

Industrial Outdoor Storage / Redevelopment Site



2,000 SF on .68 Acres

FOR SALE | 3675 Procyon Street Las Vegas, NV 89103





EXECUTIVE SUMMARY

Newmark is pleased to present this rare opportunity to acquire an industrial property with a large yard component in Las Vegas' Central/Southwest submarket. The property's central location and expansive yard make it well-suited for a wide range of industrial uses such as trucking/transportation, construction and building supplies, equipment rental, and automotive businesses.

The site holds strong long-term redevelopment potential due to its strategic location within a high-growth area of the city. Ideally situated in the heart of the Chinatown redevelopment district, the site offers unmatched access to the Las Vegas Strip corridor & I-15 Freeway. It is directly adjacent to several major developments, including Boring Company's planned Chinatown Loop Station, Fore Property Co.'s mixed-use commercial development and the potential site for an NBA expansion team arena.

INVESTMENT HIGHLIGHTS



Rare opportunity to purchase building with large yard component in Central / Southwest submarket



Prime central location adjacent to strip corridor



Located in the heart of the Chinatown redevelopment district



Future redevelopment potential



Adjacent to the Boring Company's planned Chinatown Loop Station



Adjacent to potential NBA expansion team arena





S Valley View Blvd.

±2,000 SF Warehouse

3675 PROCYON STREET

±27,620 SF Secured Yard

Reciprocal Access Easement

NEWMARK

PROPERTY FEATURES

TOTAL SF +/- 2,000 SF

ACRES .68 Acres

CLEAR HEIGHT 20'

GRADE DOORS 2

APN 162-17-201-015

JURISDICTION Clark County

ZONING Industrial Light (IL)

PLANNED LAND USE Entertainment
Mixed Use (EM)



LOCATION HIGHLIGHTS



Prime central location



Heart of Chinatown /
Redevelopment District



Adjacent to the Las Vegas
resort corridor



Adjacent to potential NBA
expansion team arena



Adjacent to the Las Vegas
stadium district



.7 miles to I-15 via
Spring Mountain Rd.



10 minutes to
Harry Reid International Airport



FOR SALE

3675 Procyon Street

LAS VEGAS, NV 89103

For more information:

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