

FOR LEASE

Owned and Operated by



Procyon West

5435 Procyon Street, Las Vegas, NV 89118

±25,894 SF Available



**\$1.00 PSF
BROKER BONUS**

Lease to be signed on or before
June 30, 2025

Minimum 3-Year Deal

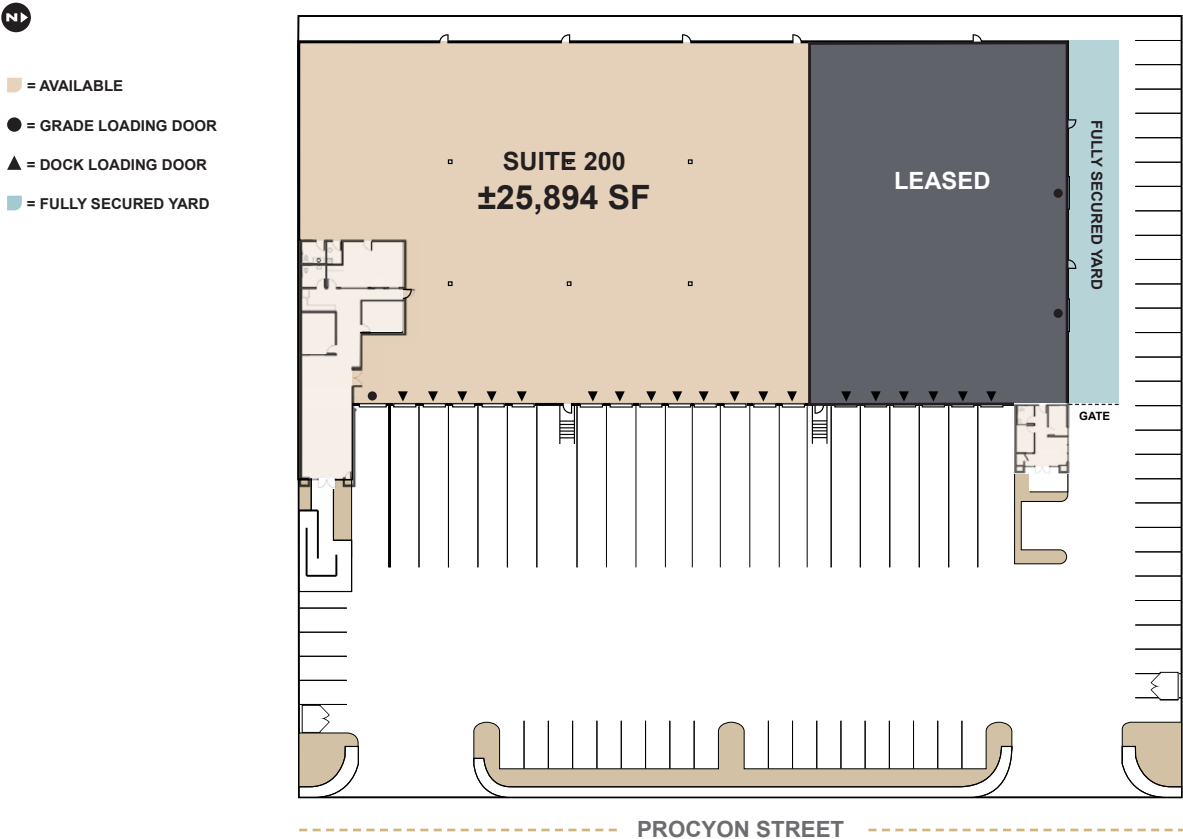
**LEASING INFO
& CONTACT**

Jerry Doty, SIOR (702) 836 3735 / jerry.doty@colliers.com / License # NV-S.0172045

Morgan Elson (702) 836 3710 / morgan.elson@colliers.com / License # NV-S.0184877



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.



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.

