

Dean Martin Commerce Center

DELIVERING JANUARY 2026

±1,840 SF to ±52,000 SF spaces
available for lease



NWC of Dean Martin Dr. & Robindale Lane
Las Vegas, NV 89139



Danny Leanos
Senior Associate
Lic. #S.191773
E: danny.leanos@jll.com
P: +1 702 522 5008

Brayden Stockbauer
Associate
Lic. #S.0203930
E: brayden.stockbauer@jll.com
P: +1 702 522 5114

Rob Lujan, SIOR, CCIM
Exec. Managing Director
Lic. #S.0051018
E: rob.lujan@jll.com
P: +1 702 522 5002

Jason Simon, SIOR
Exec. Managing Director
Lic. #S.0045593
E: jason.simon@jll.com
P: +1 702 522 5001



Jones Lang LaSalle Brokerage, Inc. RE License #B.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: $\pm 154,000$ SF



6 Buildings Ranging from $\pm 16,000$ to $\pm 52,000$ SF



Suites Available from $\pm 1,840$ SF and up



Power: 120/208V, 3-phase



Grade Doors: $\pm 12'$ x $\pm 14'$



Warehouse Lighting:
LED High Bay w/wide optics



Spec Office and Spec HVAC
in every suite



Fire Sprinklers: Wet



Clear Height: $\pm 18'$



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



UNDER CONSTRUCTION
DELIVERING JANUARY 2026



Zoning: M-D

SITE PLAN

Dean Martin Commerce Center | NWC of Dean Martin Dr. & Robindale Lane



Schnitzer
PROPERTIES



Bldg.	Building SF	Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Loading
A	20,800	±2,431 - ±2,650	±461	±1,978 - ±2,189	18'	Front
B	20,800	±2,439 - ±2,650	±461	±1,978 - ±2,189	18'	Front
C	21,000	±2,355 - ±2,676	±483	±1,872 - ±2,193	18'	Rear

Bldg.	Building SF	Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Loading
D	52,000	±2,382 - ±2,623	±461	±1,921 - ±2,162	18'	Front
E	23,400	±2,167 - ±2,469	±468	±1,699 - ±2,001	18'	Rear
F	16,000	±1,840 - ±2,051	±449 - ±465	±1,391 - ±1,602	18'	Front

