



5151 Procyon St. Suite - 115
Las Vegas, NV 89118

Robin Realty, LLC



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5151 Procyon St

\$9.60 /SF/YR

5151 Procyon Street is positioned in the highly desirable Southwest industrial submarket, just minutes from Allegiant Stadium and the Las Vegas Strip.

The property offers exceptional access to Interstate 15 via both Russell Road and Tropicana Avenue, along with convenient connectivity to the I-215 Beltway through Decatur Boulevard. Its strategic location places it close to major commercial corridors, resort and convention destinations, and the Harry Reid International Airport.



Rental Rate: \$9.60 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 48,000 SF

Year Built: 1980

Rental Rate Mo: \$0.80 /SF/MO

Special Introductory Rate:

Year 1: \$0.80/SF

Year 2: \$0.90/SF

Lease Term: 2 Years + 2-Year Option or 1+1

Option Term: 5% Increase

Year 1 Rent Calculation (10,000 SF):

Base Rent (\$0.80/SF): \$8,000 per month

CAM (\$0.19/SF): \$1,900 per month

Total Monthly Payment: \$9,900

Numerous nearby amenities—including dining, supply vendors, and services—make this an ideal location for industrial, warehouse, or distribution operations. Great 10,000 sq ft include 650 sq ft for offices. available on 2-1-2026.

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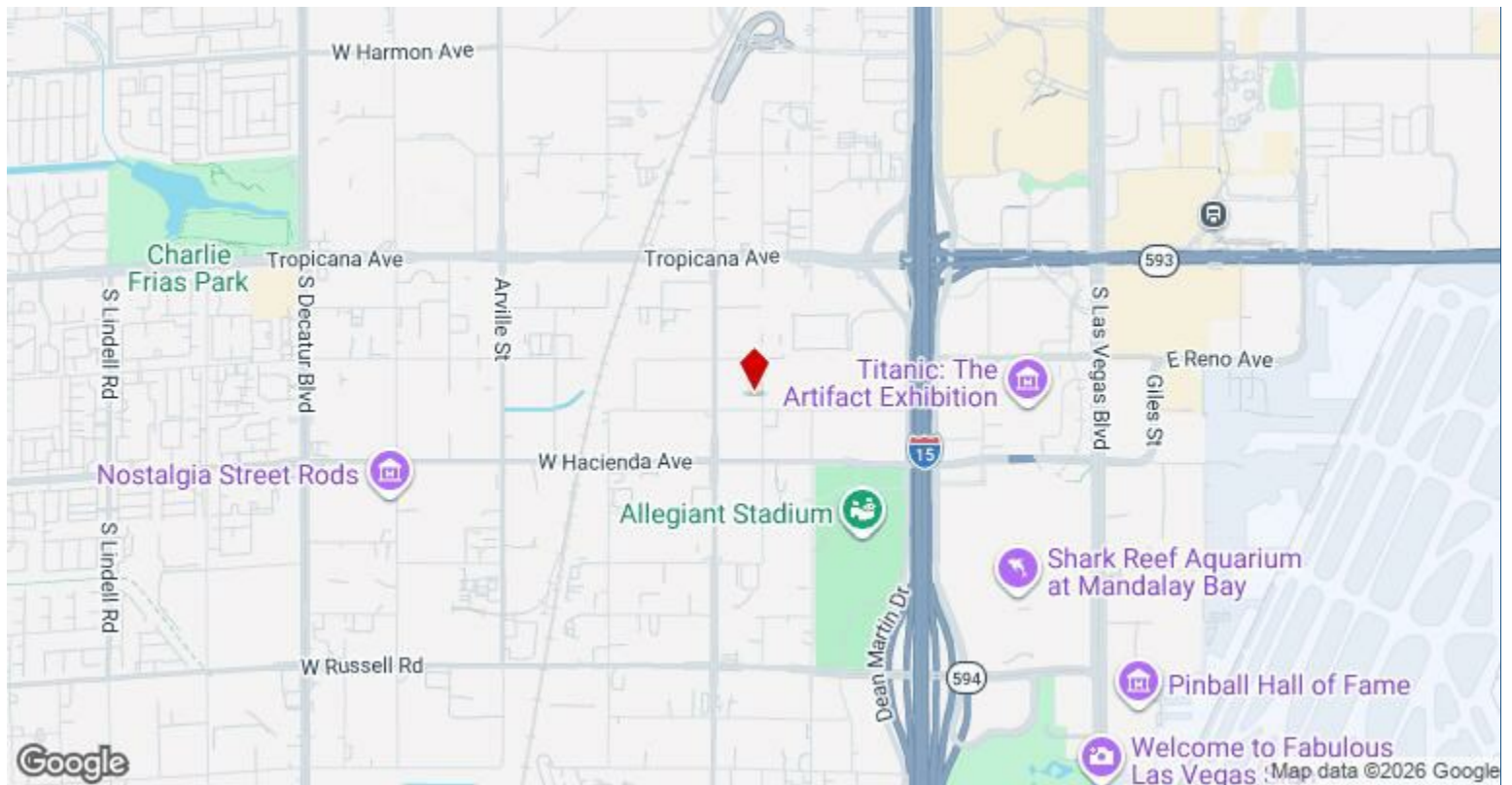
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Market Trends Southern Nevada's industrial inventory increased by 6.8 million square feet in 2025, expanding to over 186 million square feet Net absorption increased for the third consecutive quarter, to 3.19 million square feet, bringing vacancy down to 9.2%. Net absorption totaled 5.13 million square feet in 2025 The weighted average asking rental rate increased from last quarter to \$1.07 psf on a triple net (NNN) basis Sales volume in owner/user sales decreased in the fourth quarter, while investment sales volume improved, but remained significantly lower than one year ago

Property Photos



Building Photo

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