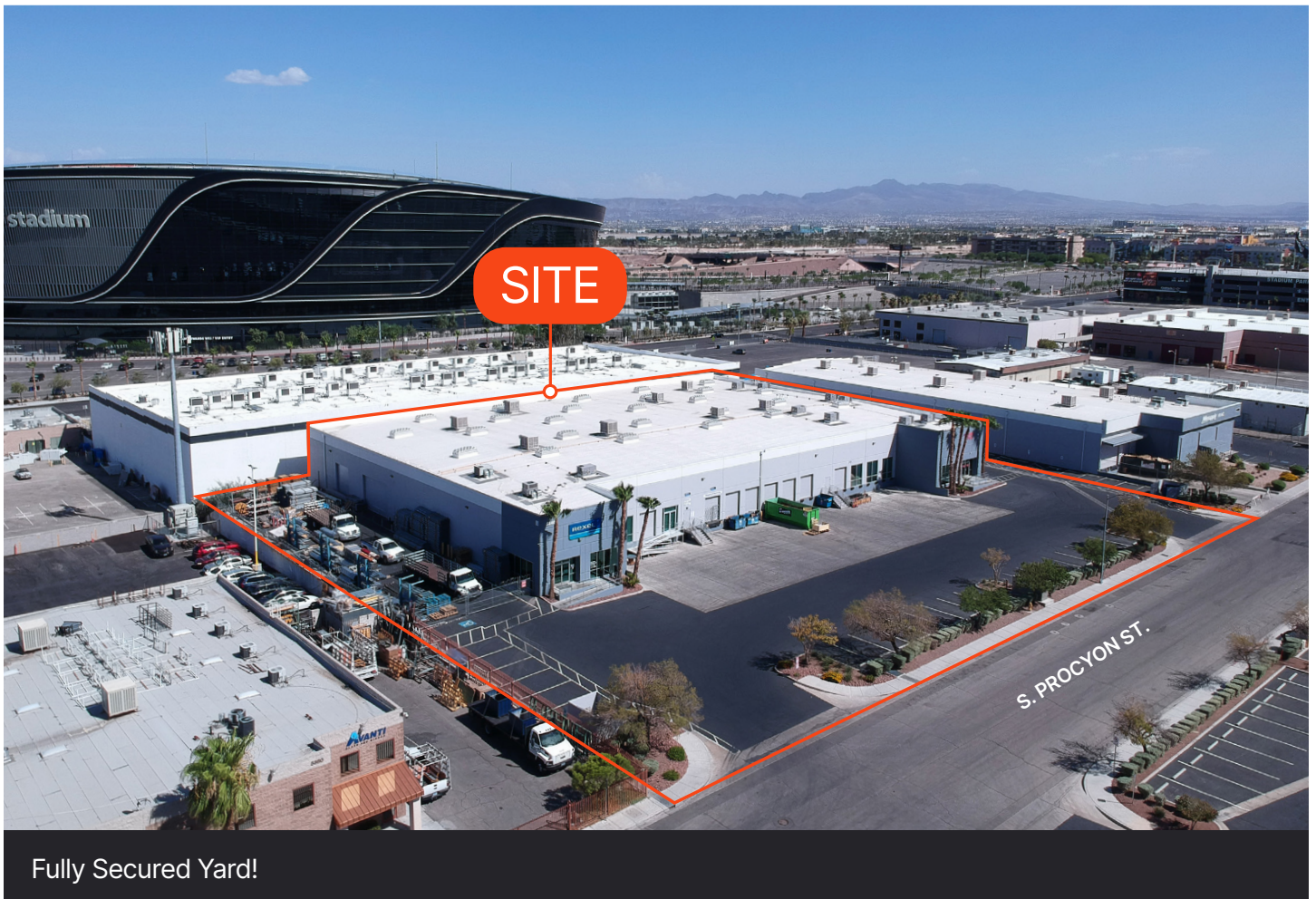


# PROCYON WEST

DESIGNATED STADIUM DISTRICT

5440 Procyon Street, Suite A  
Las Vegas, NV 89118



FOR LEASE

±19,958 SF

\$1.00 PSF Broker Bonus

Lease to be signed on or before December 31, 2025 | Minimum 3-Year Deal

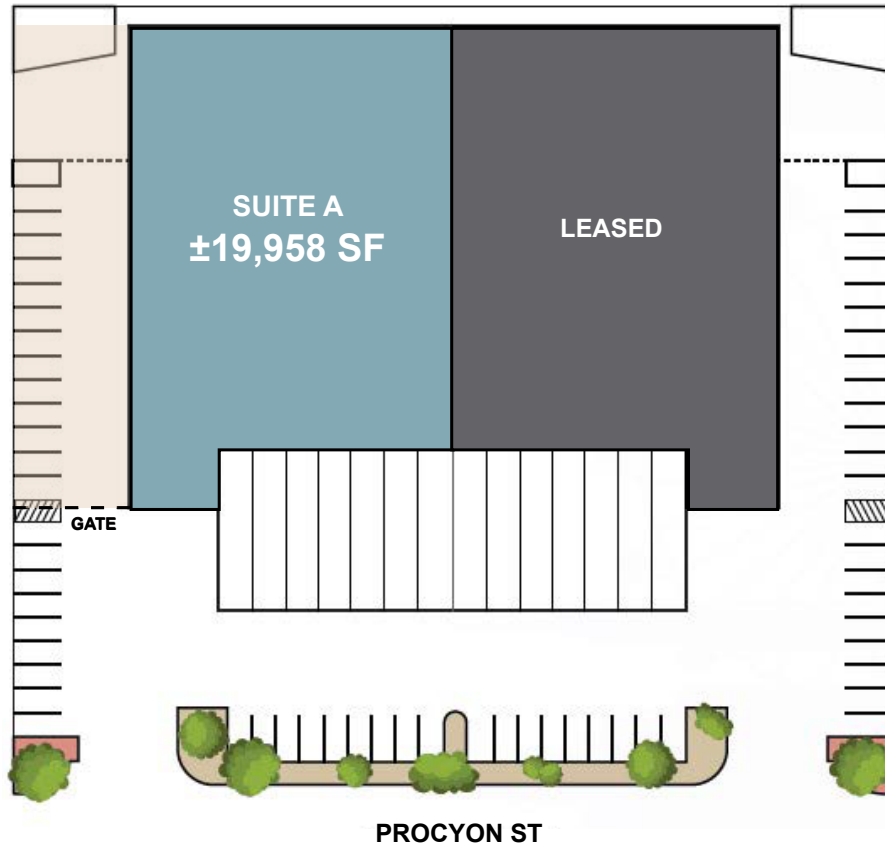


LEASED BY





Drawings not to scale. For illustration purposes only.



- = AVAILABLE
- = LEASED
- = FULLY SECURED YARD

FOR LEASE

## CENTRALLY LOCATED

Procyon West is located in the Southwest submarket less than a mile from the new Las Vegas Raiders Stadium. Procyon West has excellent access to Interstate 15 at Russell Road and I-215 Beltway via Decatur Boulevard, with multiple access points to the Las Vegas Strip and convention center facilities. Near the Harry Reid International Airport. Numerous amenities are nearby and within walking distance.

