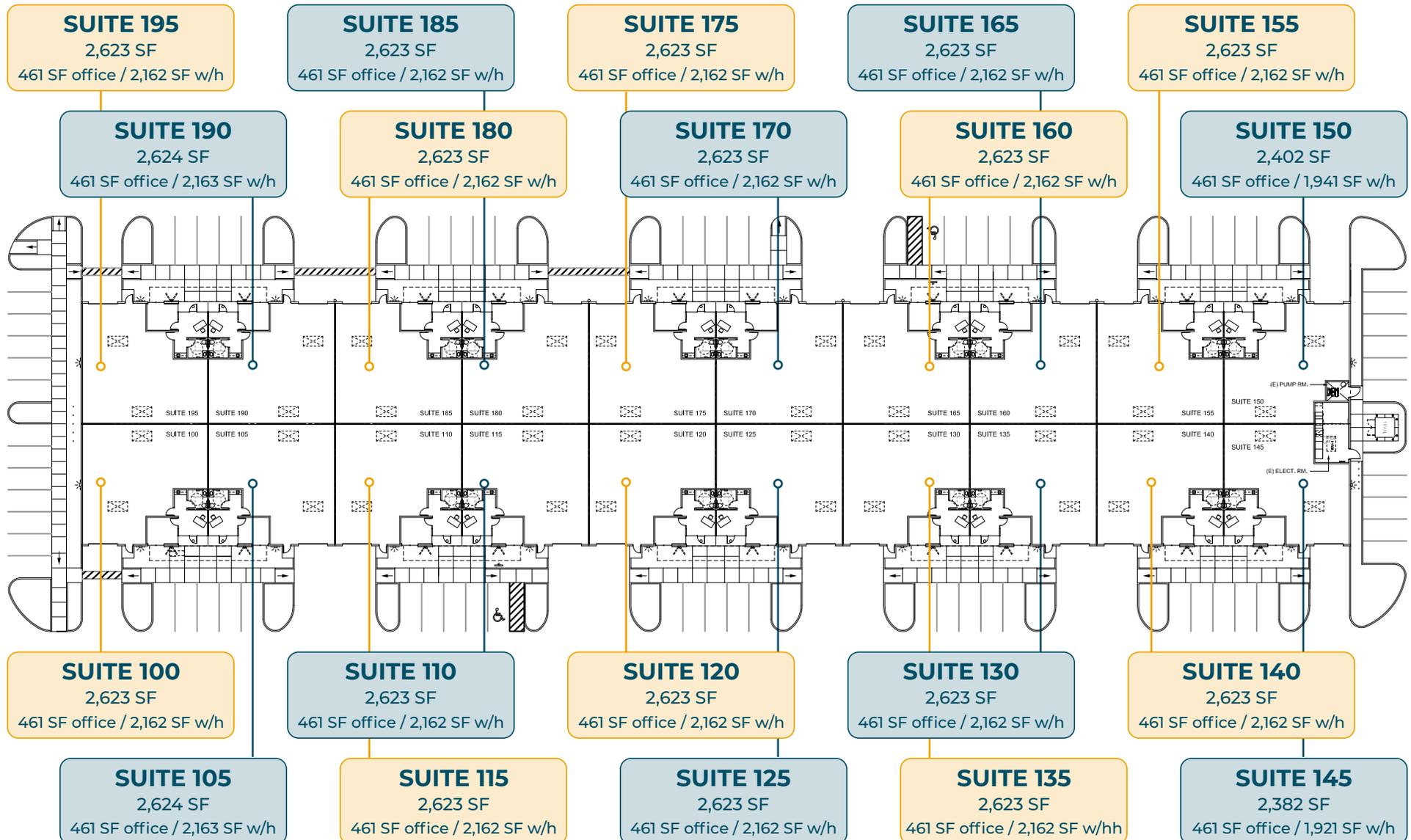
Dean Martin Commerce Center

3370 W. ROBINDALE RD. - ±52,000 TOTAL SF



Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,382 - ±2,624	±461	±1,921 - ±2,162	18'	Call	\$0.24