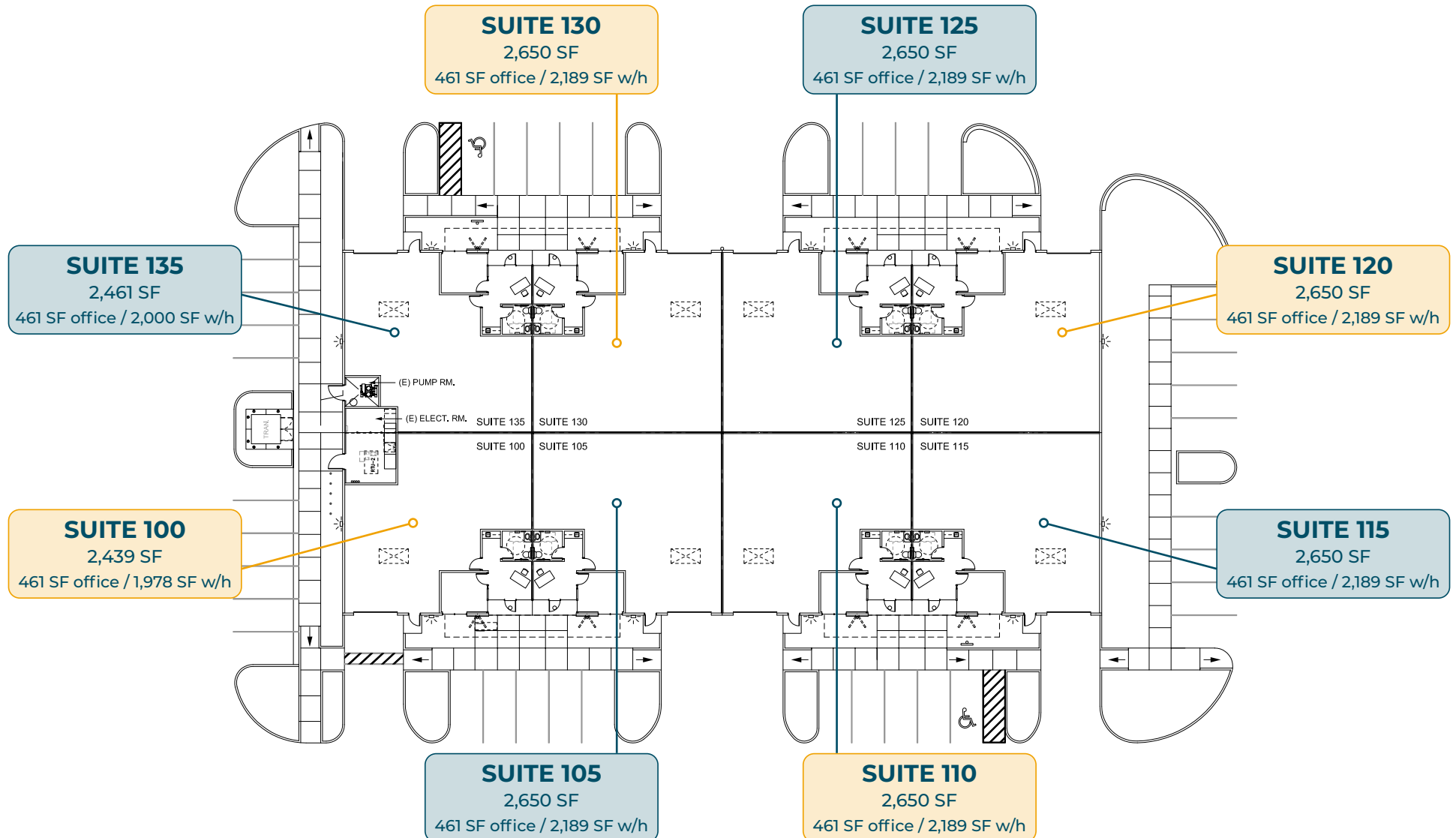


Dean Martin Commerce Center

BUILDING A - ±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'	\$1.70	\$0.24

