

5375

Procyon Street Suite #102
Las Vegas, NV 89118

INDUSTRIAL SPACE FOR SUBLEASE



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NORTH AMERICAN
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PROPERTY DETAILS

Situated on:	±2.52 Acres
APN:	162-29-301-008
Address:	5375 Procyon Street Las Vegas, NV 89118
Built in :	1998
Zoning (Clark County):	Industrial Light (IL)
Building Square Footage	±15,525 SF
Grade Level Loading:	Yes, Two (2) Doors
Term Expiration:	November 30th, 2028
Parking:	±20 Spaces
Asking Rate:	\$1.24NNN, .25cent CAM
Total Payment:	EST: \$23,132/m

- Great Southwest Location
- Dock High Loading
- Clear Height Estimated at 24'
- Signage Available
- One block from Allegiant Stadium
- Ample parking available
- Large Open Warehouse and large office space
- Two Grade level roll up doors

SUB-LEASE RATE
\$1.24NNN
.25CENTS CAM

LEASE EXPIRATION
NOVEMBER 30TH, 2028

PARKING SPACES
20

SQUARE FOOTAGE
±15,525



WAREHOUSE

WAREHOUSE

OFFICE

-GRADE LEVEL LOADING

-DOCK HIGH LOADING

-DOCK HIGH LOADING

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MARKET SUMMARY

LAS VEGAS, NV

Las Vegas's market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.

INVESTMENT UPSIDE

The demand for properties in desirable areas continues to grow as a tax friendly state that has been in a growth pattern for over a decade. The Las Vegas population continues to grow as well making future retail demand a viable long term asset. Populations are expected to reach 3.8M by the year 2038. Investors should expect to see stabilized retail stability over the long term.





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE CENTRAL WEST LAS VEGAS SUBMARKET

The property at **5375 Procyon Street** is strategically located within the **Southwest West Las Vegas Submarket**, one of Las Vegas's most accessible retail hubs. Situated just off the I-95 freeway and Summerlin Pkwy freeways, the asset is easily accessible for neighborhood residents, high traffic counts from South Rainbow traffic and well as Summerlin clientele.

Low Vacancy Rates: The submarket continues to see historically low vacancy rates, currently hovering around 6%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from nearby amenities such as Allegiant Stadium, hotels, and retail options that support workforce convenience and business operations.

Nearby Businesses: Major corporations and logistics hubs, including FedEx, UPS, and Konami operate in the vicinity, highlighting the submarket's appeal for businesses needing reliable supply chain solutions.



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No State Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- 1.2M+ total workforce in Las Vegas metro (Clark County)
- Above average employment growth. Consistently outpaces national job growth rates.
- Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Migration trends are historically strong showing annual increases in the population and Las Vegas workforce.
- Current Unemployment in Las Vegas has an average of 5.2% (Las Vegas MSA), providing a flexible and available workforce above national averages.

MAP



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EXCLUSIVELY LISTED BY

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