



**6025**  
PROCYON STREET

For Sublease  
55,440 SF

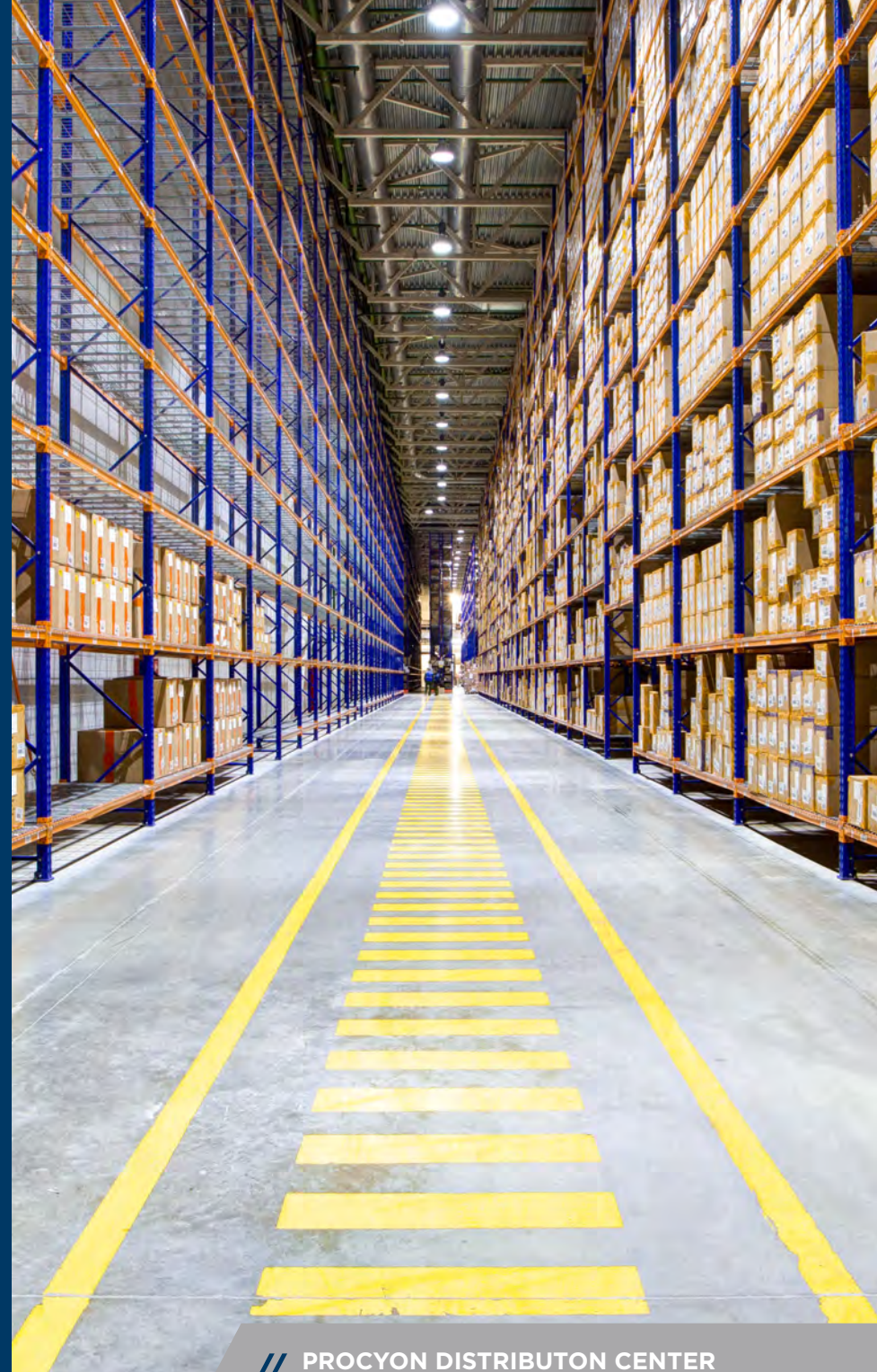


**CUSHMAN &  
WAKEFIELD**

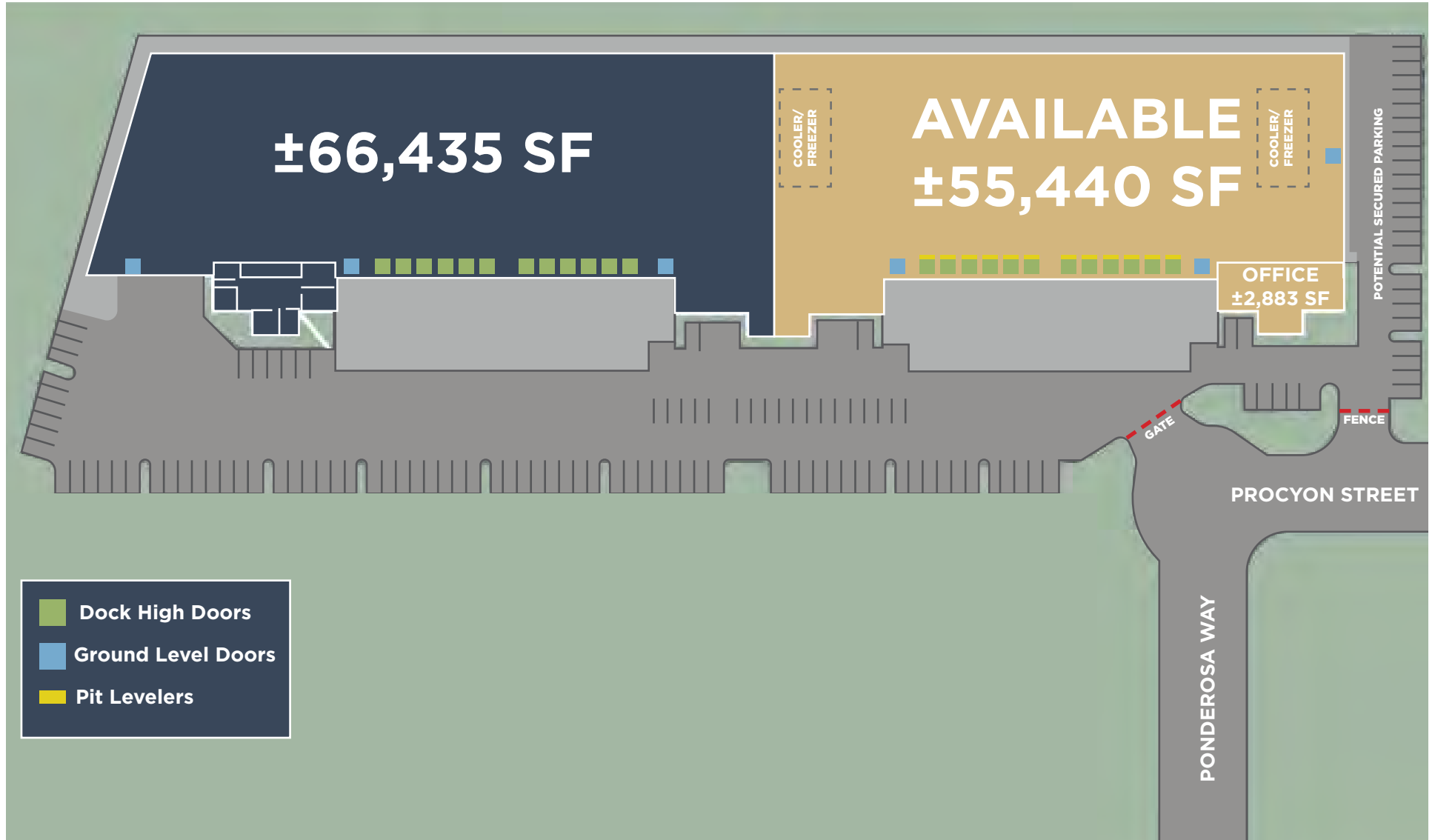


# // PROPERTY FEATURES

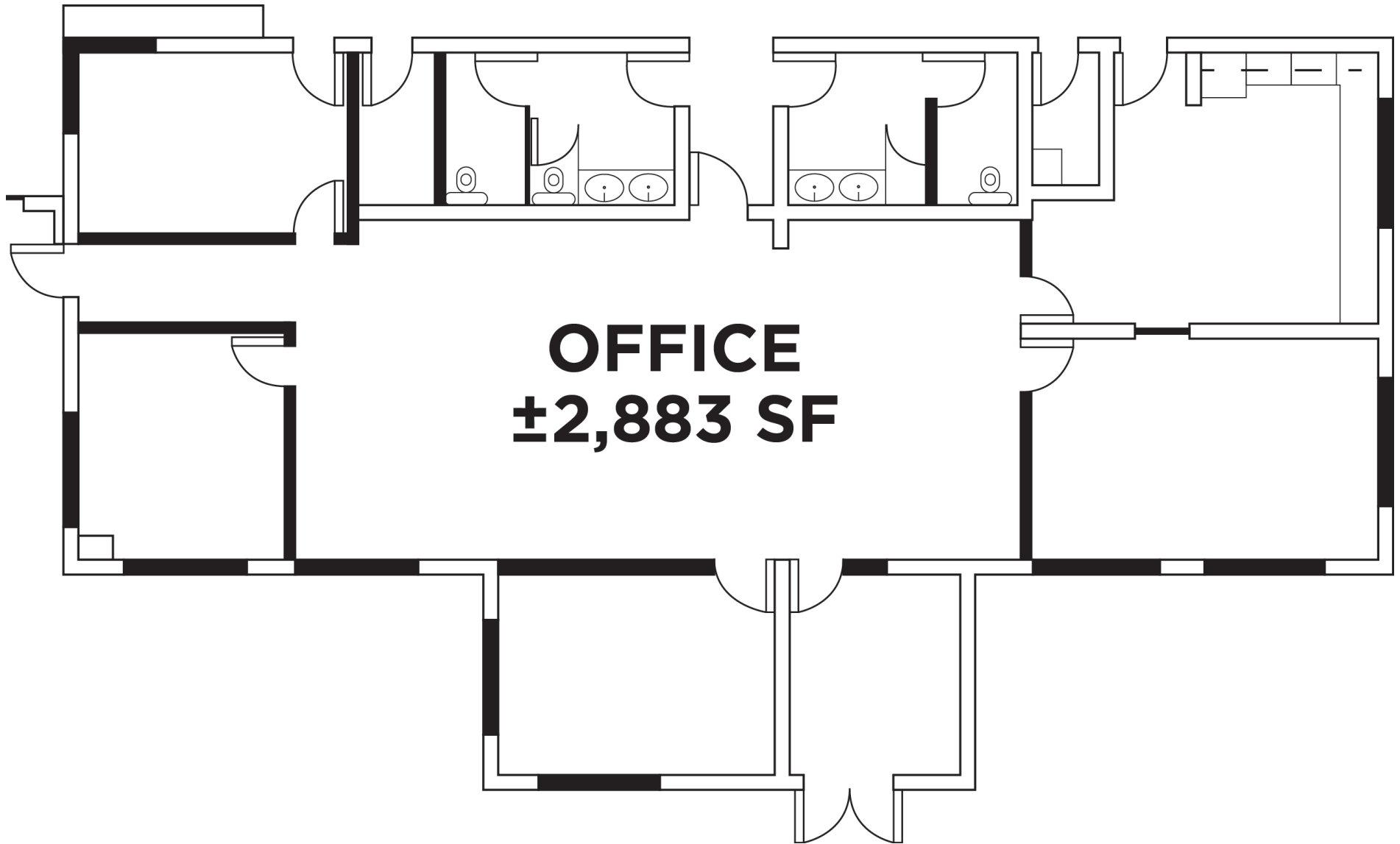
- **±55,440 SF** AVAILABLE
- MASTER LEASE EXPIRATION: **5/31/2027**
- **±2,883 SF** OFFICE
- **±30'** CLEAR HEIGHT
- 1,200 AMPS, 277/480 VOLTS, **3-PHASE POWER**
- 12 **DOCK HIGH** DOORS
- **12** PIT LEVELERS
- 3 **GRADE LEVEL** LOADING DOORS
- **ESFR** SPRINKLER SYSTEM
- AMPLE **PARKING**
- TWO WALK-IN **COOLER/FREEZERS**
- POTENTIAL **SECURED** PARKING
- IL (INDUSTRIAL LIGHT) **ZONING**



