

FOR LEASE – WITHIN THE STRIP CORRIDOR AND STADIUM DISTRICT



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LARKIN
INDUSTRIAL GROUP

5141 S. Procyon St., Las Vegas, NV 89118

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Summary

NNN LEASE RATE	\$1.18 PSF
NNN EXPENSES	\$0.15 PSF
AVAILABLE SF	±27,434 SF
AVAILABLE	Immediately
ZONING	IL

- Approx. 10% 2-Story HVAC Office*
 - Offices come fully furnished (Warehouse racking available)
- Fully Sprinklered (Pending ESFR upgrade)
- 21' minimum clear height*
- Two (2) Truck Well Doors
 - One (1) additional shared truck well door available to all Tenants on site
- Ten (10) Grade Level Doors
 - Two (2) Oversized
- Single Phase, 1200 Amps*
- Upgraded LED lighting in the Warehouse and Office
- Security/Alarm and Video Surveillance Equipment Installed and ready for service
- Paved Yard

*Tenant to verify.



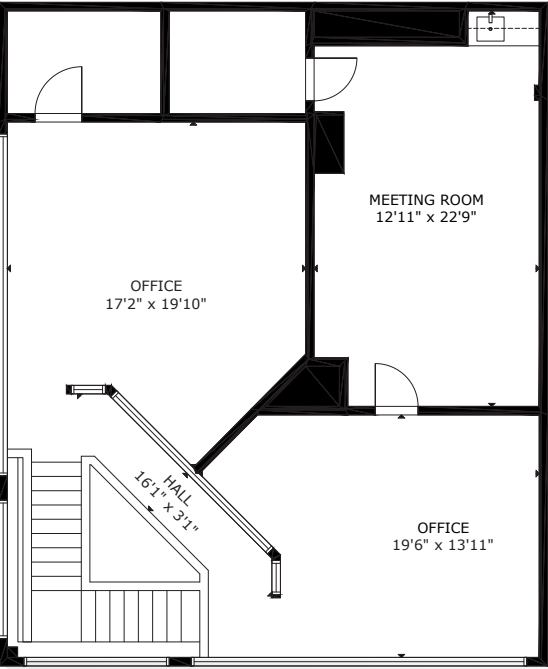
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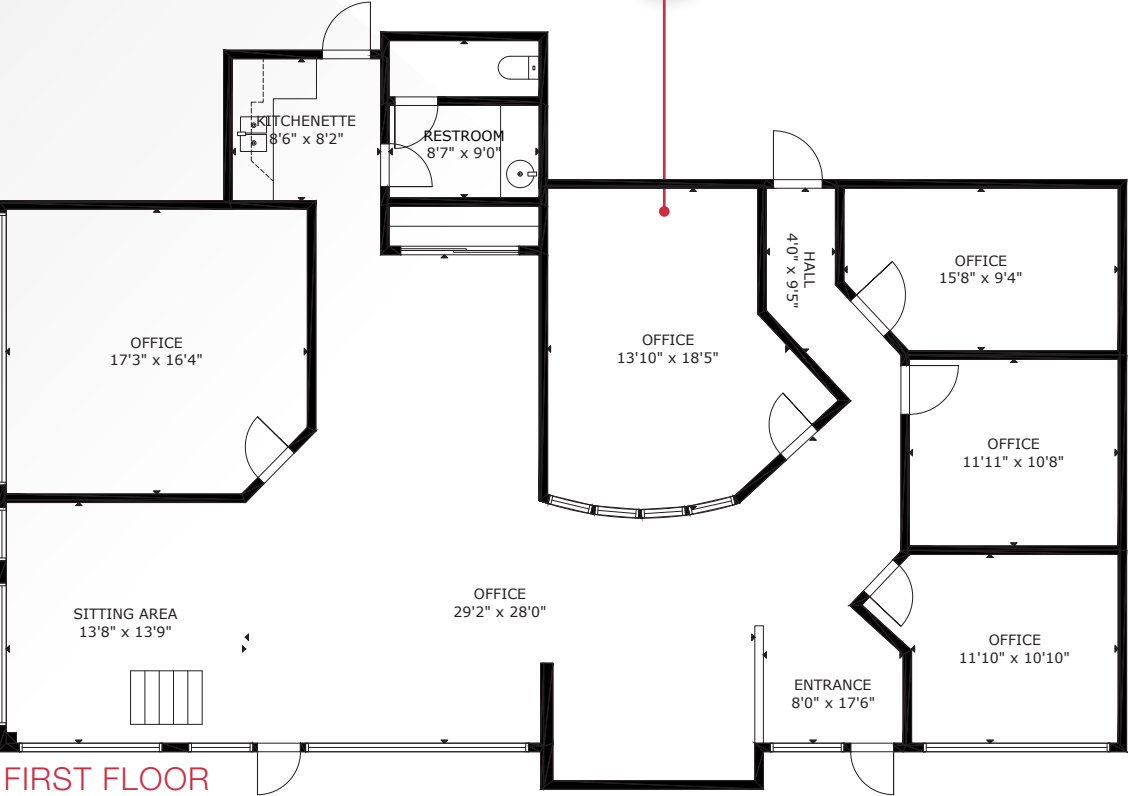
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Office Floorplan

