

# POST COMMERCE CENTER

6201 - 6293 Dean Martin Dr. & 3010 - 3174 W. Post Rd., Las Vegas, NV 89118

AVAILABLE  
For Lease



INDUSTRIAL BLD.  
+6285-6299  
6201-6261+  
+6283-6283  
+6283A-J  
POST ROAD  
+3010-3174

NO PARKING FIRE LANE



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
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www.mdlgroup.com

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**Schnitzer**  
PROPERTIES

## POST COMMERCE CENTER

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## Property Highlights

- Easy access to Las Vegas Boulevard via Sunset overpass
- Centrally located in the desirable Southwest submarket
- Zoning: IL (Light Industrial)
- Several suites with frontage on Dean Martin Drive
- On site restaurant 'SkinnyFATS'
- Minutes away from Town Square, Las Vegas Boulevard, 215 & I-15 freeway
- 4.9 Miles to the Harry Reid International Airport



\* 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.



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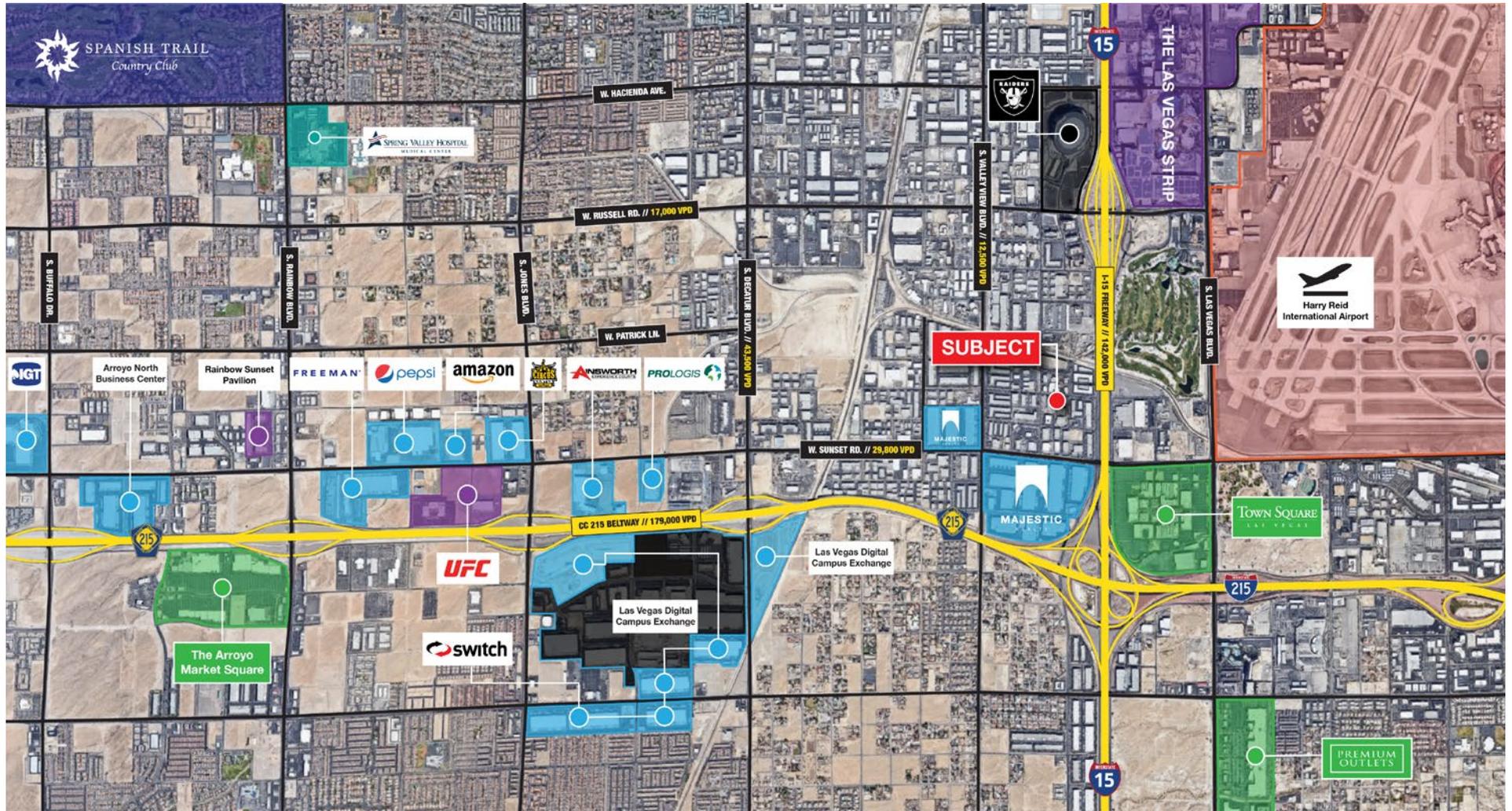