# // SITE PLAN

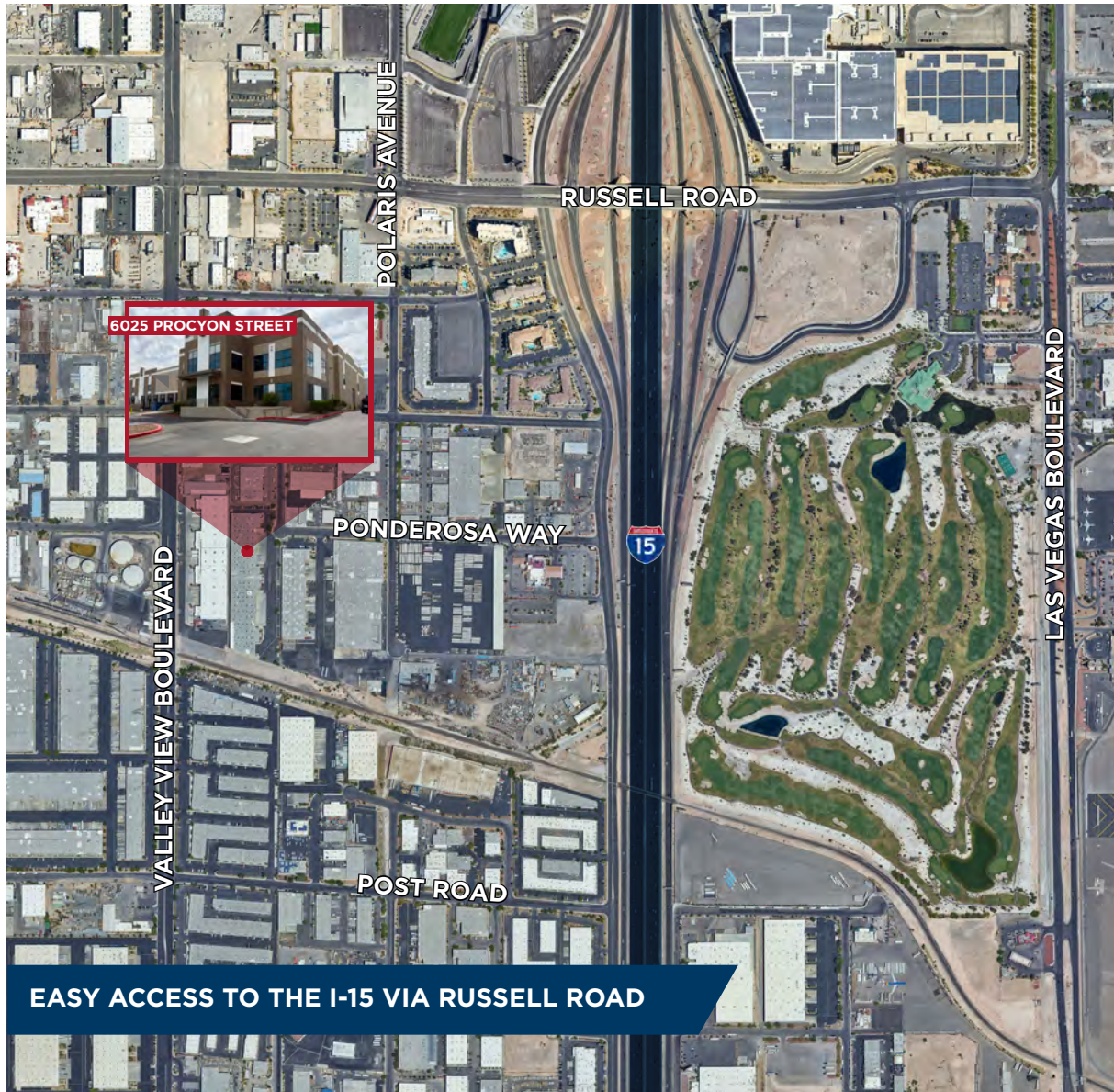


## // OFFICE PLAN

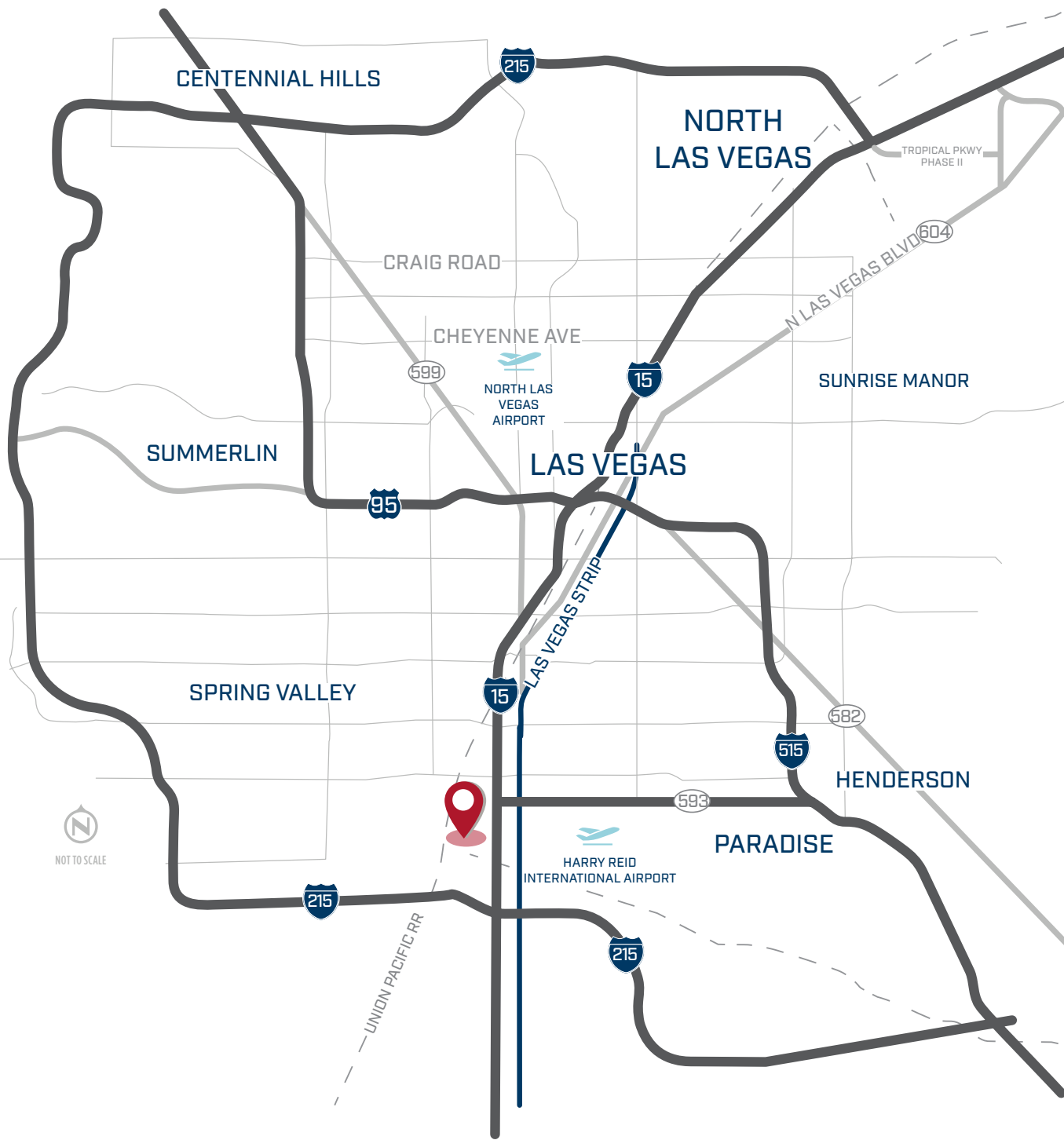




# // LOCATION



# // SITE MAP



# 6025

## PROCYON STREET

LAS VEGAS, NV 89118

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