

OFFICE / WAREHOUSE FOR LEASE

3224 PROCYON ST, STE A
LAS VEGAS, NV 89102



Aaron Muller
425-766-3940

aaron@acbrokersinc.com

NV-RE License B.1002846.CORP



HIGHLIGHTS

- **1,050 SF Office + 990 SF Warehouse with Mezzanine**
- **Ground-floor office space consists of 1 showroom and 2 offices**
- **Warehouse ceiling: 16' high**
- **1 grade-level bay door: 14' high**
- **4 parking spots**
- **Only 2.2 miles from the Las Vegas Strip**
- **Close to major highways**
- **3-year lease available**
- **\$1.32 / SF + \$0.35 / SF NNN (\$2,692.80 per month + \$722.17 per month NNN)**















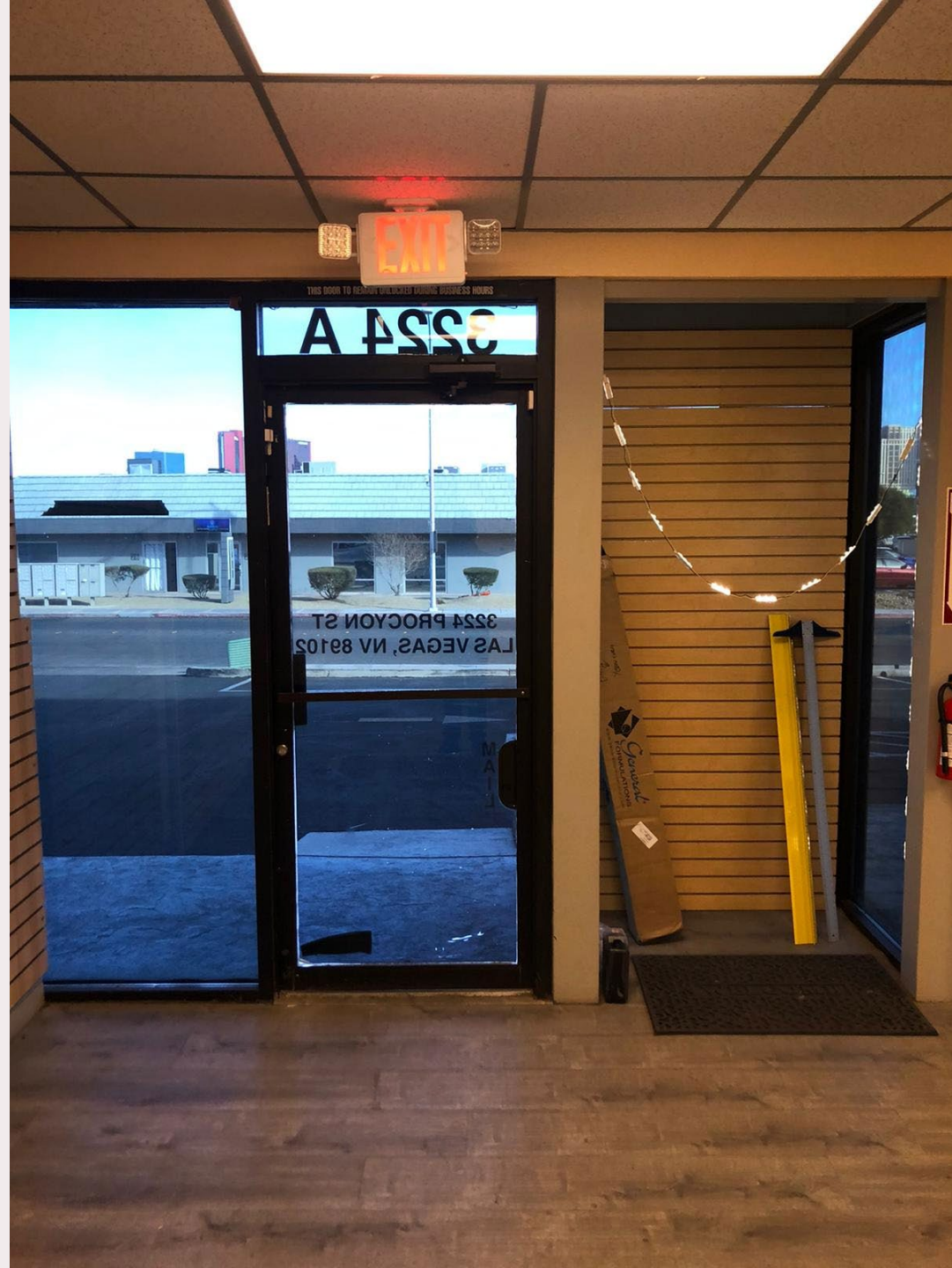




























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3224 A

3224 B

3224 PINEYON ST.
LAS VEGAS, NV 89102

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MAIL

Las Vegas Strip

Interstate 15

Subject
property

3224 Procyon St



LEASING CONTACT



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