

6440 POLARIS AVENUE

Las Vegas, Nevada 89118

AVAILABLE
For Sale or
For Lease

SECURED PRIVATE YARD

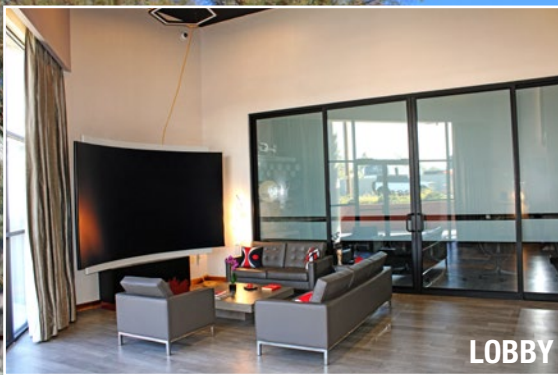


MDLGroup

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Sale/Lease Highlights

\$17,465,000

Sale Price

\$1.49 PSF NNN

Lease Rate

\$350.00

Price Per Square Foot

±49,900 SF

Square Footage

Property Overview

6440 Polaris Avenue is a ±49,900 SF industrial building available for sale or lease. The current configuration includes ±16,842 SF of office, ±31,060 SF of warehouse, and ±1,998 SF of mezzanine office space. A proposed reconfiguration increases warehouse size to ±36,753 SF and adjusts office space to ±11,149 SF, while maintaining the ±1,998 SF mezzanine office. The flexible layout makes the property well-suited for distribution, logistics, manufacturing, or service-based users seeking a centrally located Southwest location.

Area Overview

6440 Polaris Avenue is located in the highly desirable Southwest Las Vegas submarket, offering excellent access to major transportation corridors. The property sits near W Sunset Road (29,100 VPD) and S Valley View Boulevard (21,100 VPD), providing strong connectivity and accessibility throughout the Las Vegas Valley. The Southwest submarket is known for its central location, direct access to the Las Vegas strip, proximity to I-15 and Harry Reid International Airport, and access to a strong labor pool. Surrounded by established industrial and commercial users, the property benefits from both convenience and long-term market stability.



Service you deserve. People you trust.