Each suite gets a 200A, 480/277V, 3-phase panel and transformed down to a 200A, 120/208V, 3-phase panel

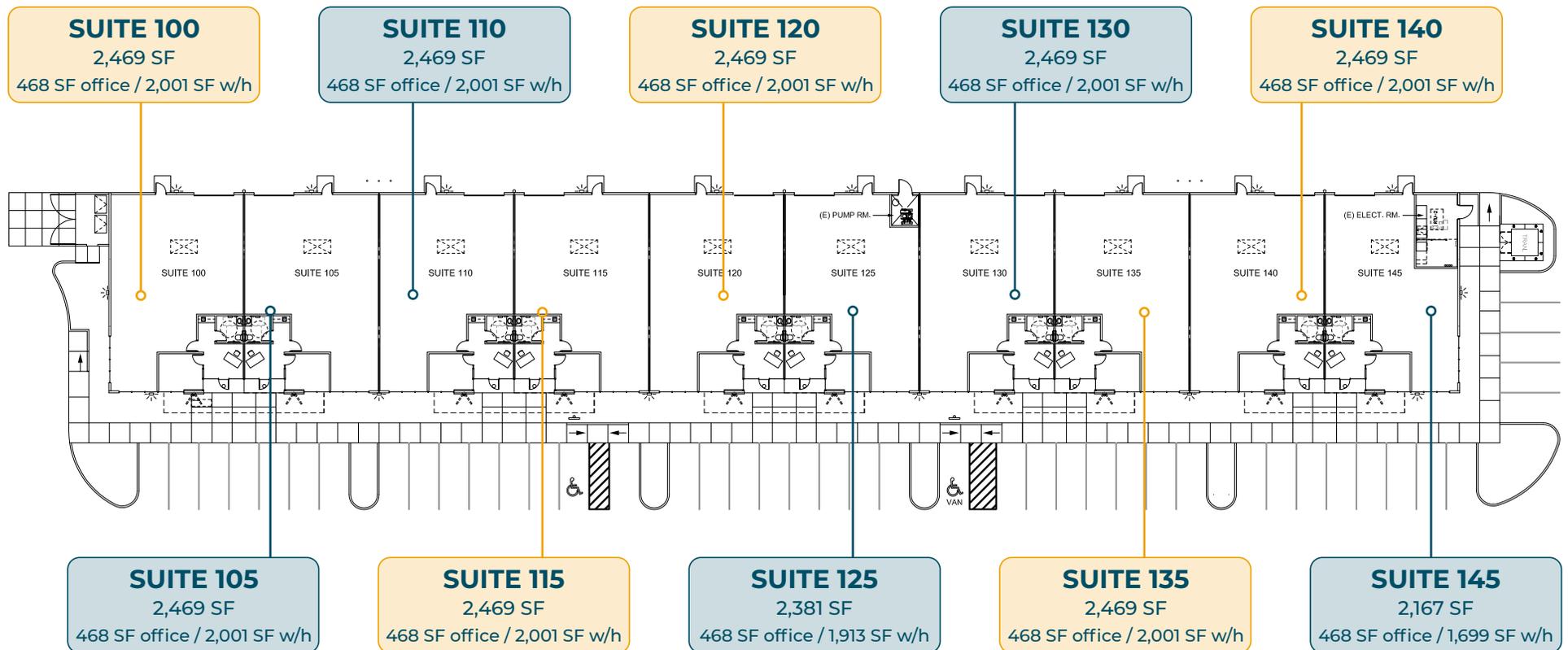


Dean Martin Commerce Center

3350 W. ROBINDALE RD. - ±24,300 TOTAL SF

Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/ SF/Mo	CAM /SF/Mo
±2,167 - ±2,469	±468	±1,699 - ±2,001	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel