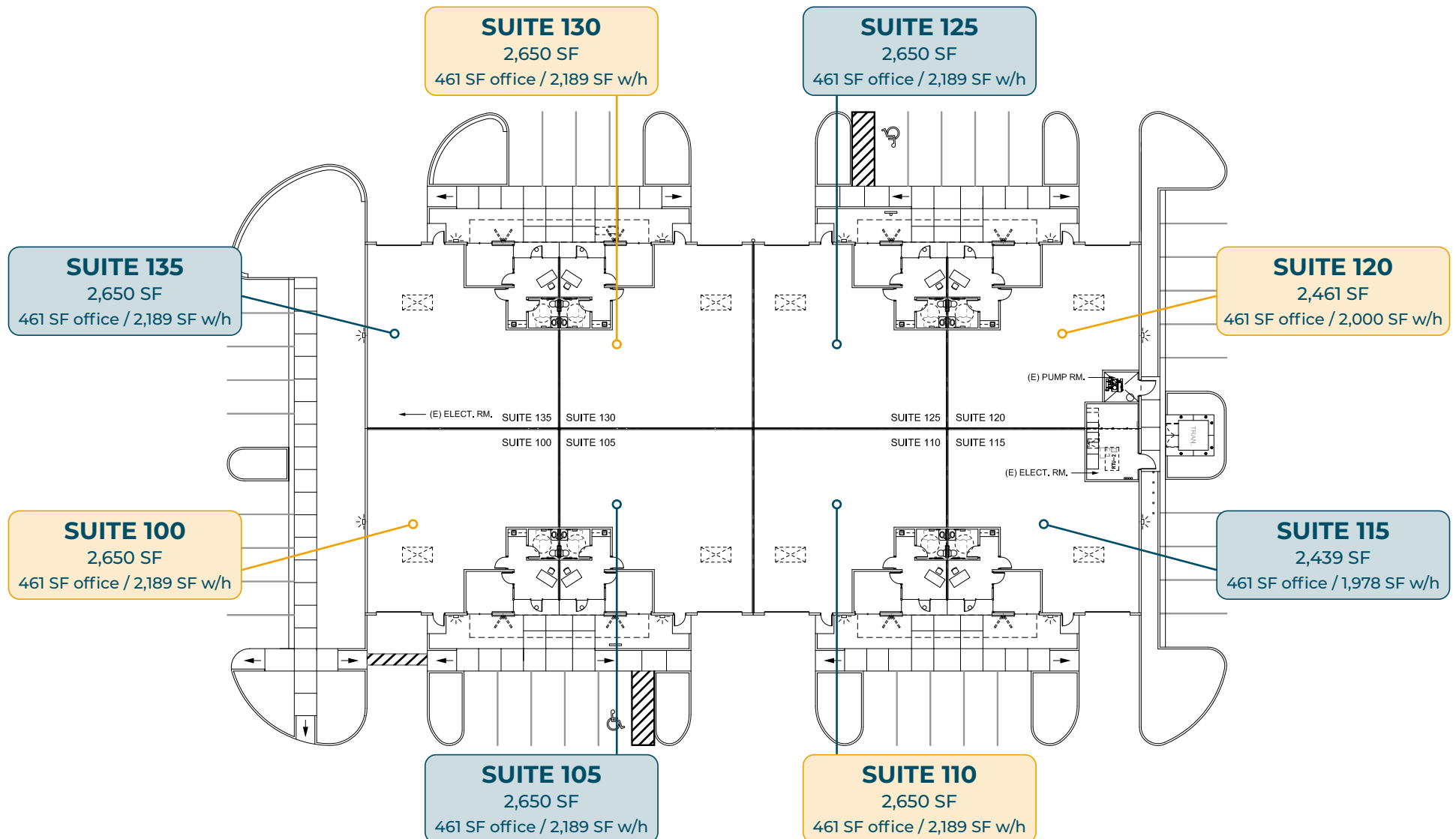


Dean Martin Commerce Center

BUILDING B - ±20,800 TOTAL SF



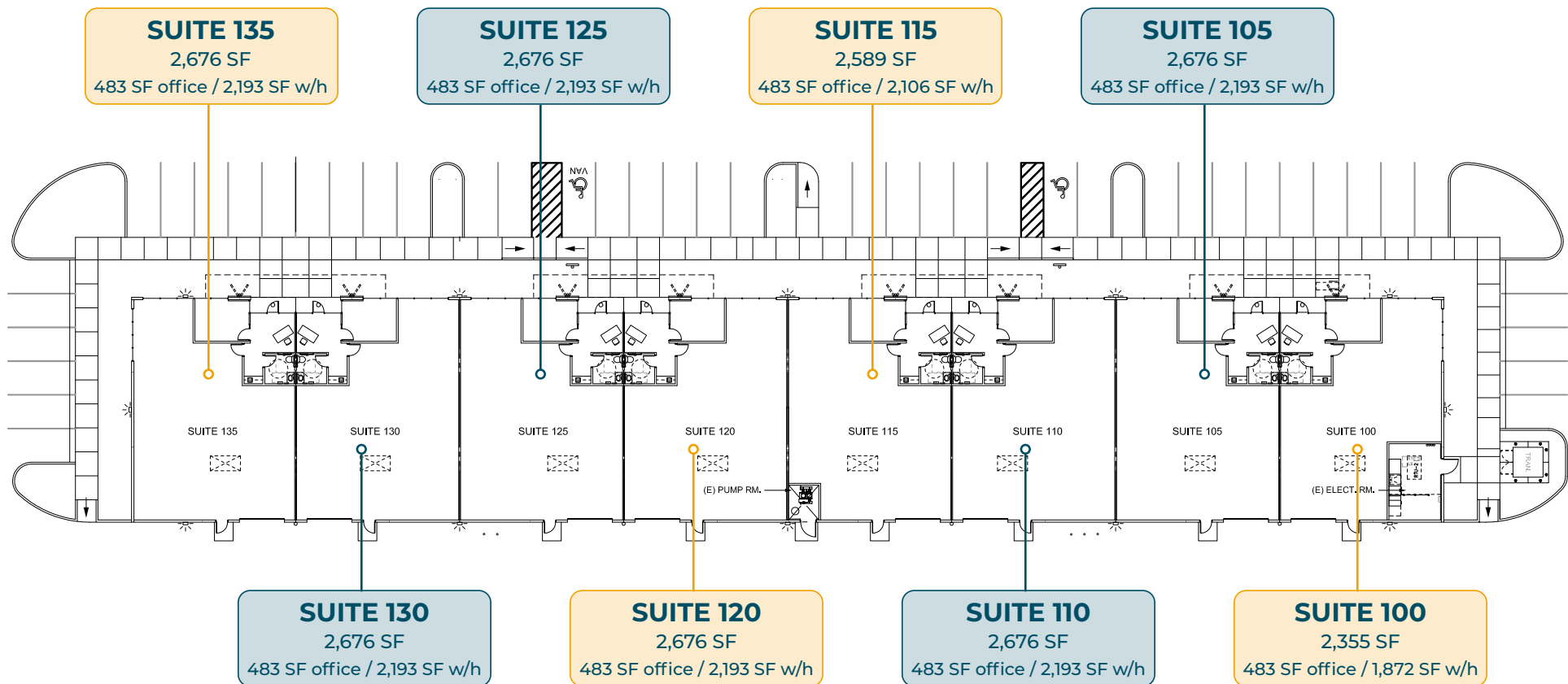
Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/SF/Mo	CAM /SF/Mo
±2,439 - ±2,650	±461	±1,978 - ±2,189	18'	\$1.70	\$0.24



