

PROCYON DISTRIBUTION CENTER

LEASE MUST BE EXECUTED ON OR BEFORE DECEMBER 31, 2025.
\$1.00 PSF BROKER BONUS - CALL FOR DETAILS

6025 Procyon Street
Las Vegas, NV 89118



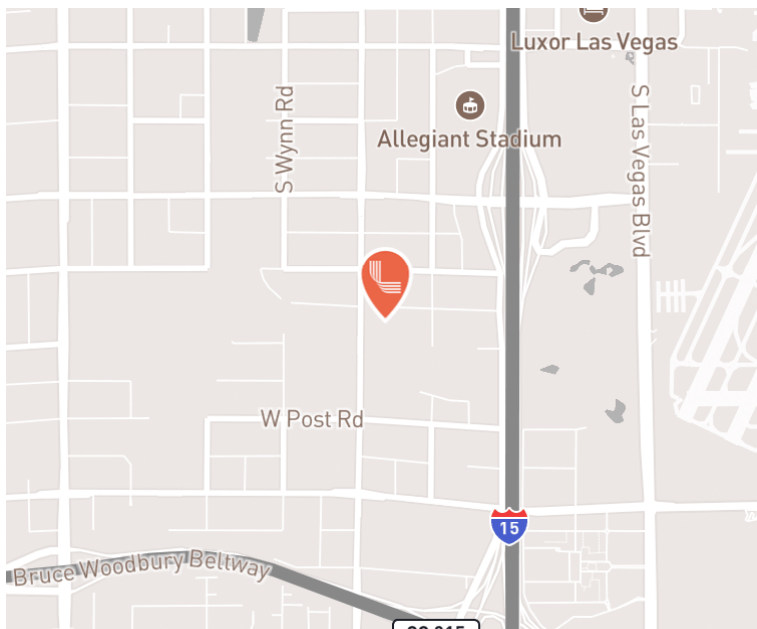
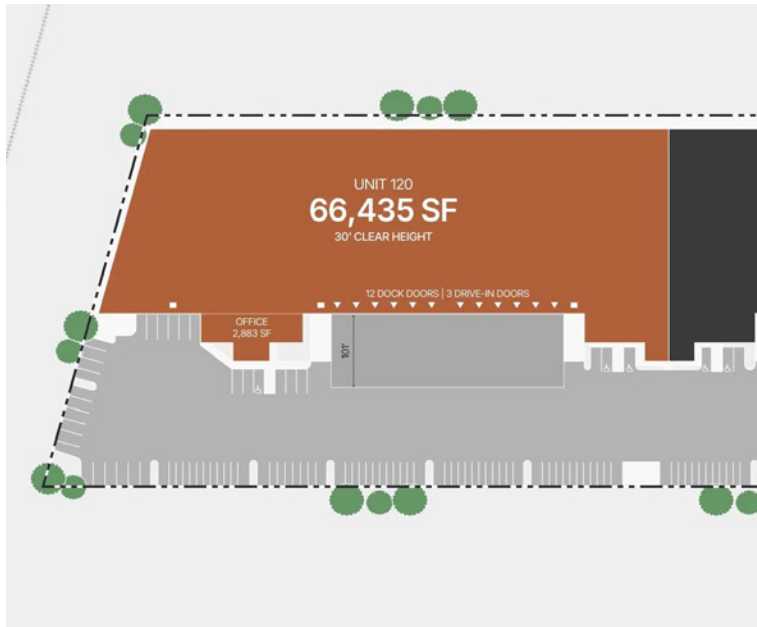
FOR LEASE

±66,435 SF



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PROPERTY HIGHLIGHTS

Total Building SF	±121,875 SF
Spec Office	±2,883 SF
Site Acreage	5.74 Acres
Dock-High Doors	12 with 2 Pit Levelers
Drive-In Doors	3
Clear Height	30'
Sprinklers	ESFR
Power	1,200 A
Year Built	2010
CAM	\$0.195 PSF NNN

Procyon Distribution Center is a 121,875 SF modern Class A industrial building located in the highly desired Southwest submarket of Las Vegas, Nevada. The building features 30' clear height, dock and grade level doors, and ESFR sprinklers.

FOR LEASE

±66,435 SF

→ Year Built: 2010

→ Easy Access to I-15 and I-215
→ Adjacent to Harry Reid International Airport
→ Positioned next to Allegiant Stadium

→ Numerous surrounding dining, shopping, and entertainment options on and off The Strip
→ 1 mile to the Las Vegas Strip



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.

6025 PROCYON STREET, LAS VEGAS, NV 89118

CONTACT INFORMATION



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