



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# POLARIS DISTRIBUTION CENTER

6065 SOUTH POLARIS AVE. / LAS VEGAS, NV 89118

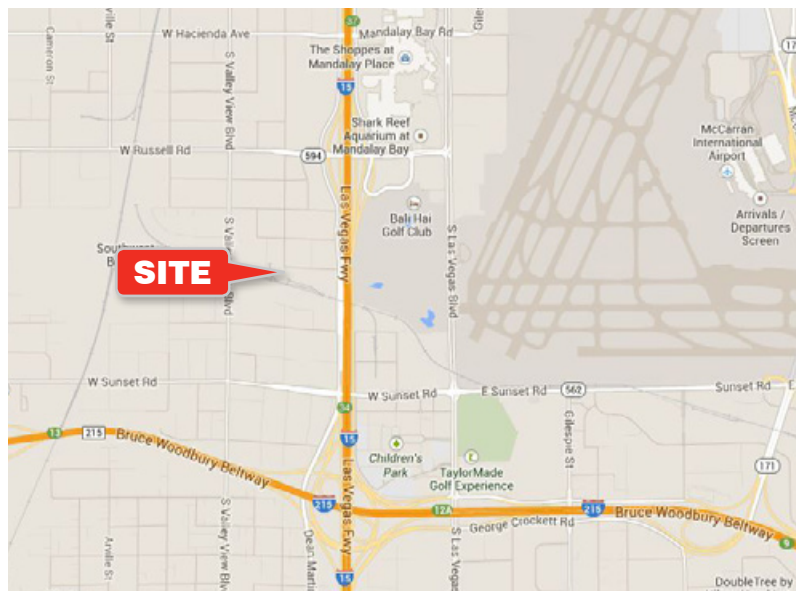


## Property Highlights

Located in the Southwest submarket near the Strip and McCarran airport with I-15 access via Russell Road, this 160,000 SF industrial building fire sprinklers, high bay or fluorescent lighting, skylights & evaporative cooling.

## Suite F

- 26,000 total SF
- 1,157 SF office
- 24,843 SF warehouse
- 16' - 18' clear height
- 1 - 8' x 10' dock high, 1 - 12' x 10' grade level
- Power: 400A, 277/480V, 3-phase
- \$.40/SF NNN + \$.014/SF CAM



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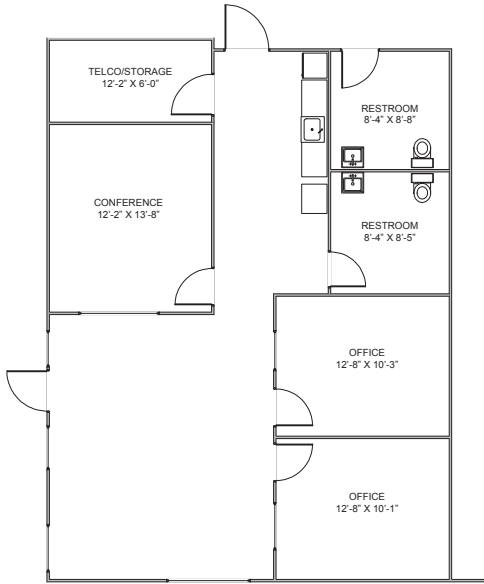


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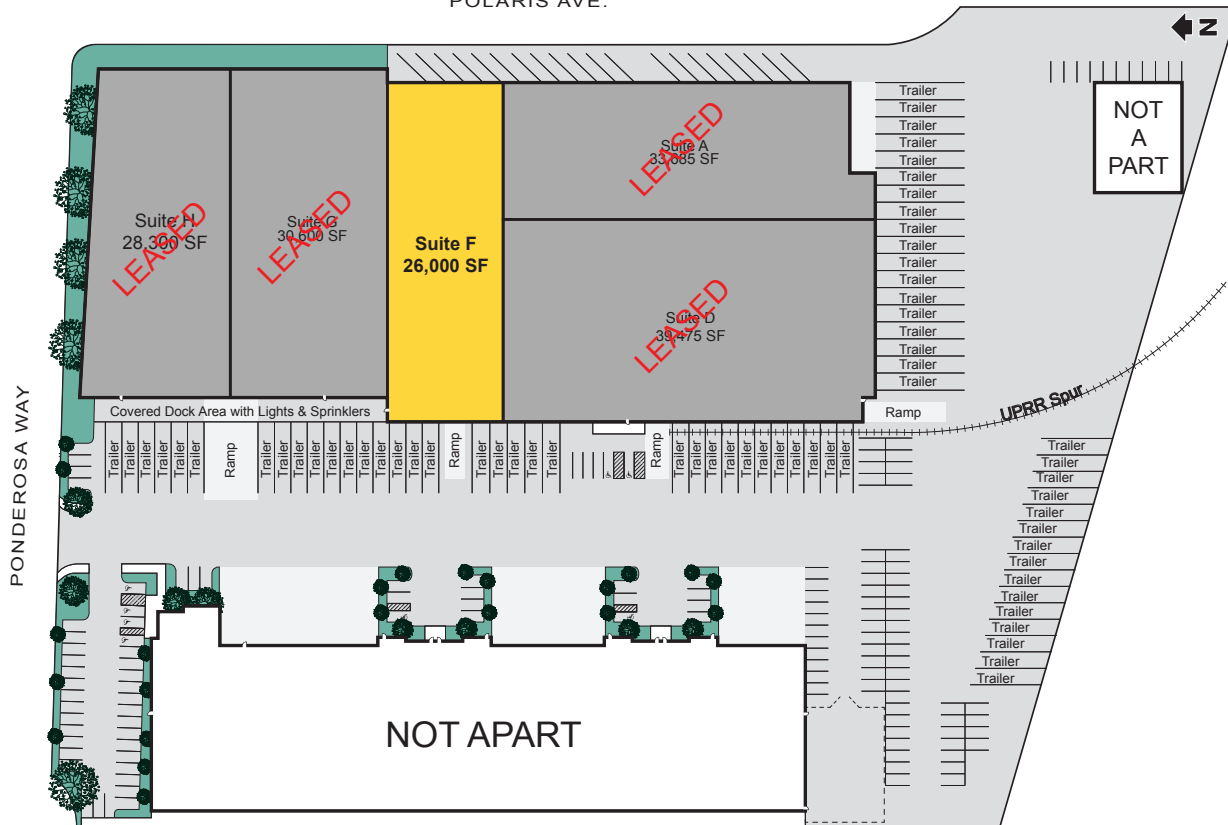
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