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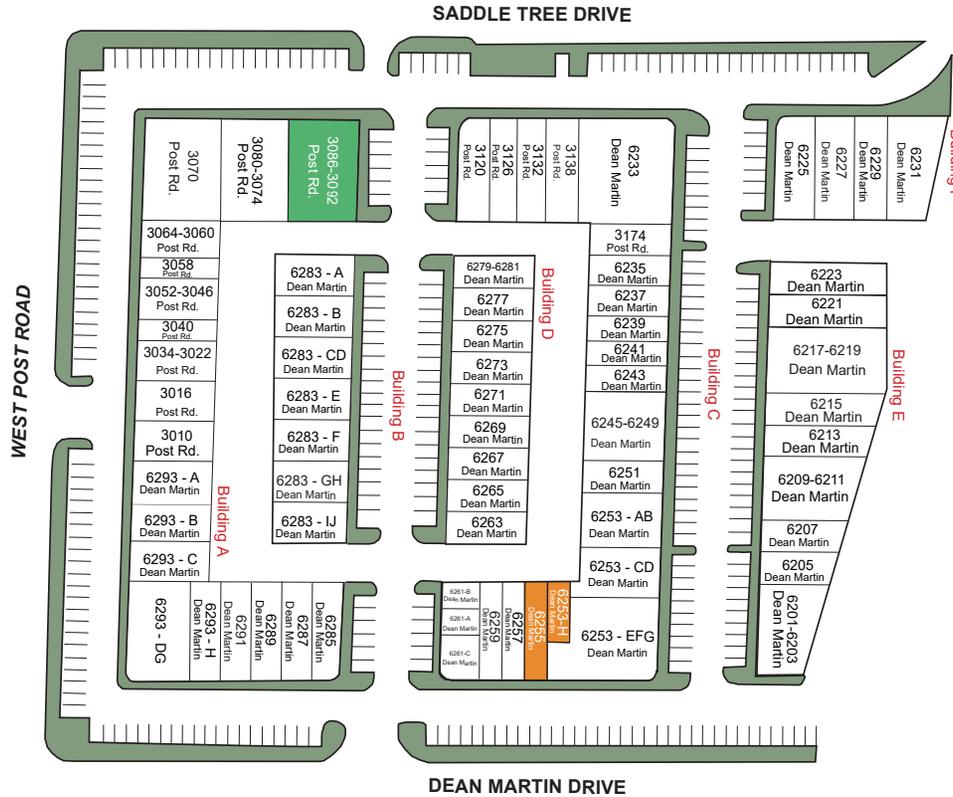
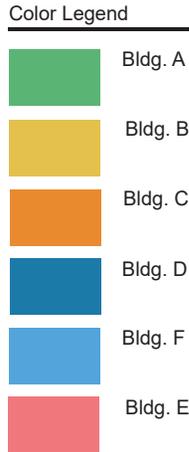
- Power Centers
- Large Industrial
- Airport
- Office
- Hospital
- Country Club