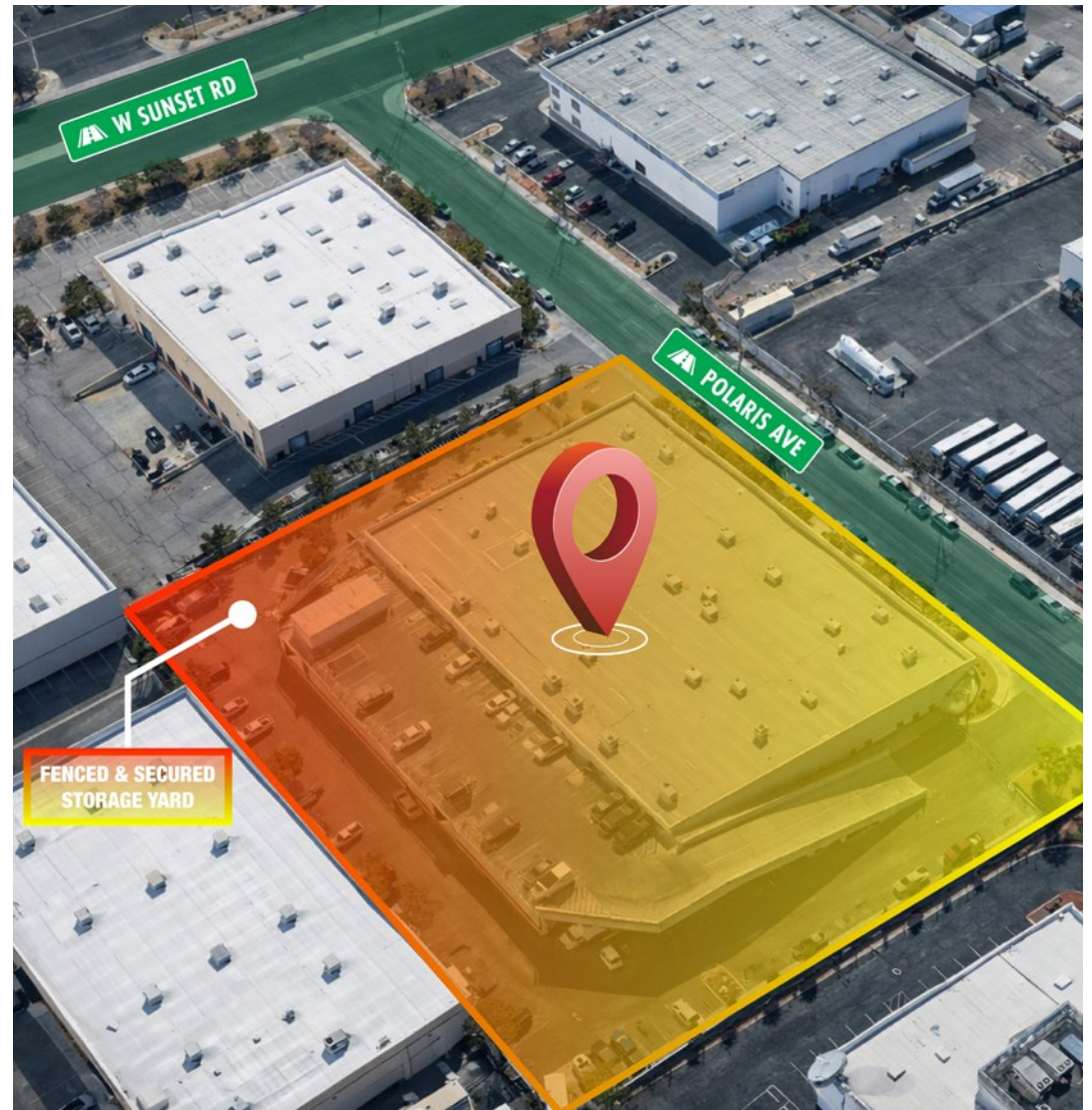


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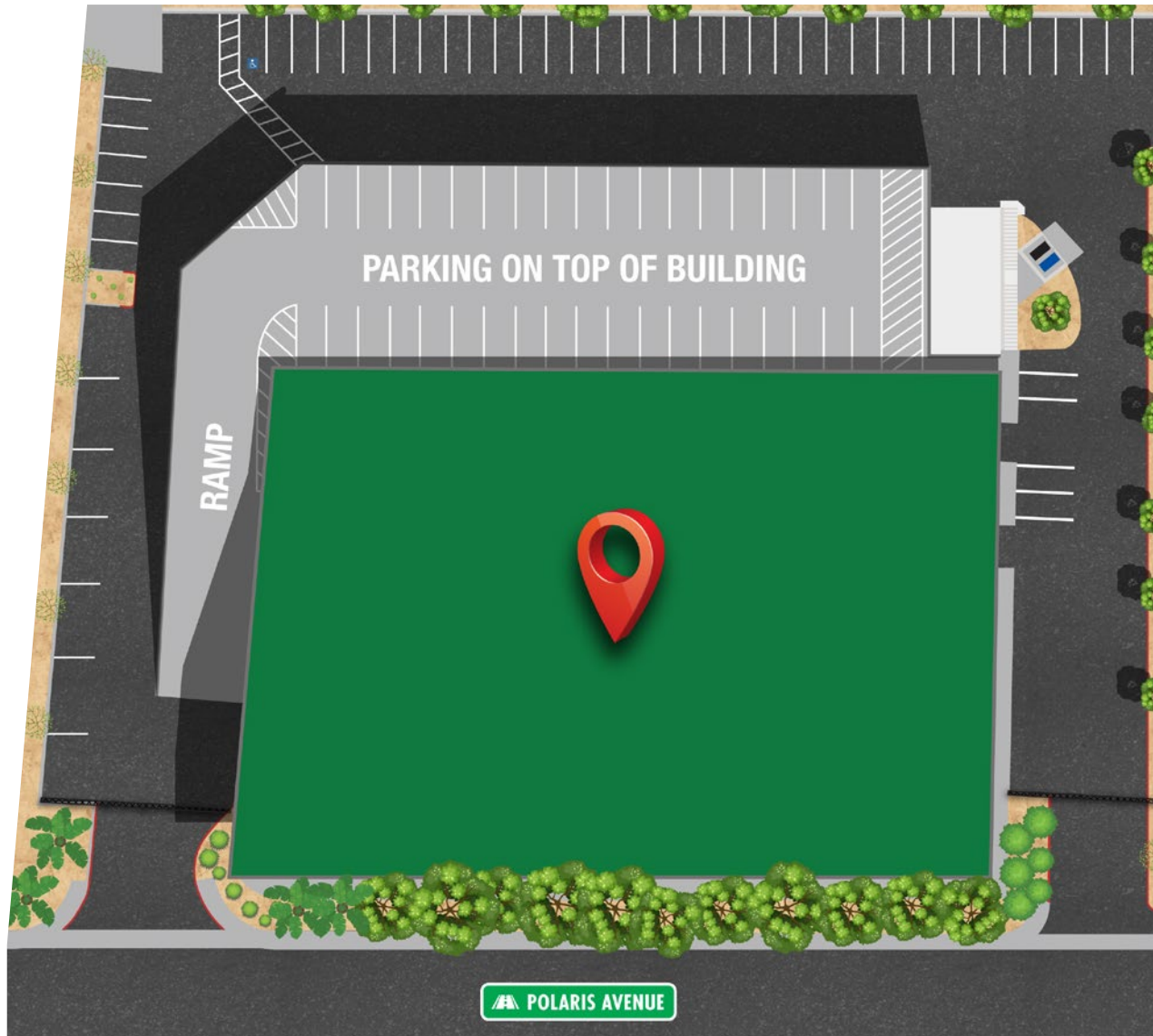
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Property Highlights

- ±49,900 SF free standing building on ±2.32 acres
- Located in the highly desirable Southwest submarket
- 2004 tilt-up construction
- Frontage on Polaris Ave
- Fenced & secured storage yard
- Ramp with parking above building
- Zoned I-P (Industrial Park)
- ±2,000 Amps | 277/480 Volts | 3-Phase Power *(to be verified by tenant/buyer)*
- ±16' - 22' clear height
- Four (4) exterior grade level doors
- One (1) dock high door (8' x 10')
- 1.62:1,000 Parking Ratio
- Fully Sprinklered
- Close proximity to Harry Reid International Airport, I-15/215 Interchange, Las Vegas Resort Corridor, Allegiant Stadium, and Town Square.



Site Plan



Current Floor Plan



▲ Dock-High Door ● Grade Level Door

Sale Details



\$17,465,000

Sale Price



\$350.00

Price Per Square Foot

Lease Details



\$1.49 PSF NNN

Lease Rate



\$0.19 PSF

CAM Charges

**Tenant responsible for all other separately metered utilities & maintenance expenses directly*

Suite Details

+ Total SF	±49,900
■ Office SF	±18,840
■ 1st Floor SF	±16,842
■ Mezzanine SF	±1,998
■ Warehouse SF	±31,060
+ Grade Level Doors	Four (4) Exterior Three (3) Interior
+ Dock-High Doors	One (1)
+ Availability	October 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.