SECOND FLOOR

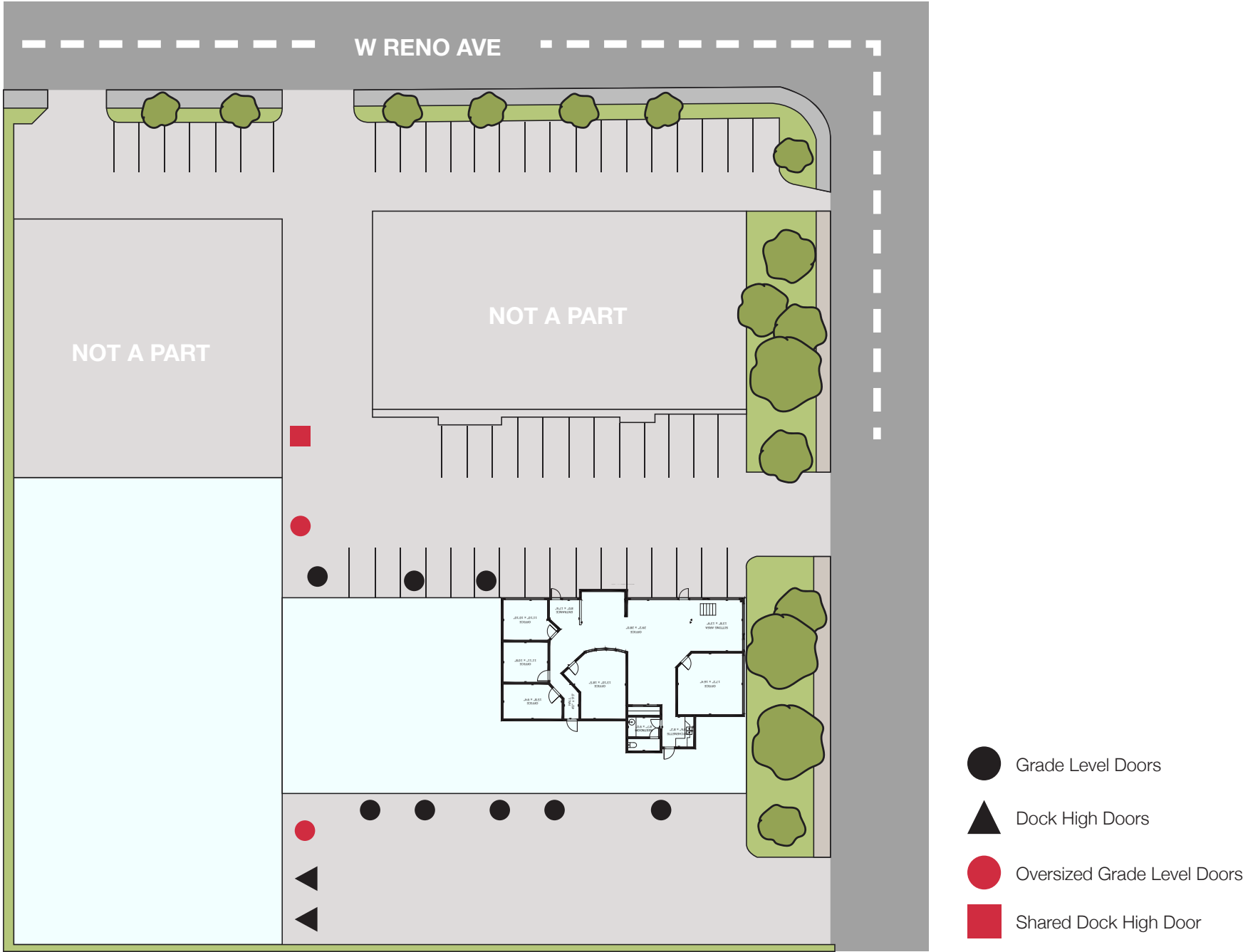


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FIRST FLOOR