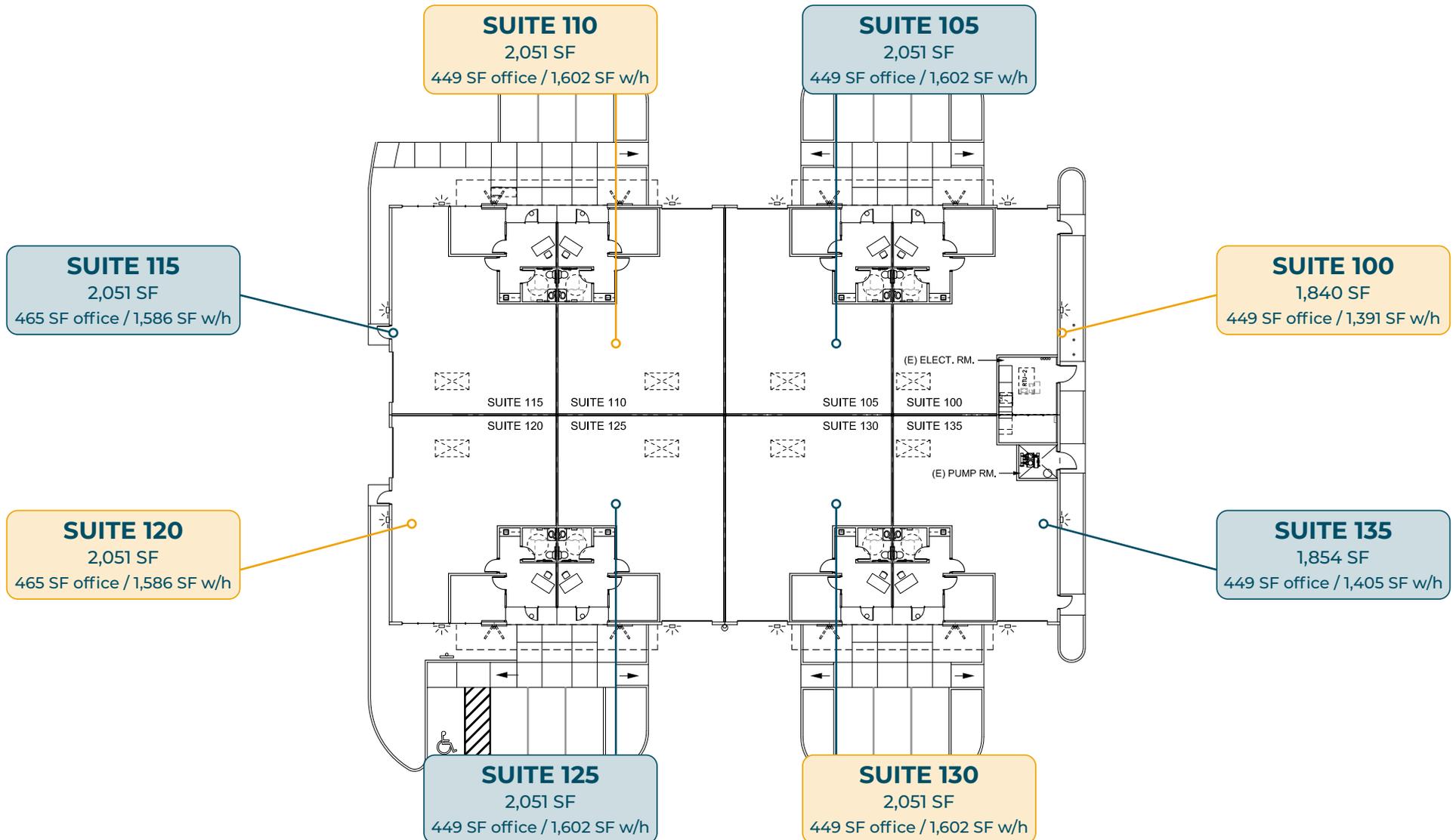


Dean Martin Commerce Center

3250 W. ROBINDALE RD. - ±16,000 TOTAL SF

Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/SF/Mo	CAM /SF/Mo
±1,840 - ±2,051	±446 - ±465	±1,391 - ±1,602	18'	Call	\$0.24