Proposed Floor Plan

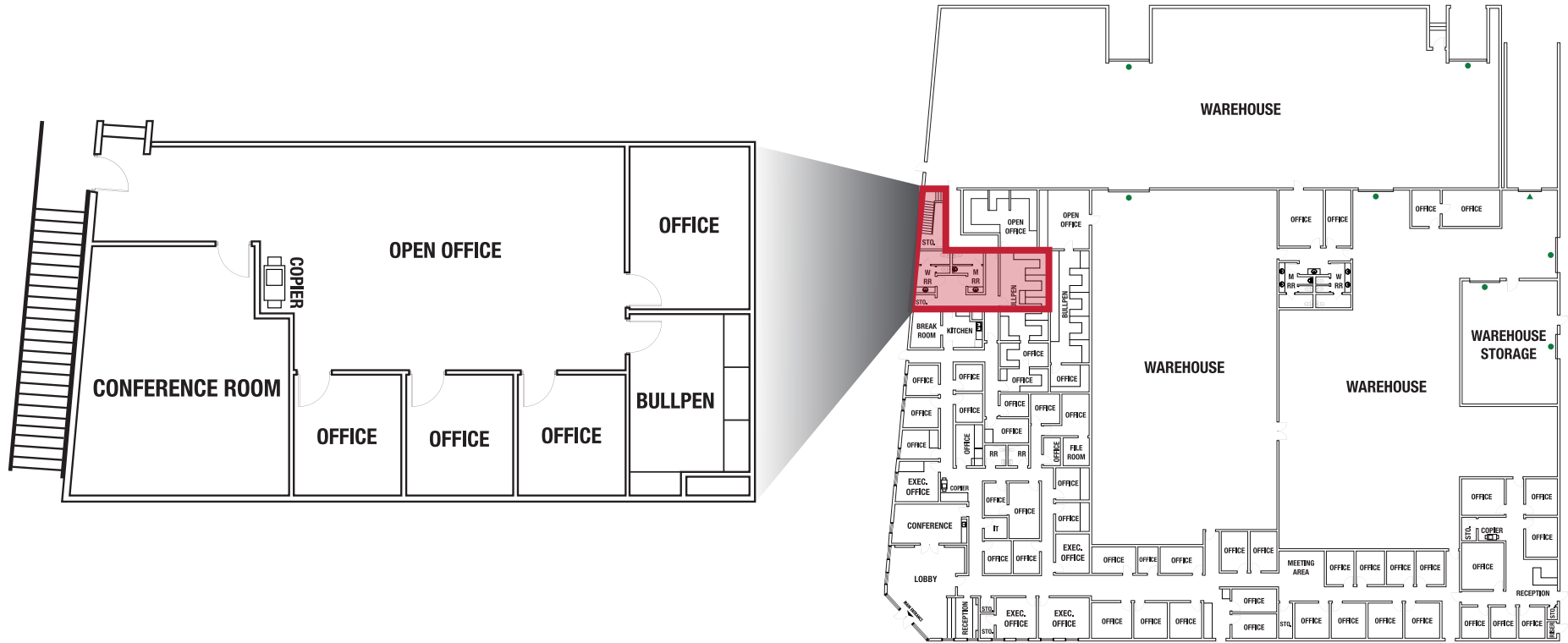


Proposed Suite Details

+ Total SF	±49,900
■ Office SF	±13,147
■ 1st Floor SF	±11,149
■ Mezzanine SF	±1,998
■ Warehouse SF	±36,753
+ Grade Level Doors	Four (4) Exterior Two (2) Interior
+ Dock-High Doors	One (1)
+ Availability	October 1, 2026