Dean Martin Commerce Center

BUILDING C - ±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

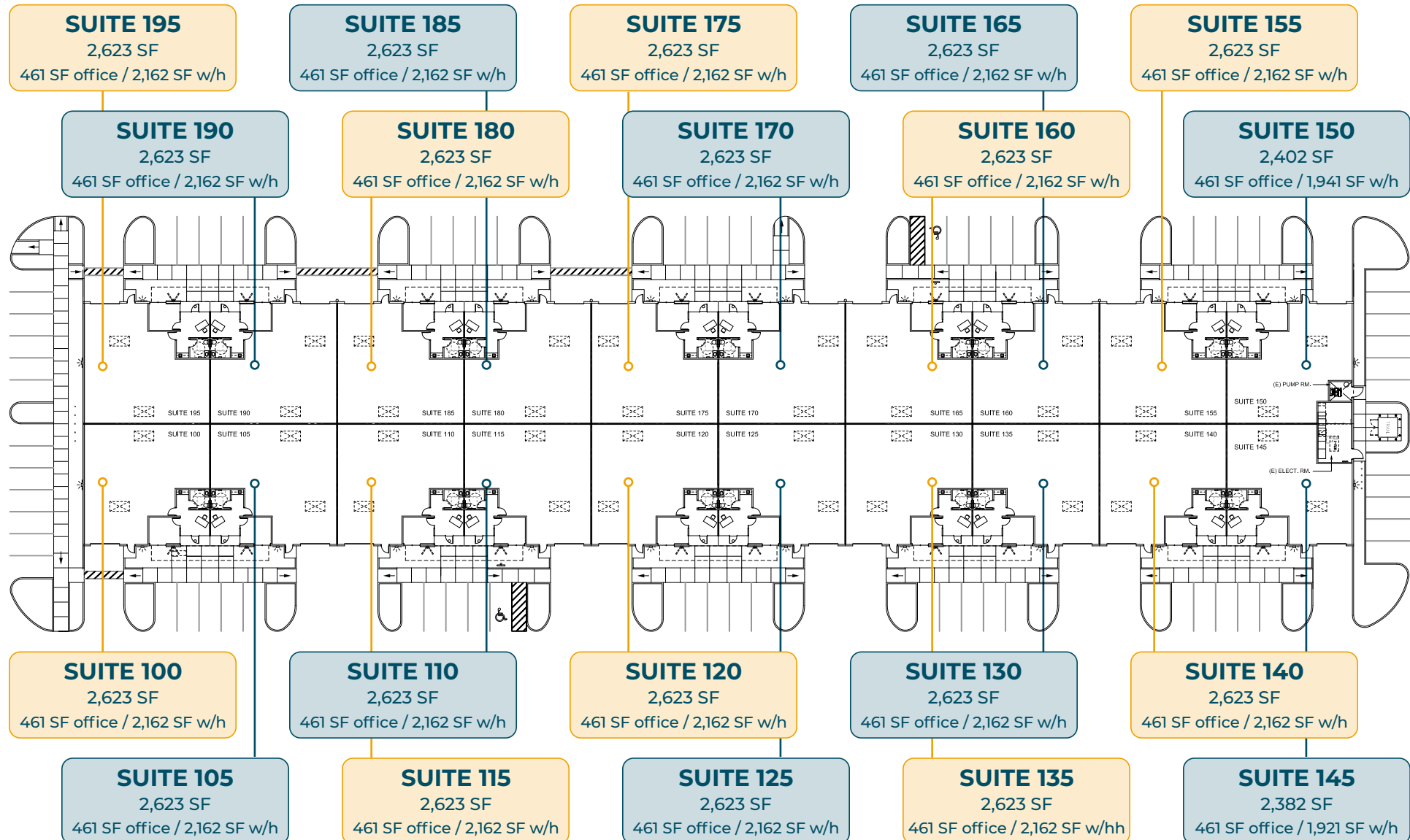


Dean Martin Commerce Center

BUILDING D - ±52,000 TOTAL SF



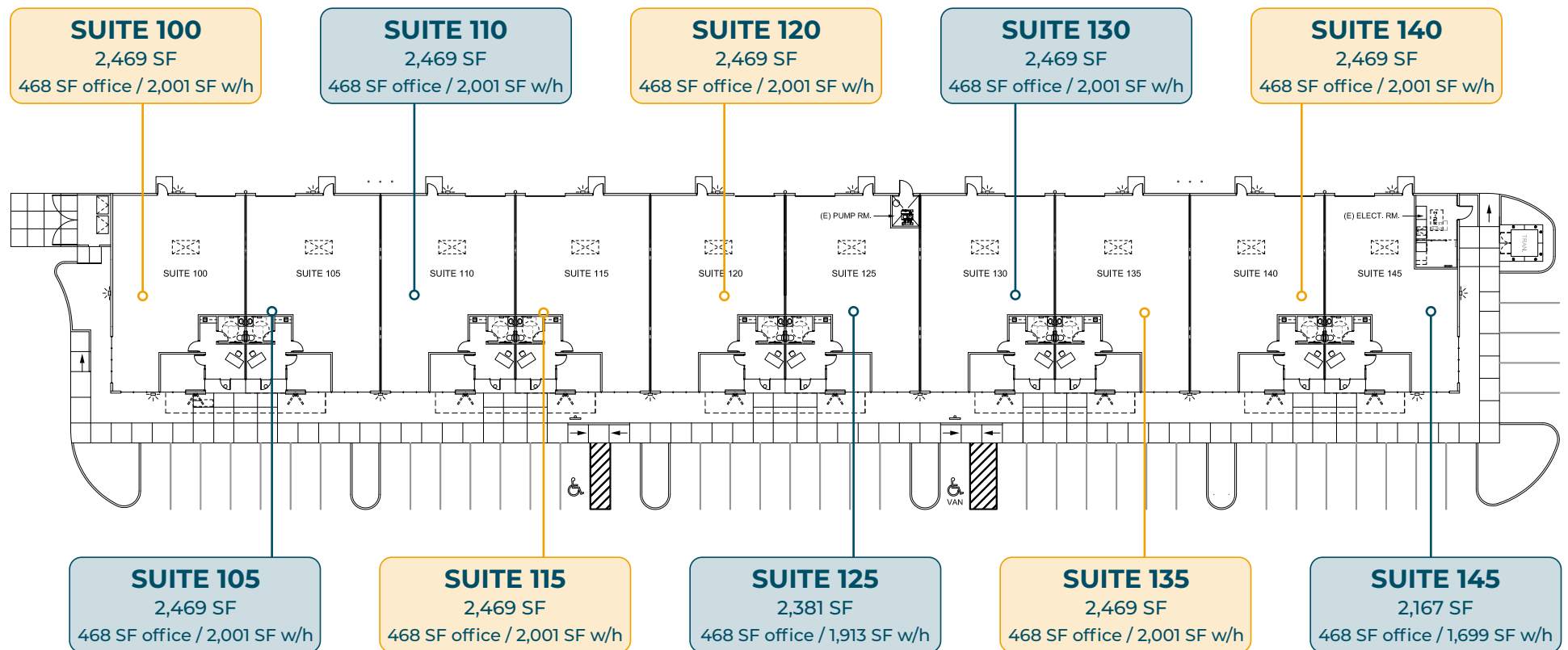
Suite SF Range	Office SF Range	Warehouse SF Range	Clear Height	Base Rent/SF/Mo	CAM /SF/Mo
±2,382 - ±2,623	±461	±1,921 - ±2,162	18'	Call	\$0.24