Each suite gets a 200A, 120/208V, 3-phase panel

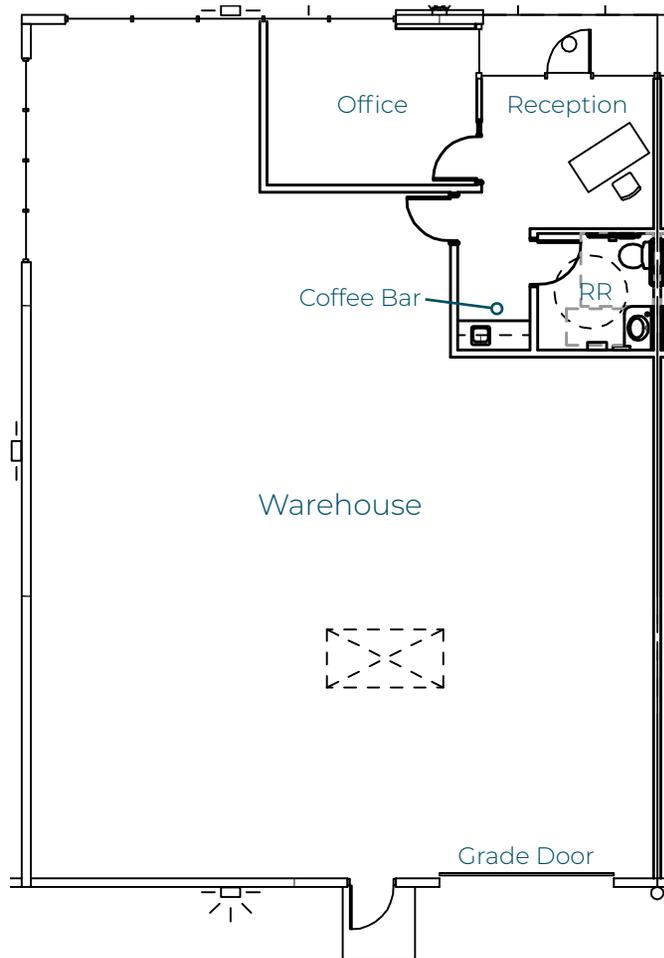


Dean Martin Commerce Center

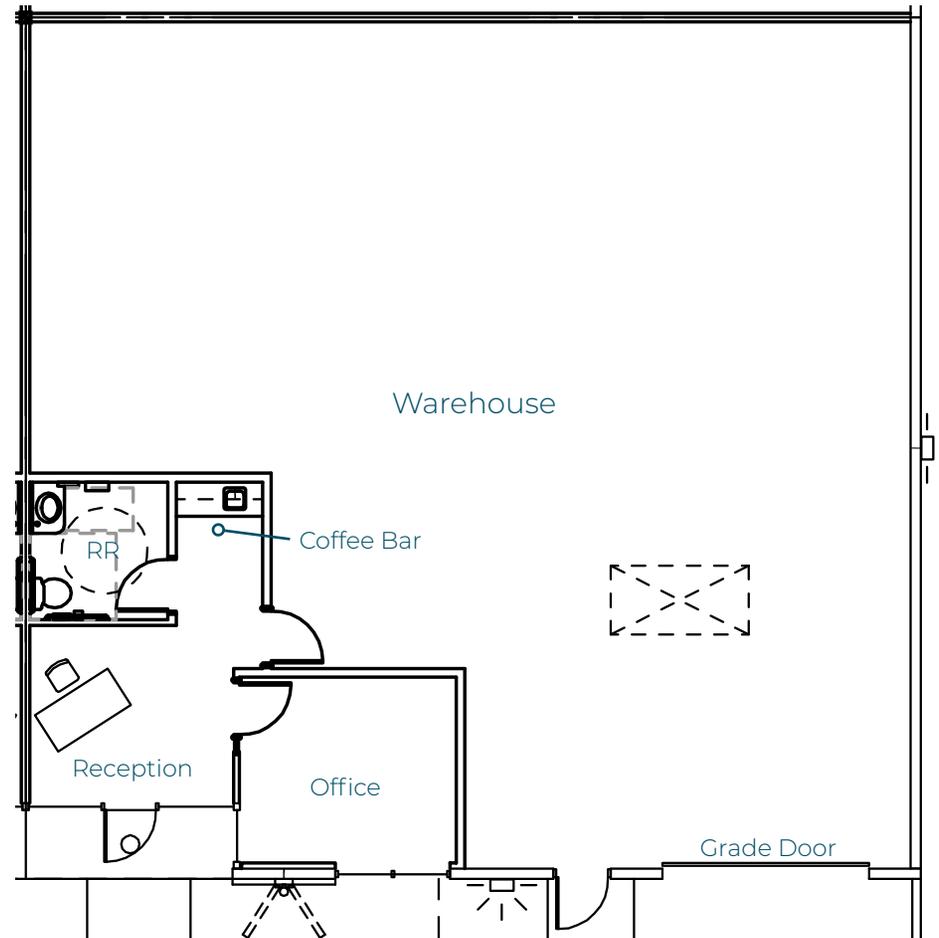
ENLARGED SUITE PLANS

Office SF Range	Warehouse SF Range	Clear Height
±449 - ±483	±1,391 - ±2,193	18'

Example of Rear Loaded Suite



Example of Front Loaded Suite



AERIAL MAP

Dean Martin Commerce Center | 3250 - 3500 W. Robindale Rd.



HARRY REID
INTERNATIONAL AIRPORT

FUTURE
BRIGHTLINE
WEST RAIL
SYSTEM

LOCATION AMENITIES

PhinSmith
Citi
STARBUCKS COFFEE
switch
WSKY BAR & GRILL

CaReD & whey
MGM GRAND
SKINNYFATS
FIVE GUYS BURGERS and FRIES
TOPGOLF
MANDALAY BAY RESORT AND CASINO, LAS VEGAS
Residence INN BY MARRIOTT
IN-N-OUT BURGER
Holiday Inn Express

HARRY REID INTERNATIONAL AIRPORT

TJ-maxx
Broken Yolk
BONEFISH GRILL
AMC THEATRES

TABLE 34
Applebee's
DOUBLETREE BY HILTON

SITE

goodwill
Bass Pro Shops
Panera BREAD
TARGET
ROSS DRESS FOR LESS
Famous Dave's
IN-N-OUT BURGER
Pollo Loco
SKY ZONE
HAWAIIAN BBQ
GROCERYOUTLET Bargain Market
VACATION VILLAGE RESORTS AND AFFILIATES

