

For Sublease | Short Term Available

Desert Inn Commerce Center

3211 Polaris Avenue



3211 Polaris Avenue
Las Vegas, NV 89102

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Listing Snapshot



Contact Broker
Lease Rate



\$0.24 PSF/Mo.
Estimated NNNs



Southwest
Submarket

Property Highlights

- Located near the Stadium District, off the NEC of Polaris Ave. and W. Desert Inn Rd. with convenient access to the I-15 via Spring Mountain Rd.
- Total Space Available: ± 23,800 SF
 - Office SF: ± 1,320 SF
 - Warehouse SF: ± 22,480 SF
- Four (4) Dock Doors; Two (2) Grade Doors
- Clear Height: 24'
- Power: 277/480V, 3-Phase Power
- Zoning: General Industrial (M-2)
- Skylights
- One (1) 30K lb. pit leveler
- Master Lease Expires: May 31,2027

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2025 Population | 16,058 | 152,256 | 438,076 |
| 2025 Average Household Income | \$56,716 | \$76,352 | \$78,403 |
| 2025 Total Households | 7,136 | 69,772 | 179,929 |



Office / Industrial
Central 7 Commerce Center

Hotels / Casinos
PALACE STATION.

Hotels / Casinos
THE STRAT
HOTEL + CASINO + RESORT

AVAILABLE
± 23,800 SF

Retail
AREA 15

Hotels / Casinos
Encore
WYNN LAS VEGAS

Hotels / Casinos
CIRCUS CIRCUS
LAS VEGAS

Hotels / Casinos
Fontainebleau
LAS VEGAS

Hotels / Casinos
Resorts World
LAS VEGAS

Downtown Las Vegas

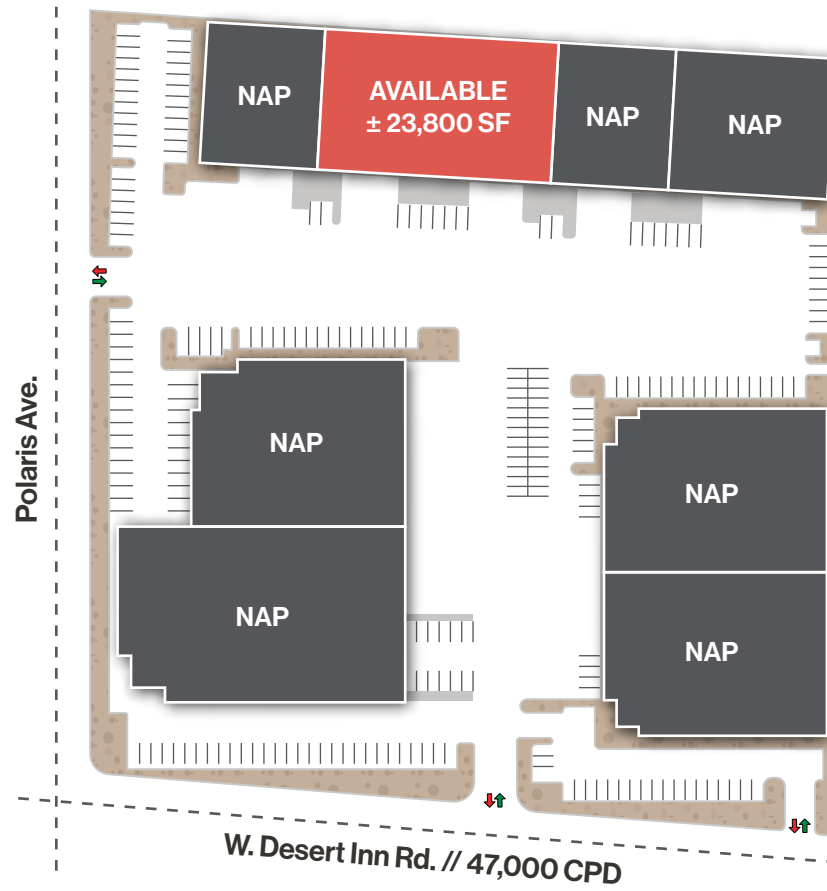
Las Vegas Strip

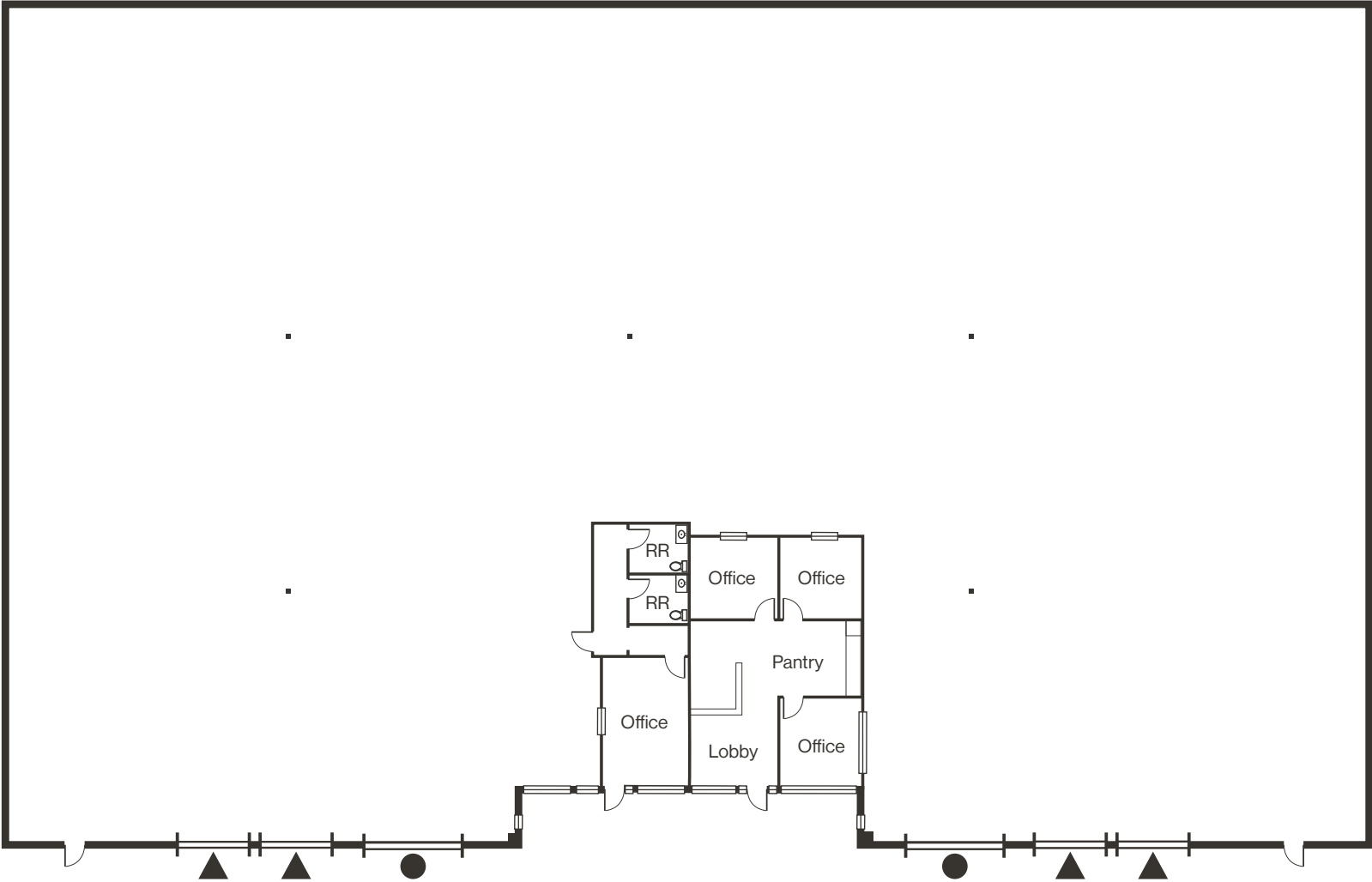
I-15 Freeway // 244,000 CPD

W. Desert Inn Rd. // 47,000 CPD



Polaris Ave.