Dean Martin Commerce Center

BUILDING E - ±23,400 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

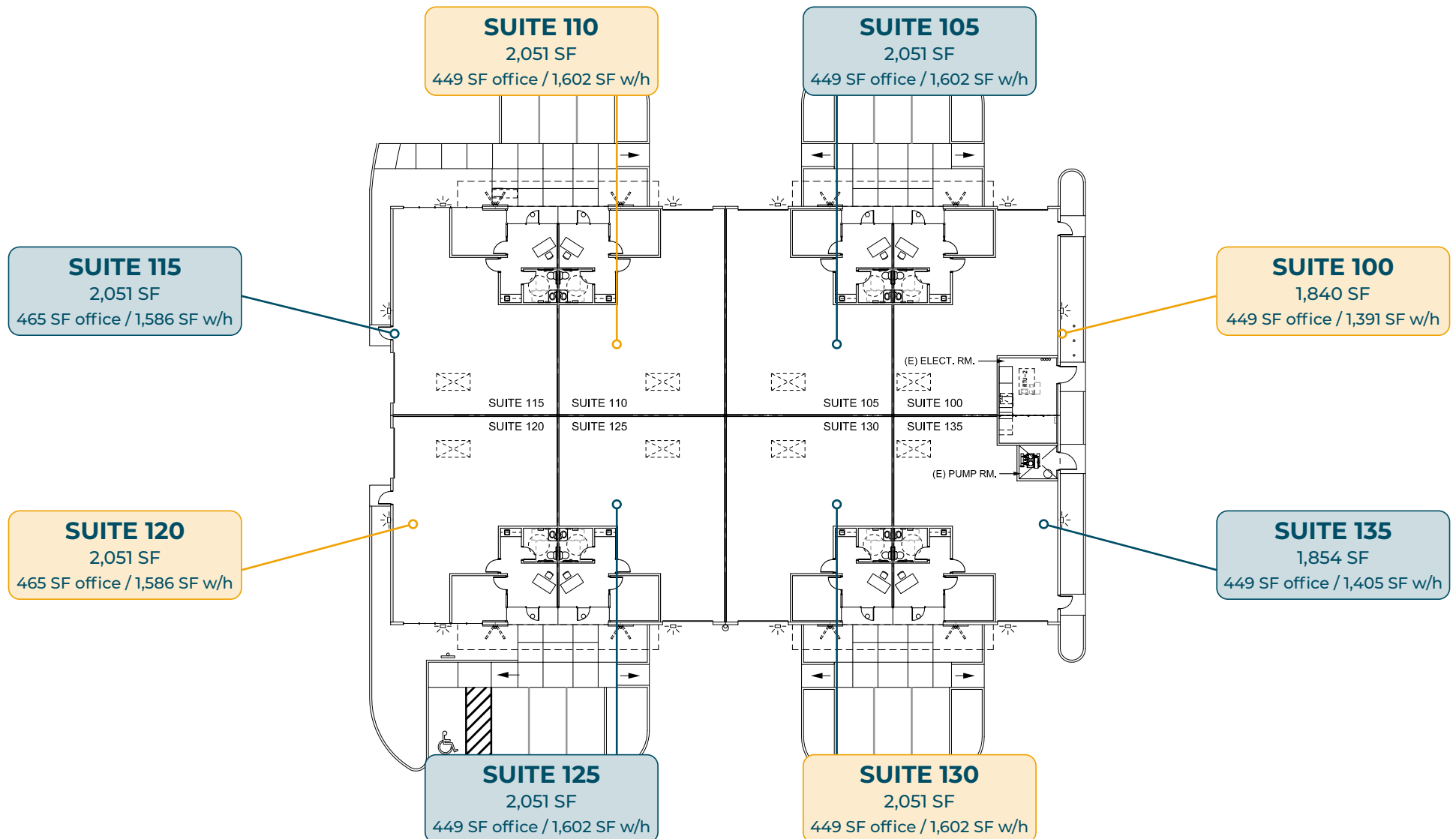


Dean Martin Commerce Center

BUILDING F - ±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

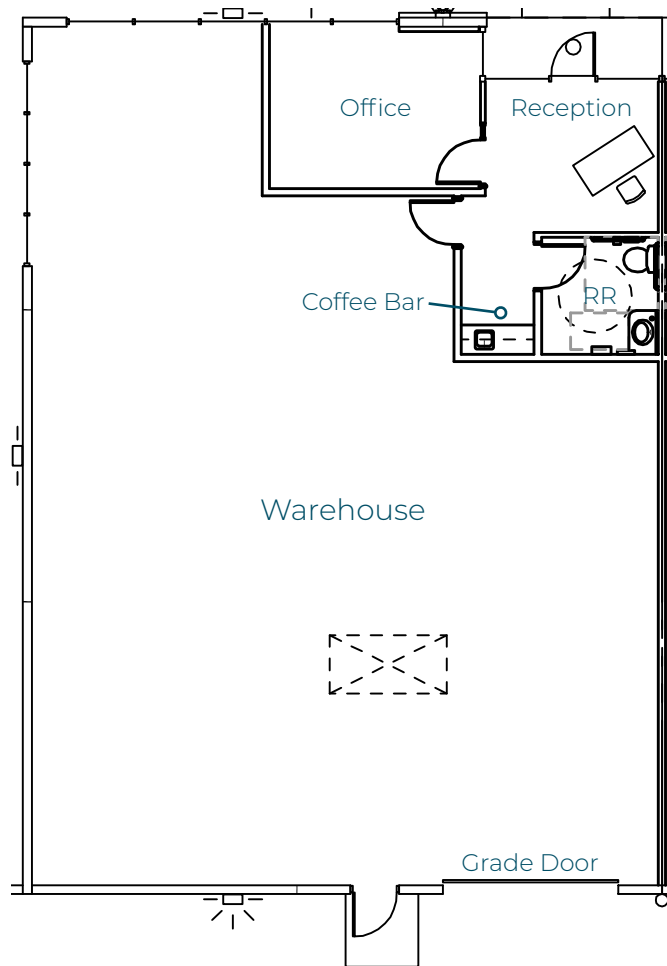


Dean Martin Commerce Center