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Mezzanine Floor Plan



Property Photos

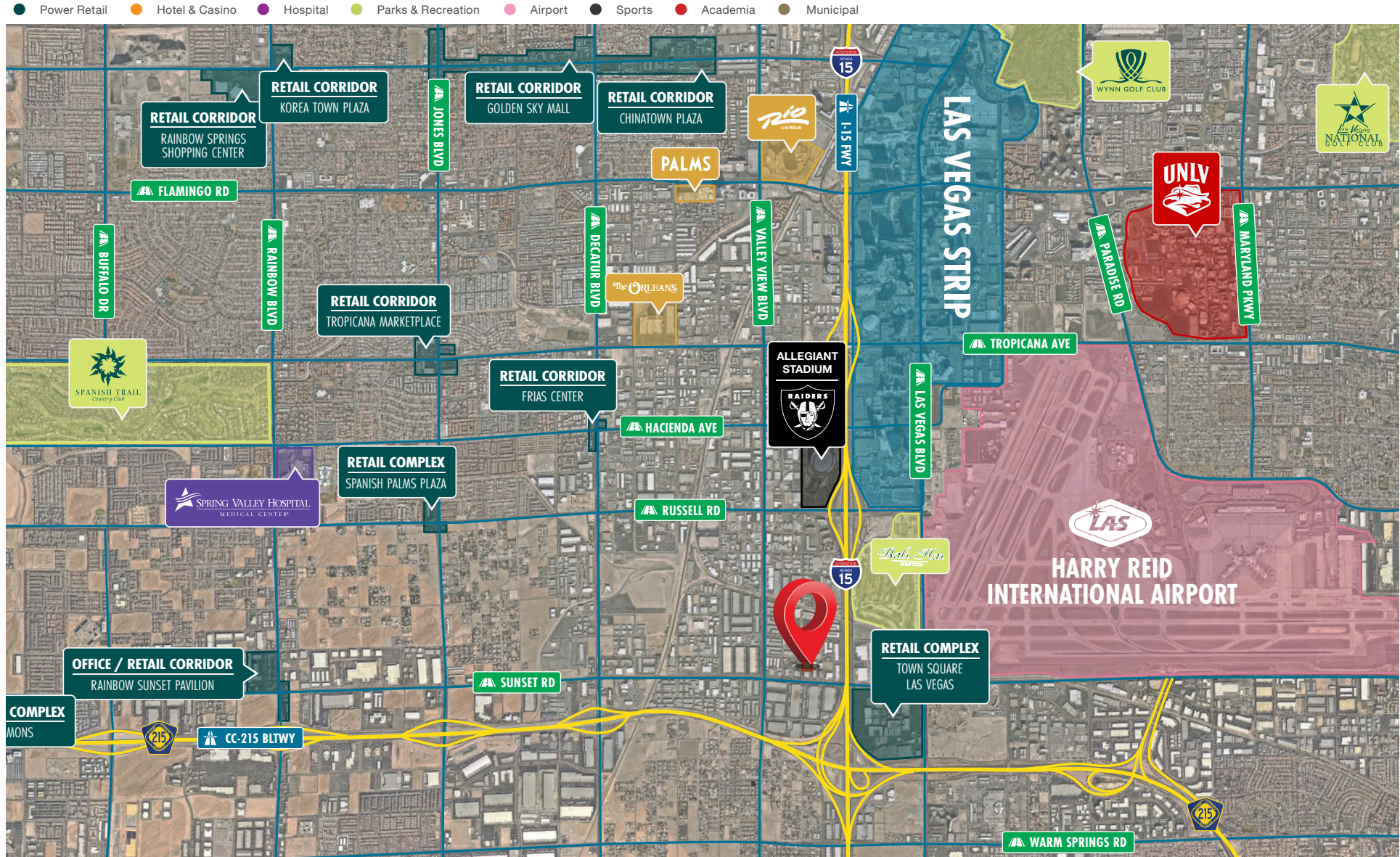


RECEPTION



2ND FLOOR PARKING





Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 ±7,892

Land Area
(Square Miles)

 2,265,461

Population

 298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.


There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.


The City is also bringing new technologies and industry to Las Vegas.