FUTURE BRIGHTLINE WEST RAIL SYSTEM

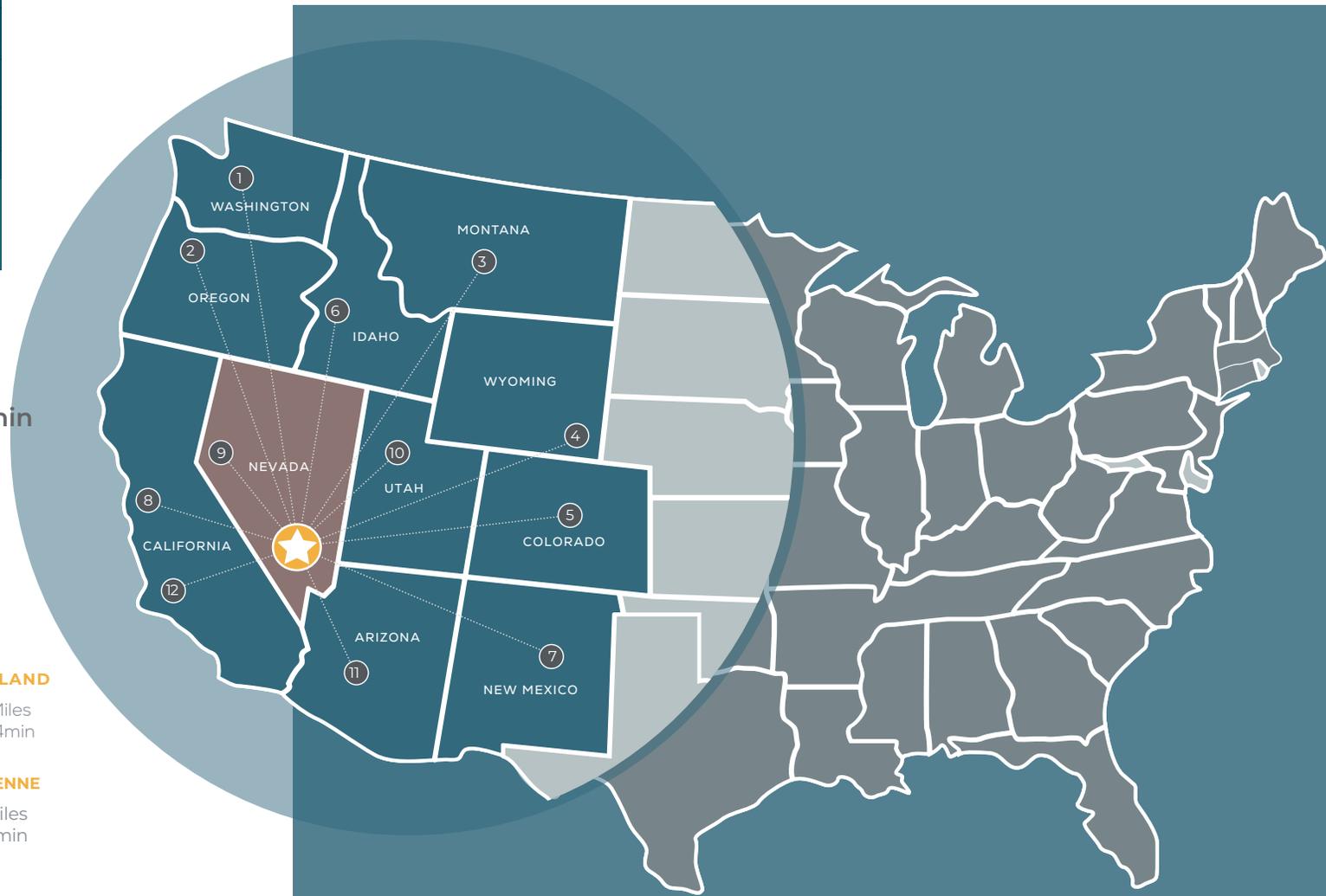
McDonald's
CHIPOTLE MEXICAN GRILL
OUTBACK STEAKHOUSE
crumbl cookies
DUNKIN'
PANDA EXPRESS
JOE'S NEW YORK PIZZA
Cane's CHICKEN FINGERS
HATTIE MARI'S
LAS VEGAS SOUTH PREMIUM OUTLETS
Black Bear Diner
Chaska INDIAN STREET FOOD
Residence INN BY MARRIOTT
FRIJOLES & FRESCOS GRILLED TACOS
IHOP RESTAURANT
FIVE GUYS BURGERS and FRIES



1-2 DAY TRUCK SERVICE

Access to serving over 77 million+ people within a one day truck drive.

24% of U.S. Population



1 SEATTLE
1,129 Miles
16h 52min

2 PORTLAND
982 Miles
15h 44min

3 HELENA
907 Miles
12h 31min

4 CHEYENNE
837 Miles
11h 52min

5 DENVER
752 Miles
10h 45min

6 BOISE
634 Miles
9h 31min

7 SANTA FE
634 Miles
9h 8min

8 SAN FRANCISCO
562 Miles
8h 20min

9 RENO
452 Miles
6h 55min

10 SALT LAKE CITY
424 Miles
5h 50min

11 PHOENIX
300 Miles
4h 39min

12 LOS ANGELES
265 Miles
3h 54min

2.4 Million Southern Nevada Residents providing qualified labor pool.

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Dean Martin Commerce Center FOR LEASE

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