### PROPERTY HIGHLIGHTS

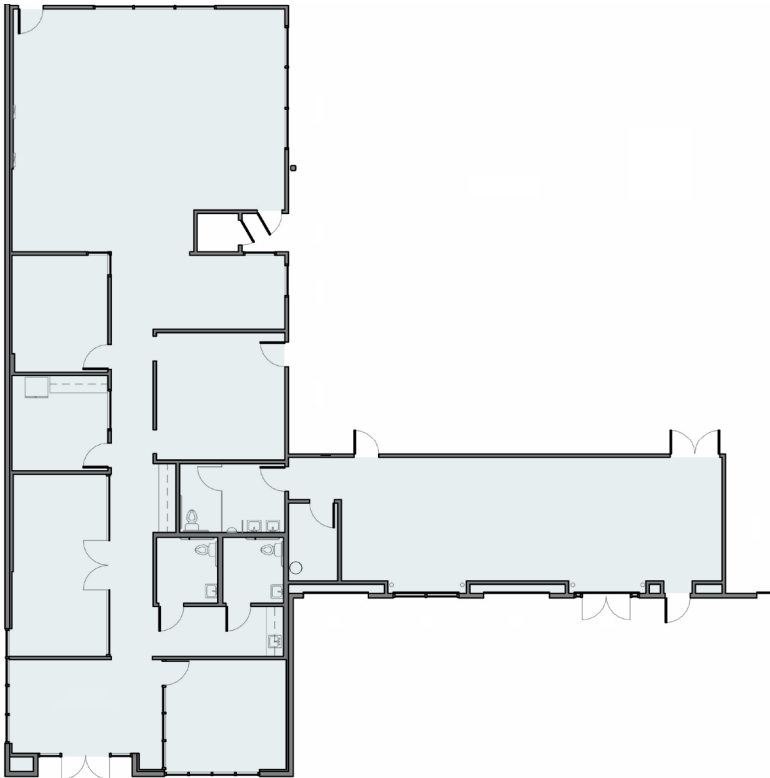
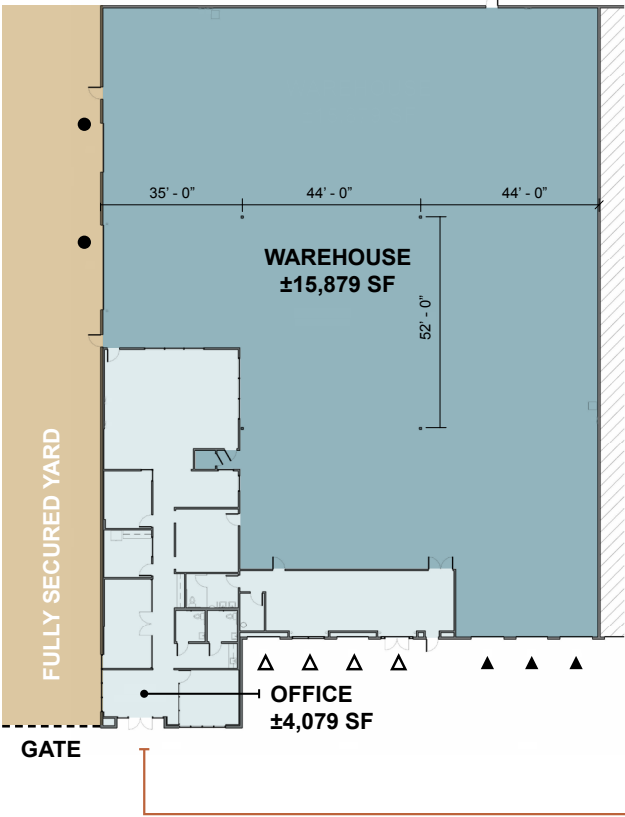
<b>Cross Streets</b>	S. Procyon Street & W. Hacienda Avenue
<b>County</b>	Clark
<b>Zoning</b>	IL (Industrial Light)
<b>APN</b>	162-29-301-030
<b>Year Built</b>	1998
<b>Clear Height</b>	±20

<b>Total Building SF</b>	±39,916 SF
<b>Cooling</b>	Evaporative Coolers
<b>Power</b>	277/480 Volt, 3-Phase Power
<b>Sprinklers</b>	0.33/3,000 GPM
<b>Column Spacing</b>	±44' x ±48' Typical Column Spacing
<b>Parking</b>	1.62:1,000

# SUITE A

## ±19,958 SF

Drawings not to scale. For illustration purposes only.



FOR LEASE

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = POTENTIAL DOCK LOADING DOOR

■ = FULLY SECURED YARD

AVAILABLE APRIL 01, 2026

Suite	A
Total SF	±19,958 SF
Office SF	±4,079 SF
Warehouse SF	±15,879 SF
Yard	Fully Secured Yard