The heart of the Innovation District is the new International Innovation Center @Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: wikipedia.com, data.census.gov

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

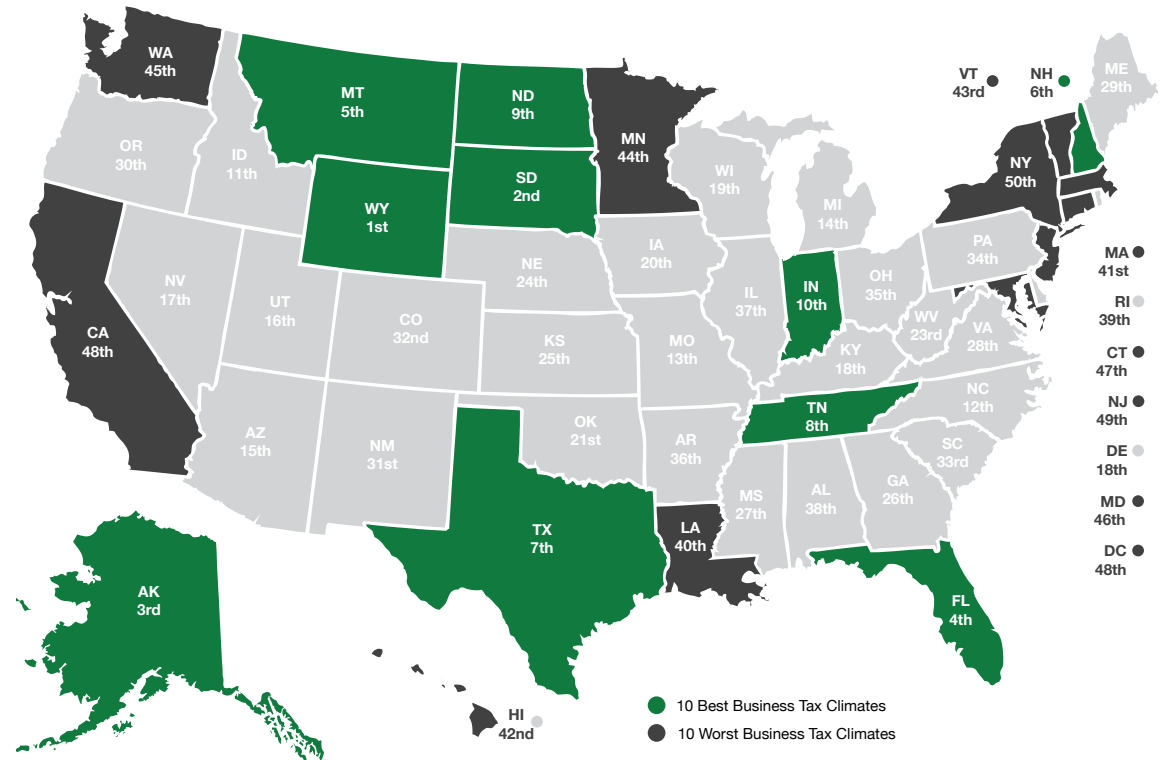
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



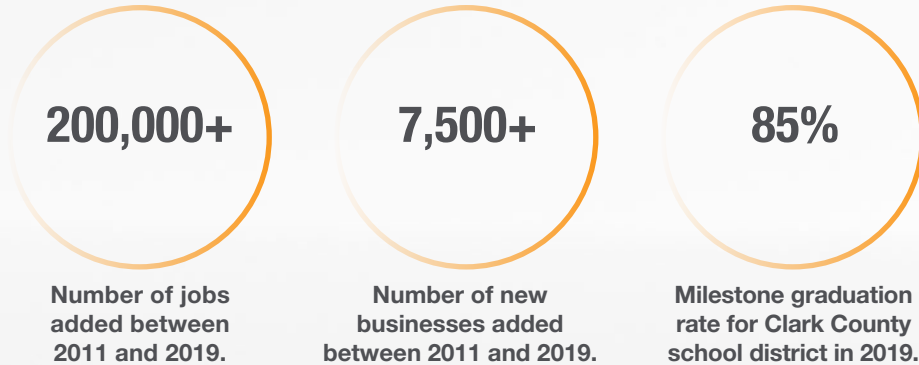
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