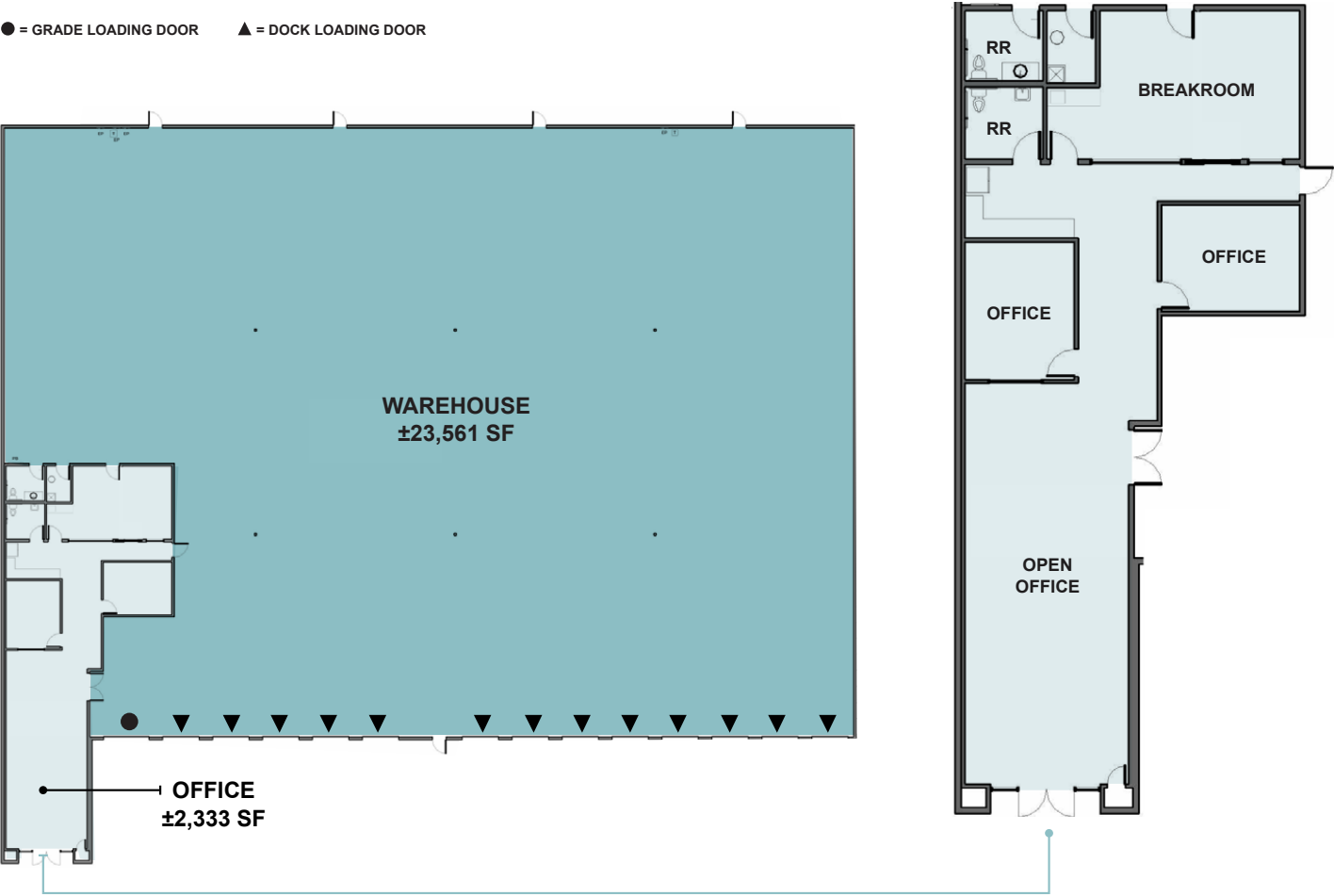
PROPERTY HIGHLIGHTS

Cross Streets	S. Procyon Street & W. Hacienda Avenue	Total Building SF	±39,992 SF
County	Clark	Cooling	Evaporative Coolers
Zoning	IL (Industrial Light)	Power	277/480 Volt, 3-Phase Power
APN	162-29-301-029	Sprinklers	0.45/3,000 GPM
Year Built	1998	Column Spacing	±44' x ±48' Typical Column Spacing
Clear Height	±20'	Parking	1.62:1,000