Site Plan









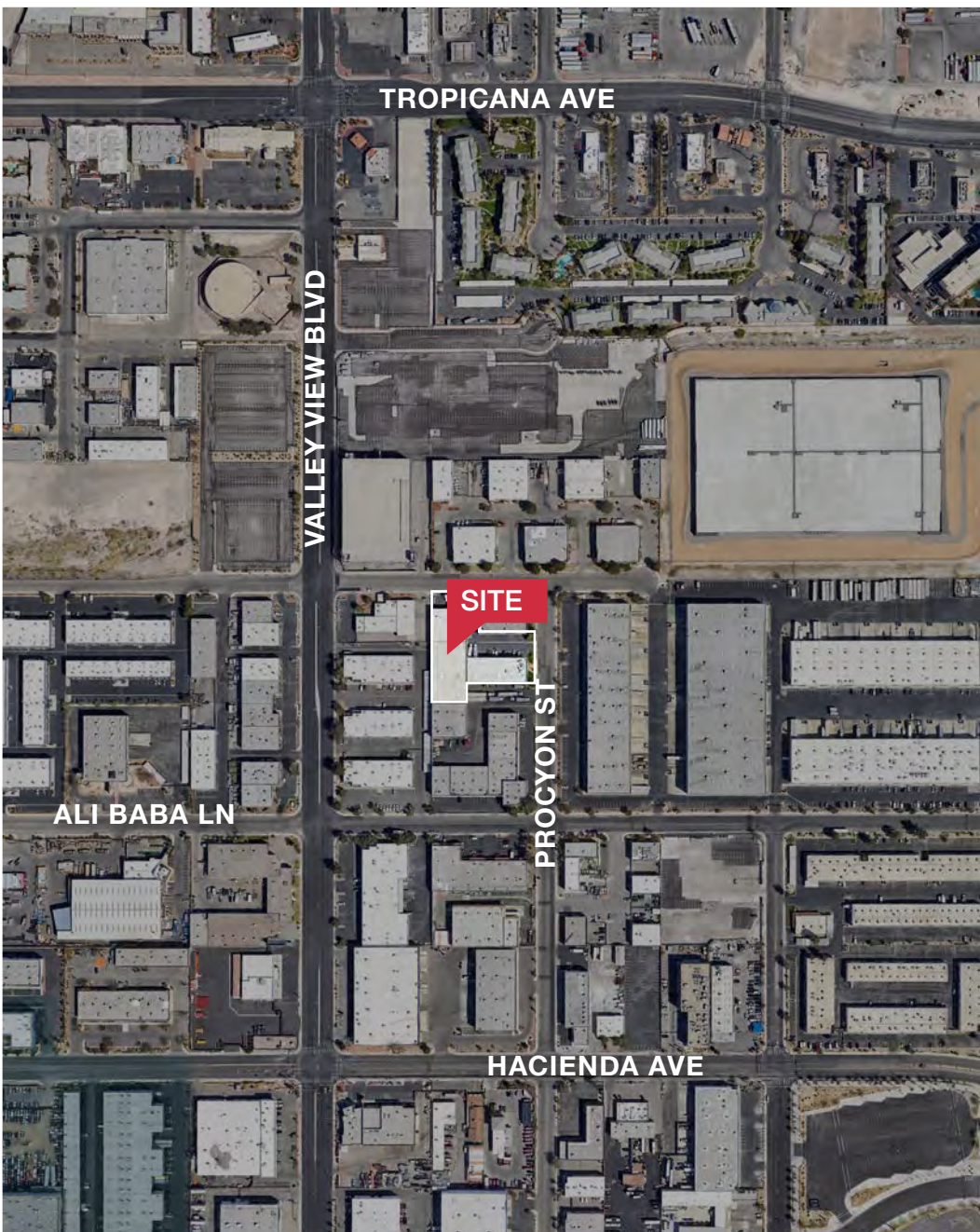
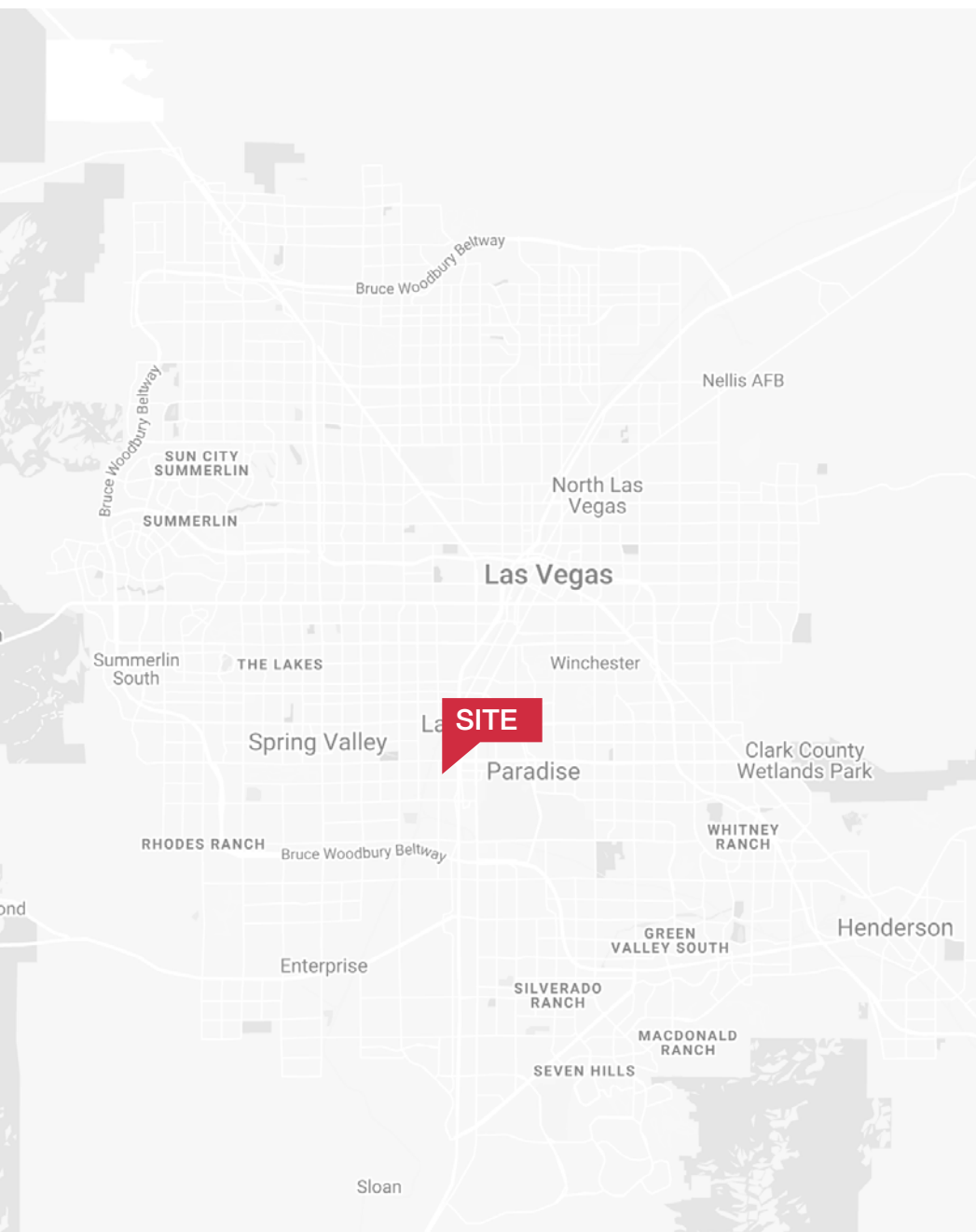


Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

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