



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

POLARIS DISTRIBUTION CENTER

6065 SOUTH POLARIS AVE. / LAS VEGAS, NV 89118

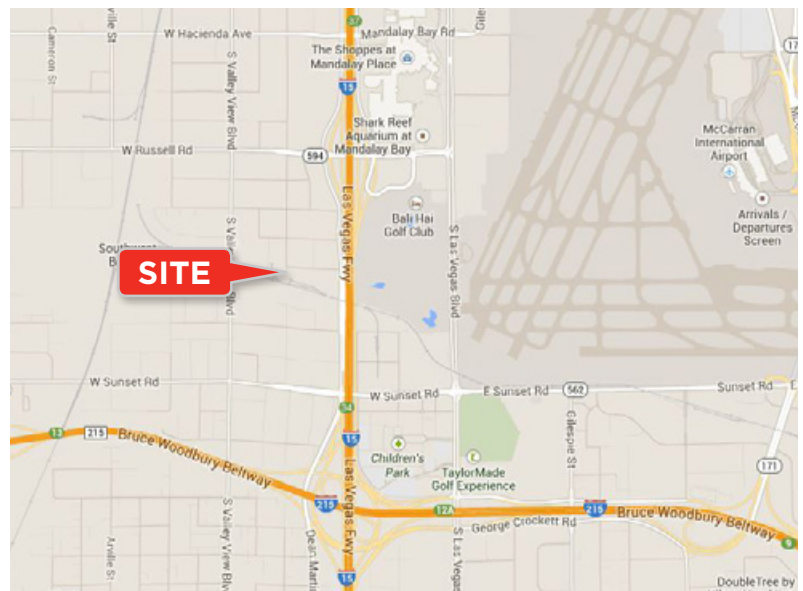


Property Highlights

Located in the Southwest submarket near the Strip and McCarran airport with I-15 access via Russell Road, this 160,000 SF industrial building features fire sprinklers, T-5 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
- T-5 warehouse lighting on motion sensors
- \$0.43/SF NNN + \$0.14/SF CAM



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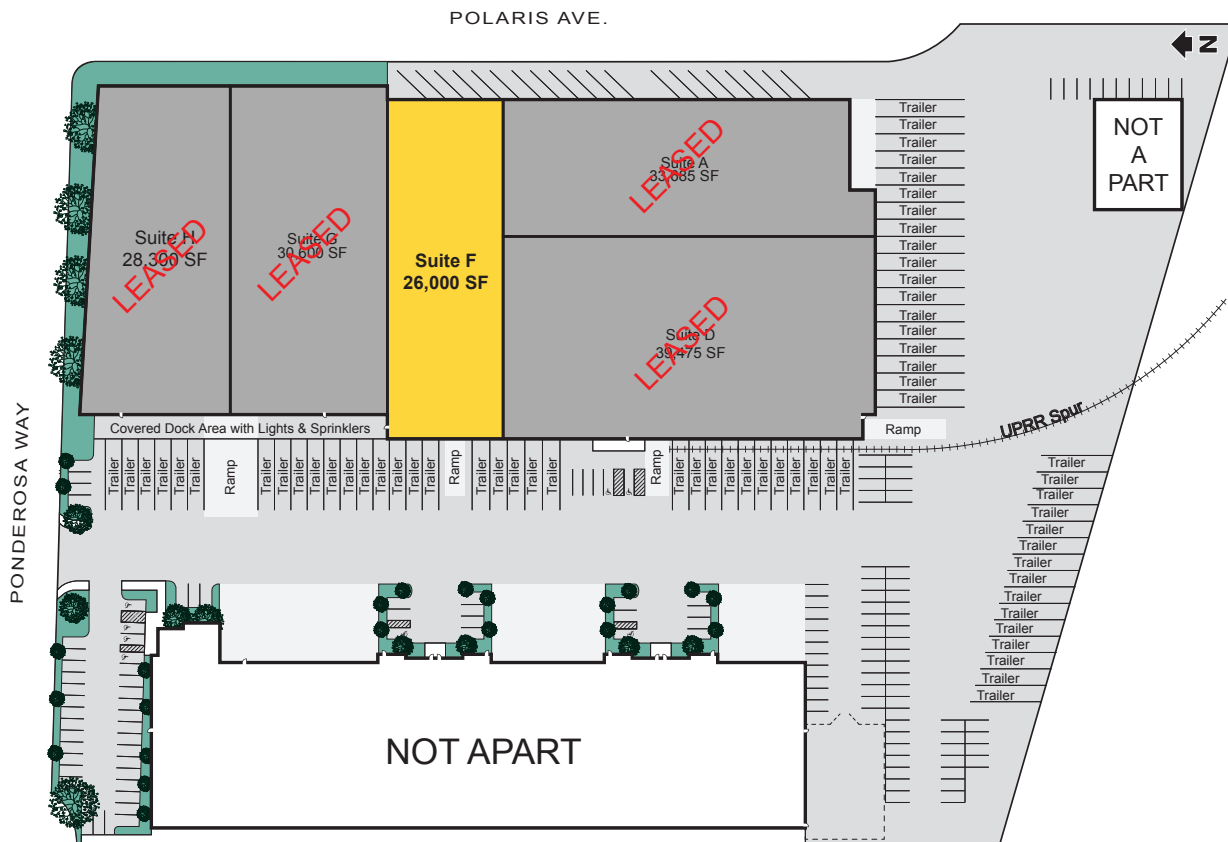
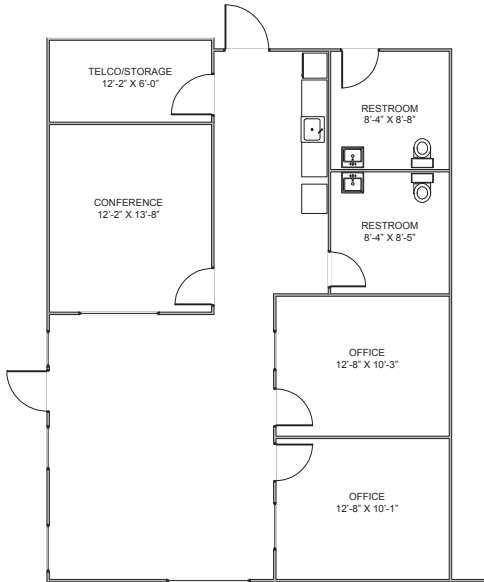


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