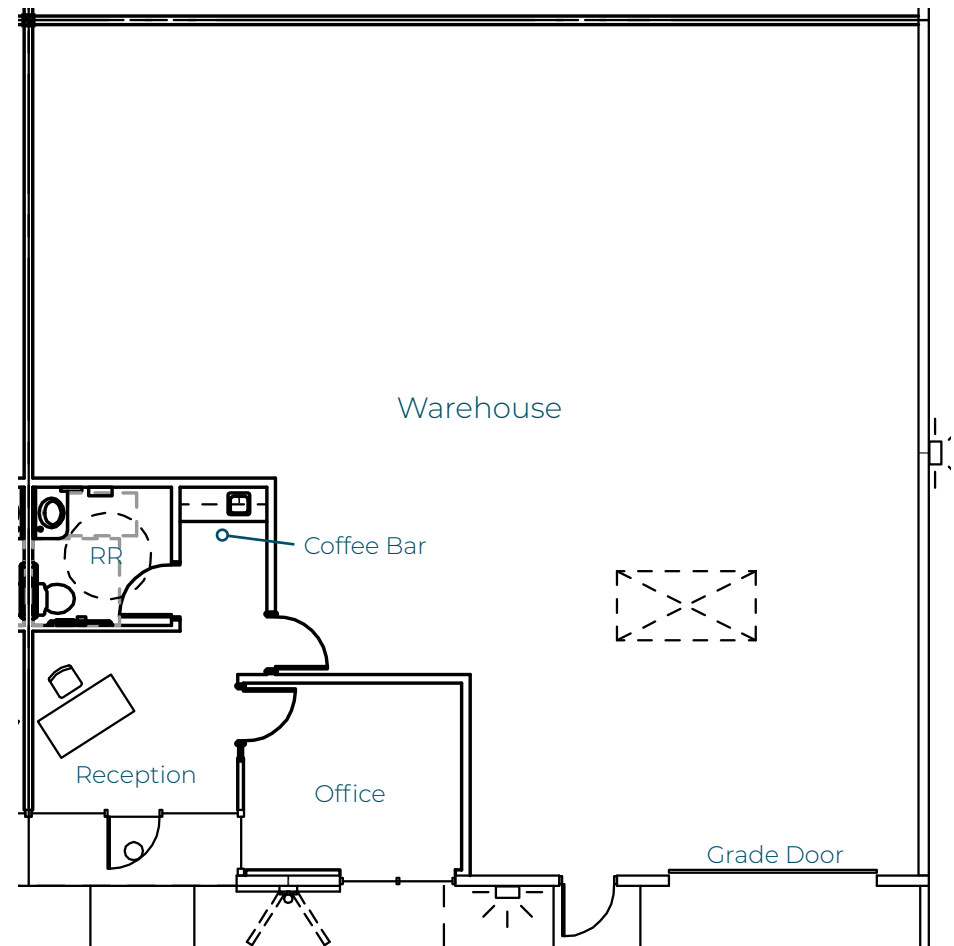
ENLARGED SUITE PLANS

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 | NWC of Dean Martin Dr. & Robindale Lane

HARRY REID
INTERNATIONAL AIRPORT



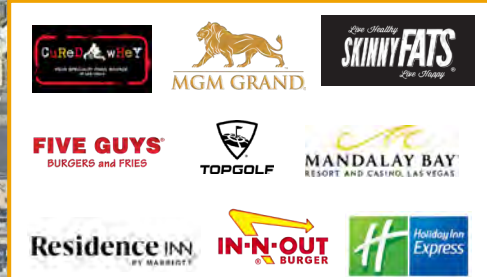
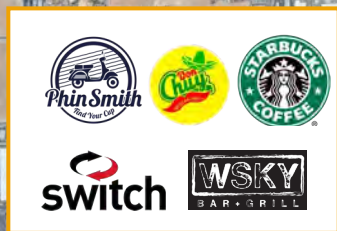
DEAN MARTIN DR