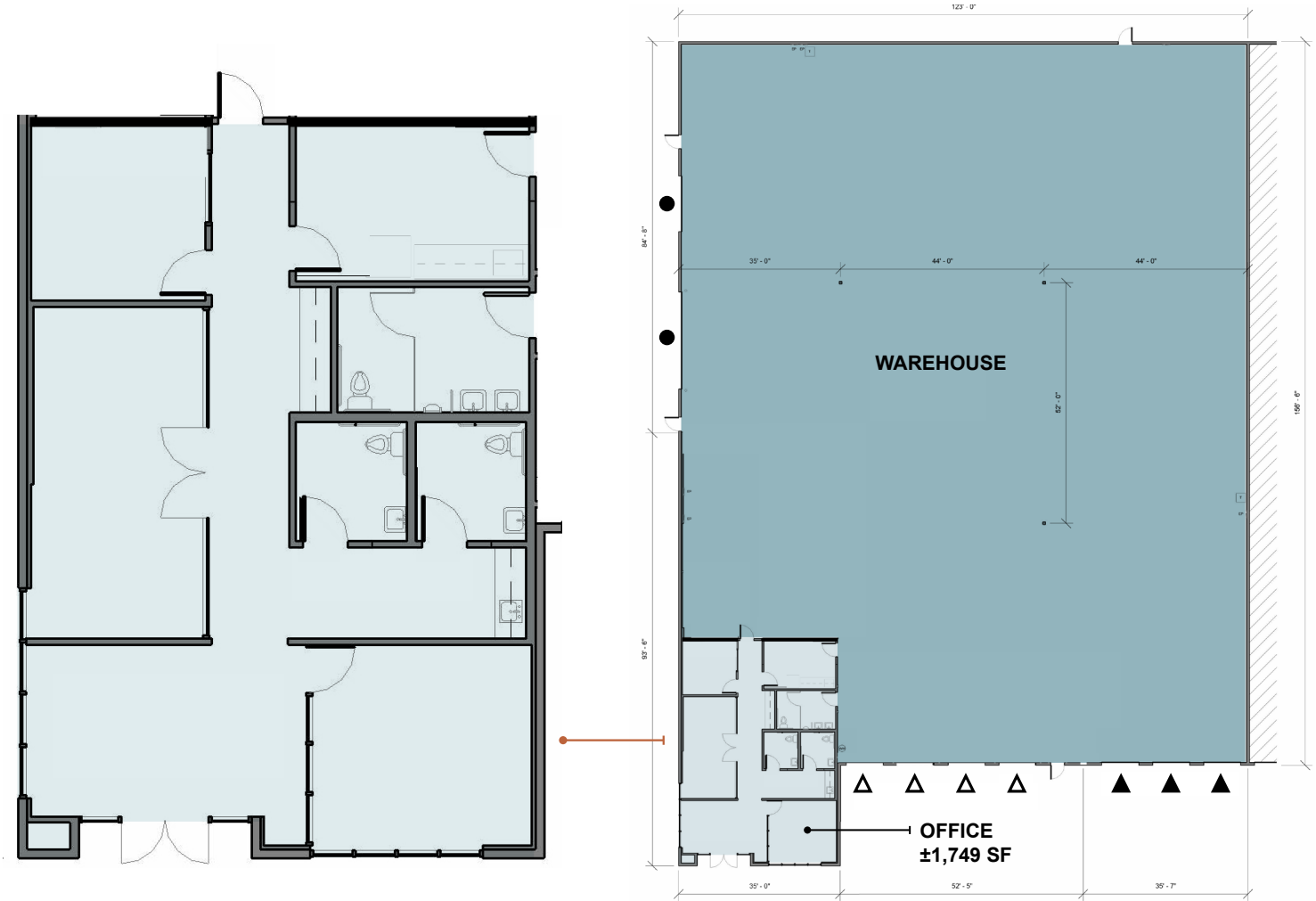
Dock Loading	Three (3) ±8' x ±10' Four (4) ±8' x 10' Potential Dock Loading Doors
Grade Loading	One (1) ±12' x ±14' One (1) ±21' x ±14'
Power	±400 Amps, 277/480V, 3-Phase Power
NNN Fees (PSF)	\$0.18



5440 Procyon Street, Suite A, Las Vegas, NV 89118

# CONCEPTUAL OFFICE PLAN

## ±1,749 SF OFFICE



- = GRADE LOADING DOOR
- ▲ = DOCK LOADING DOOR
- △ = POTENTIAL DOCK LOADING DOOR

Drawings not to scale. For illustration purposes only.



# HIGHLY DESIRABLE SOUTHWEST LOCATION



Drawings not to scale. For illustration purposes only.

# CONTACT INFORMATION

5440 Procyon Street, Suite A  
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