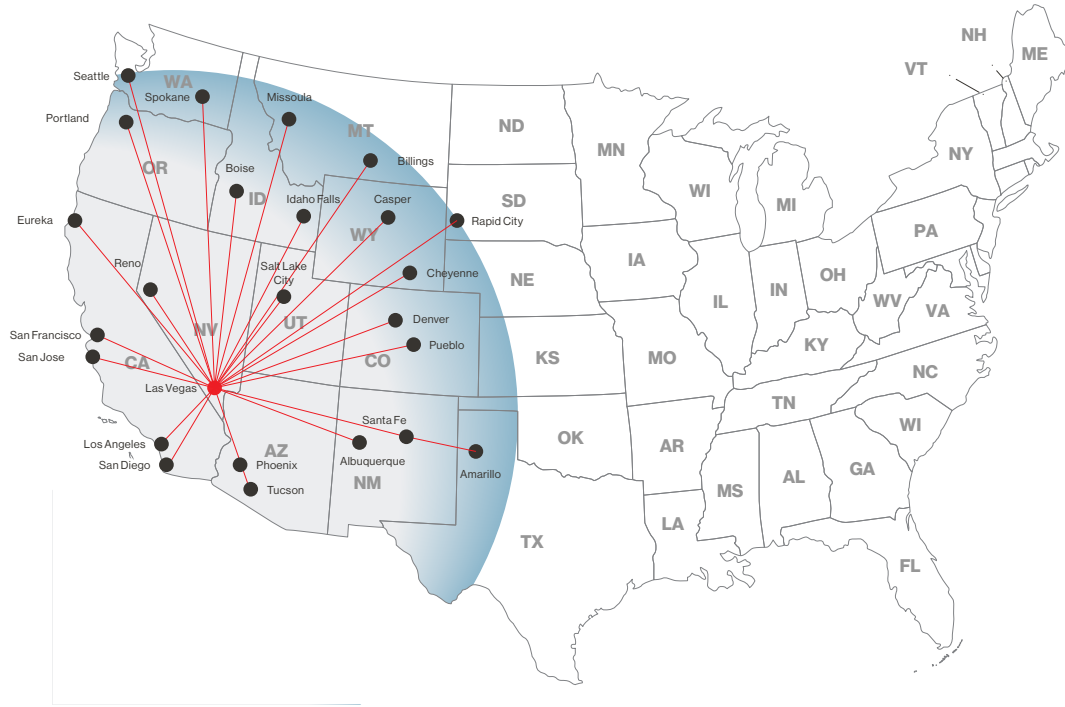
[Click for a Virtual Tour](#)

Property Photos



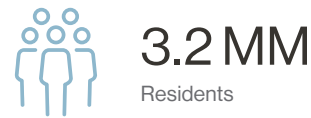
Drive Time from Las Vegas, NV

■ 1-Day Truck Service ■ 2-Day Truck Service



| Location | Times (Estimated) | Distance (Miles) |
|--------------------|-------------------|------------------|
| Los Angeles, CA | 3 hrs, 54 min | 265 |
| Phoenix, AZ | 4 hrs, 39 min | 300 |
| San Diego, CA | 4 hrs, 46 min | 327 |
| Salt Lake City, UT | 5 hrs, 50 min | 424 |
| Reno, NV | 6 hrs, 55 min | 452 |
| San Francisco, CA | 8 hrs, 20 min | 562 |
| Sacramento, CA | 8 hrs, 14 min | 565 |
| Boise, ID | 9 hrs, 31 min | 630 |
| Santa Fe, NM | 9 hrs, 8 min | 634 |
| Denver, CO | 10 hrs, 45 min | 752 |
| Cheyenne, WY | 11 hrs, 52 min | 837 |
| Helena, MT | 12 hrs, 35 min | 907 |
| Portland, OR | 15 hrs, 44 min | 982 |
| Seattle, WA | 16 hrs, 52 min | 1,129 |

Business Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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For inquiries please reach out to our team.

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