ROBINDALE LANE

FUTURE
BRIGHTLINE
WEST RAIL
SYSTEM



LOCATION AMENITIES



HARRY REID INTERNATIONAL AIRPORT



SITE



FUTURE BRIGHTLINE WEST RAIL SYSTEM

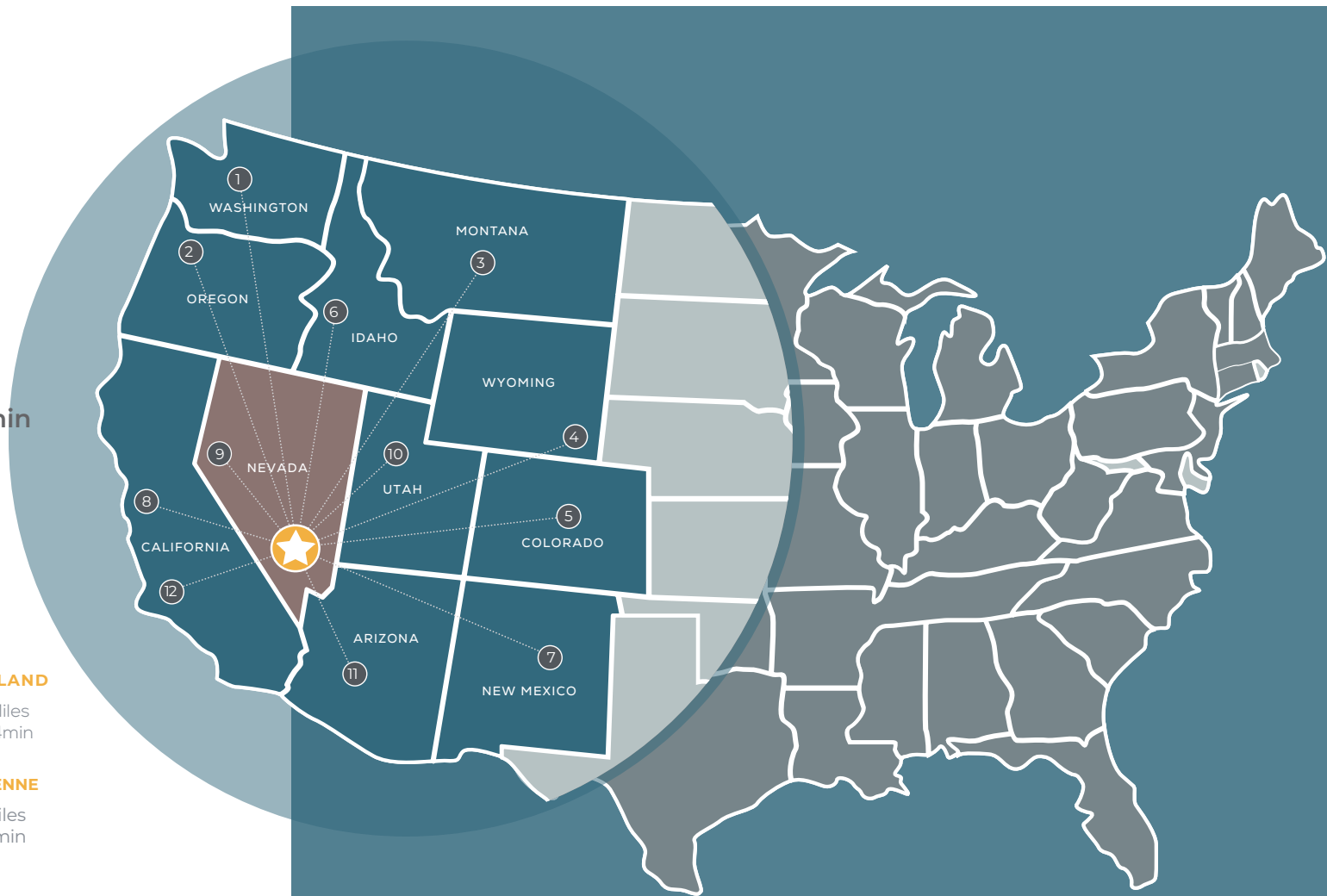


1-2 DAY TRUCK SERVICE

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

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P: +1 702 522 5008

Brayden Stockbauer

Associate

Lic. #S.0203930

E: brayden.stockbauer@jll.com

P: +1 702 522 5114

Rob Lujan, SIOR, CCIM

Exec. Managing Director

Lic. #S.0051018

E: rob.lujan@jll.com

P: +1 702 522 5002

Jason Simon, SIOR

Exec. Managing Director

Lic. #S.0045593

E: jason.simon@jll.com

P: +1 702 522 5001

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