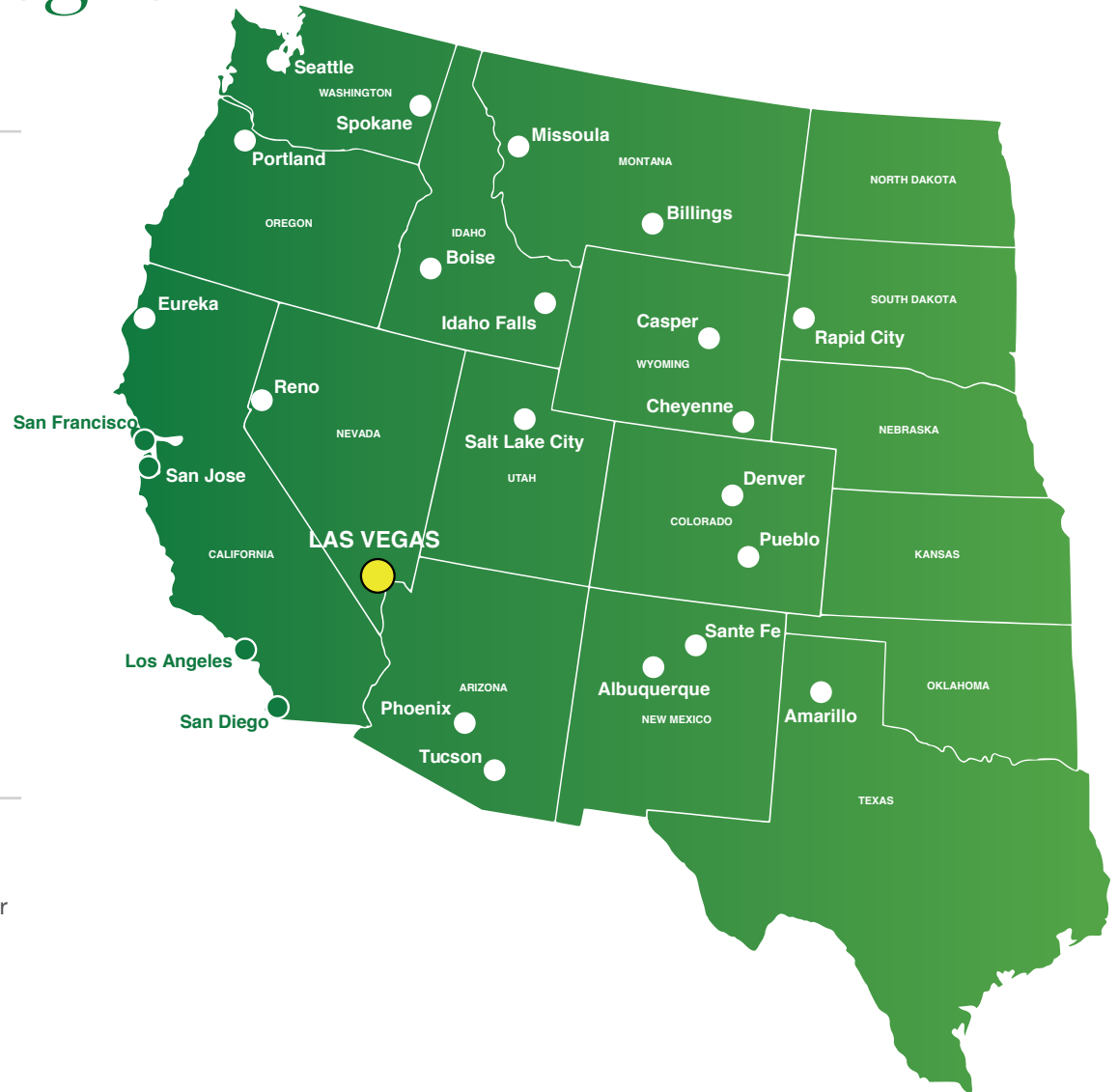
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

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

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10 Mi

Ship Center
8 Mi

Cargo Center
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UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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Investment Sales Team

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