Suite 200

±25,894 SF

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR



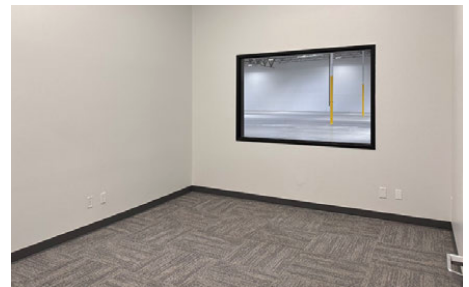
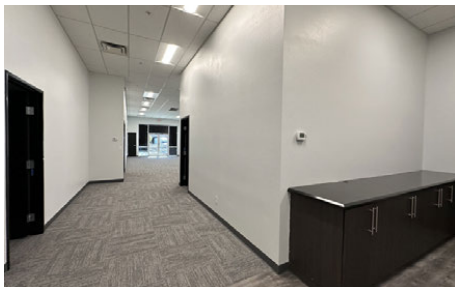
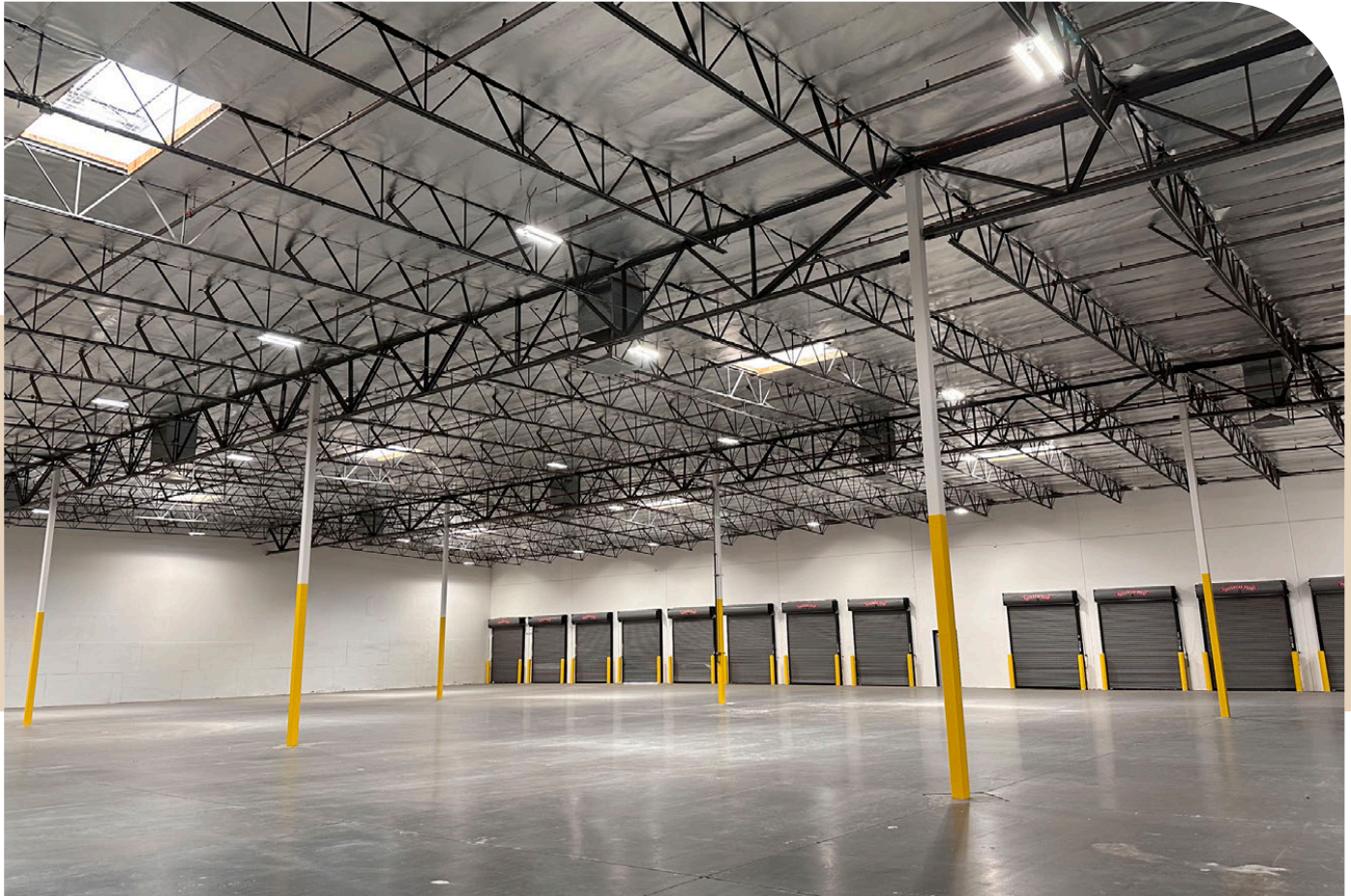
 Drawings not to scale. For illustration purposes only.

IMMEDIATE OCCUPANCY

Suite	200	Dock Loading	Thirteen (13) ±8' x ±10' - One (1) Edge-of-Dock Leveler
Total SF	±25,894 SF	Grade Loading	One (1) ±10' x ±12'
Office SF	±2,333 SF	Power	±400 Amps, 277/480V, 3-Phase Power
Warehouse SF	±23,561 SF	NNN Fees (PSF)	\$0.18

Suite 200 – Interior Images

±25,894 SF



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DISTANCES TO:

I-15 Freeway	±0.8 Miles
I-215 Freeway	±1.5 Miles
Harry Reid Airport	±5.9 Miles
Las Vegas Strip	±2.0 Miles

SITE

TROPICANA AVENUE


RAIDERS
 ALLEGiant
 STADIUM


T-Mobile
 ARENA
WORLD FAMOUS
LAS VEGAS "STRIP"

LAS VEGAS BOULEVARD


 MANDALAY BAY

**HARRY REID
 INTERNATIONAL
 AIRPORT**
**DESIGNATED
STADIUM
DISTRICT**

RUSSELL ROAD

POST ROAD

SUNSET ROAD

DECATUR BOULEVARD

HINSON STREET

S. VALLEY VIEW BOULEVARD

15

215


 DHL
TOWN SQUARE

 WHOLE
 FOODS
 MARKET


 Apple

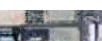

 Fleming's


 Yard House


 EXPRESS


 Fry's


 STAPLES


 OLD NAVY


 The Container Store


 H&M


 AMC
 THEATRES


 Tommy Bahama


 Sambalatte
 SIERRA GOLD
 A NEVADA STATE TAVERN
 tropical CAFE
 SMOOTHIE
 GOLDEN ENTERTAINMENT
 CASINOS • DISTRIBUTED GAMING


 AINSWORTH
 EXPERIENCE COUNTS


 switch


 MGM RESORTS
 INTERNATIONAL
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