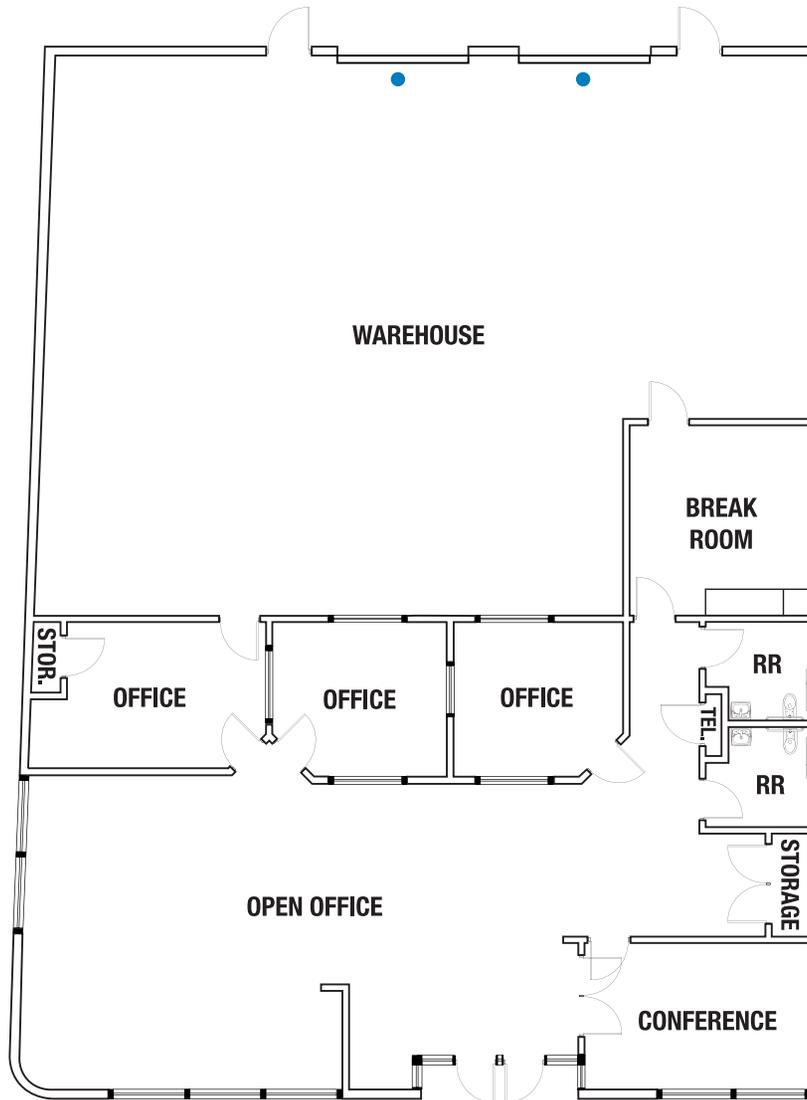
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| Building                 | Suite(s) | Total SF | Office SF | Warehouse SF | Lease Rate     | CAM Charges | Monthly Rent | Available  |
|--------------------------|----------|----------|-----------|--------------|----------------|-------------|--------------|------------|
| 3806 - 3092 W. Post Road | -        | ±4,808   | ±2,176    | ±2,632       | \$1.35 PSF NNN | \$0.361 PSF | \$8,226.49   | 06.01.2026 |
| 6253 Dean Martin Drive   | H        | ±664     | ±664      | -            | \$1.70 PSF MG  | -           | \$1,128.80   | 04.01.2026 |
| 6255 Dean Martin Drive   | -        | ±1,804   | ±1,285    | ±520         | \$1.49 PSF NNN | \$0.361 PSF | \$3,341.05   | 04.01.2026 |

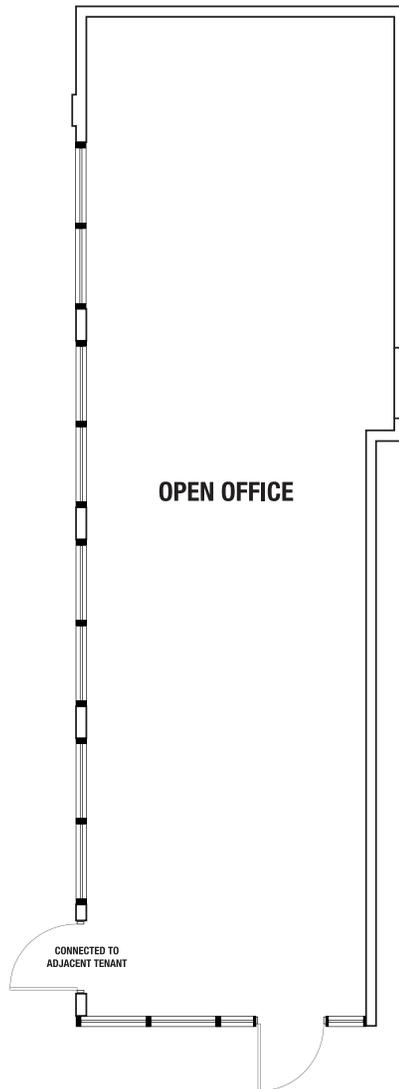


## 3086 - 3092 Post Rd. Suite Details

|                             |                    |
|-----------------------------|--------------------|
| <b>+ Total SF:</b>          | ±4,808             |
| ■ <b>Office SF:</b>         | ±2,176             |
| ■ <b>Warehouse SF:</b>      | ±2,632             |
| <b>+ Lease Rate:</b>        | \$1.35 PSF NNN     |
| <b>+ CAM Charges:</b>       | \$0.361 PSF        |
| <b>+ Total Rent:</b>        | \$8,226.49         |
| <b>+ Grade Level Doors:</b> | Two (2)            |
| <b>+ Power:</b>             | 208/120V • 3-phase |
| <b>+ Availability:</b>      | June 1, 2026       |

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

● Grade Level Door

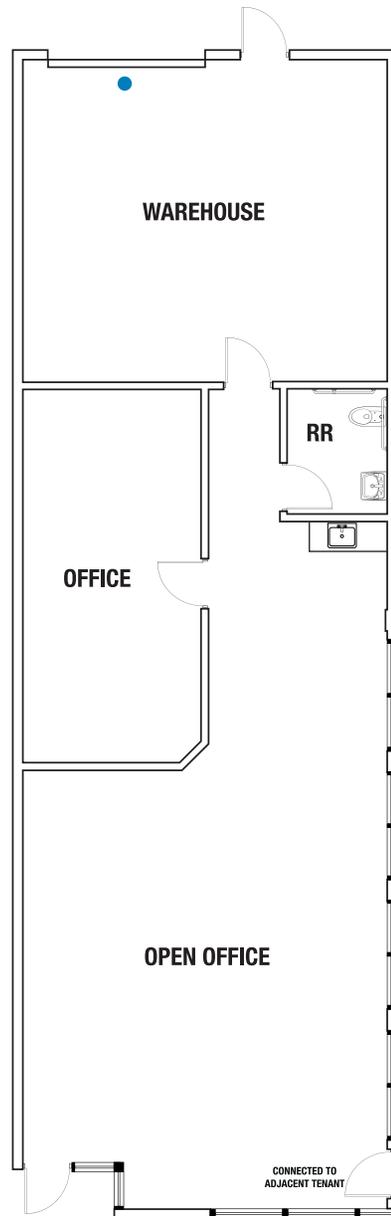


## 6253 Dean Martin Dr. Suite H Details

|                 |                           |
|-----------------|---------------------------|
| + Total SF:     | ±664                      |
| + Lease Rate:   | \$1.70 PSF Modified Gross |
| + Total Rent:   | \$1,128.80                |
| + Availability: | April 1, 2026             |

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**100% Office Suite**



## 6255 Dean Martin Dr. Suite Details

|                      |                    |
|----------------------|--------------------|
| + Total SF:          | ±1,805             |
| ■ Office SF:         | ±1,285             |
| ■ Warehouse SF:      | ±520               |
| + Lease Rate:        | \$1.49 PSF NNN     |
| + CAM Charges:       | \$0.361 PSF        |
| + Total Rent:        | \$3,341.05         |
| + Grade Level Doors: | One (1)            |
| + Power:             | 208/120V • 3-phase |
| + Availability:      | April 1, 2026      |

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- Grade Level Door

# Transit from Las Vegas

| Destination        | Est. Travel Time | Distance (Mi) |
|--------------------|------------------|---------------|
| Los Angeles, CA    | 3 hrs, 55 min    | 265           |
| Phoenix, AZ        | 4 hrs, 40 min    | 300           |
| San Diego, CA      | 4 hrs, 45 min    | 327           |
| Salt Lake City, UT | 5 hrs, 50 min    | 424           |
| Reno, NV           | 6 hrs, 55 min    | 452           |
| San Francisco, CA  | 8 hrs, 15 min    | 565           |
| Boise, ID          | 9 hrs, 30 min    | 634           |
| Santa Fe, NM       | 9 hrs, 10 min    | 634           |
| Denver, CO         | 10 hrs, 45 min   | 752           |
| Cheyenne, WY       | 11 hrs, 50 min   | 837           |
| Helena, MT         | 12 hrs, 55 min   | 907           |
| Portland, OR       | 15 hrs, 45 min   | 982           |
| Seattle, WA        | 16 hrs, 50 min   | 1,129         |



## Shipping and Mailing Services



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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# Schnitzer Industrial Properties: Henderson & Airport Portfolio

## Schnitzer Sites

1. Green Valley Business Center
2. Sunset Business Center
3. Henderson Commerce Center Warm Springs
4. Henderson Commerce Center Commercial Way
5. Henderson Commerce Center Eastgate
6. Valley Freeway Commerce Center
7. Traverse Point Commerce Center
8. 150 N. Gibson Road
9. Paradise Airport Center
10. Eastern Commerce Center
11. Patrick Commerce Center
12. Patrick Airport Center
13. Patrick Airport Business Center
14. Sunset Airport Center 1
15. Sunset Airport Center 2

## Major Retail Corridors

1. St. Rose Pkwy. & Eastern Ave.
2. Sunset Rd. & Green Valley Pkwy.
3. Galleria Mall Area
4. The District at Green Valley Ranch
5. Boulder Hwy. & Lake Mead Dr.
6. MontLago Village at Lake Las Vegas



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