

5141

PROCYON

LAS VEGAS, NV

±27,434 SF

**Dock-Hi
Industrial Space**

**Brand-New ESFR
Improvements Underway**



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CBRE

5141 Procyon St.
Las Vegas, NV 89118



PROPERTY HIGHLIGHTS

Situated just minutes from Allegiant Stadium, 5141 Procyon offers a highly functional mix of office and industrial features designed to support a wide range of business operations. The property includes eight private offices, two restrooms, a dedicated conference room, a kitchenette, and convenient mezzanine storage, all enhanced by brand-new LED lighting throughout. With natural gas service available and the added advantage of potential secured yard space, this location provides both efficiency and flexibility in one of the city's most dynamic and growing corridors.

± 27,434 SF
Industrial Space

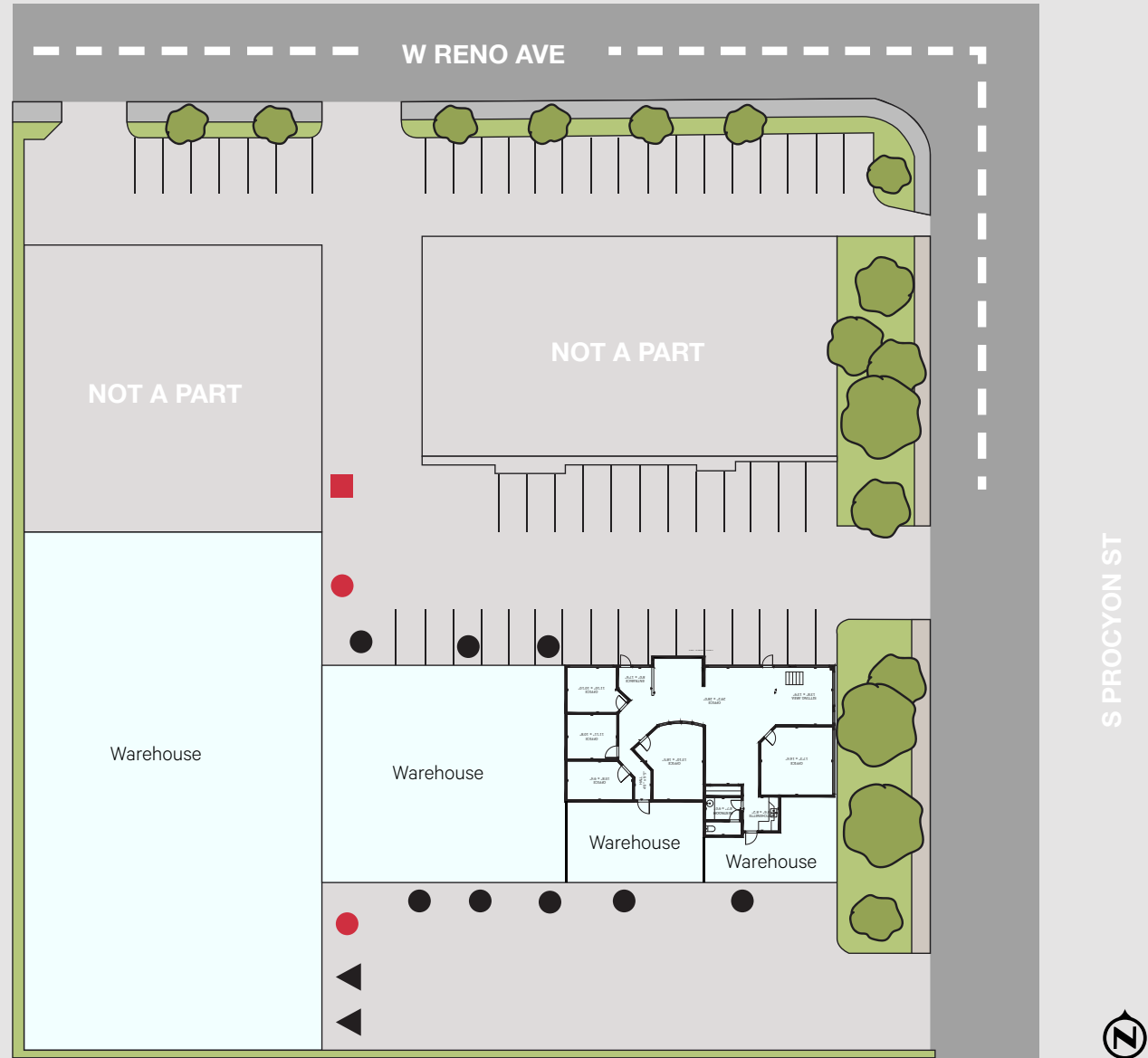
± 3,500 SF
fully-furnished HVAC office

\$1.03/SF (NNN)
Lease Rate

\$0.13/SF
CAM

\$31,823.44
Total Monthly

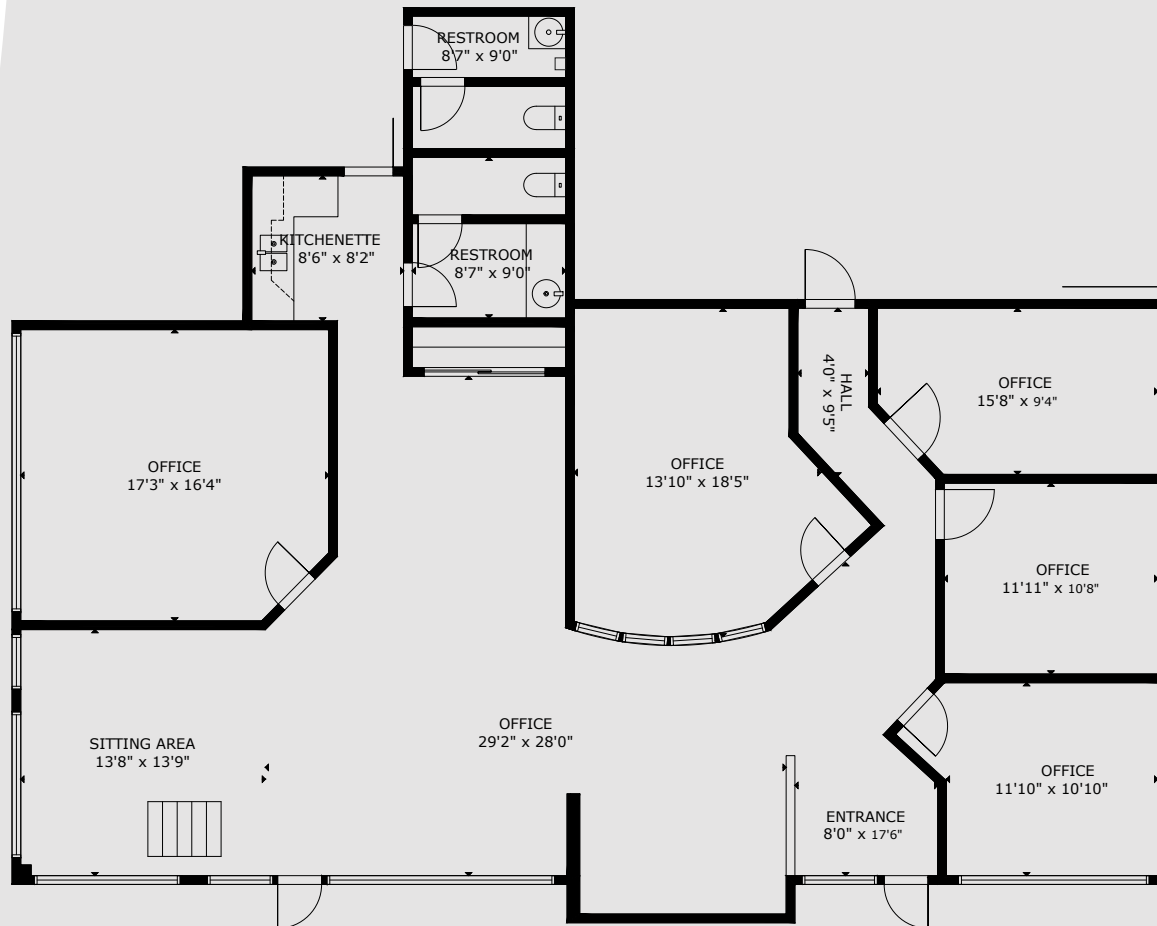
SITE PLAN



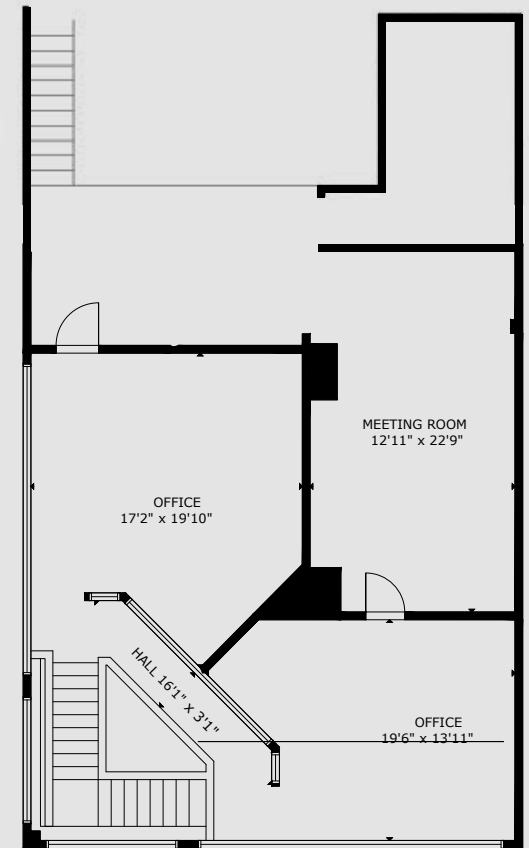
- Shared Dock High Door
- 16' x 14' Oversized Grade Level Doors
- ▲ 9' x 10' Dock High Doors
- 12' x 14' Grade Level Doors

FLOOR PLAN

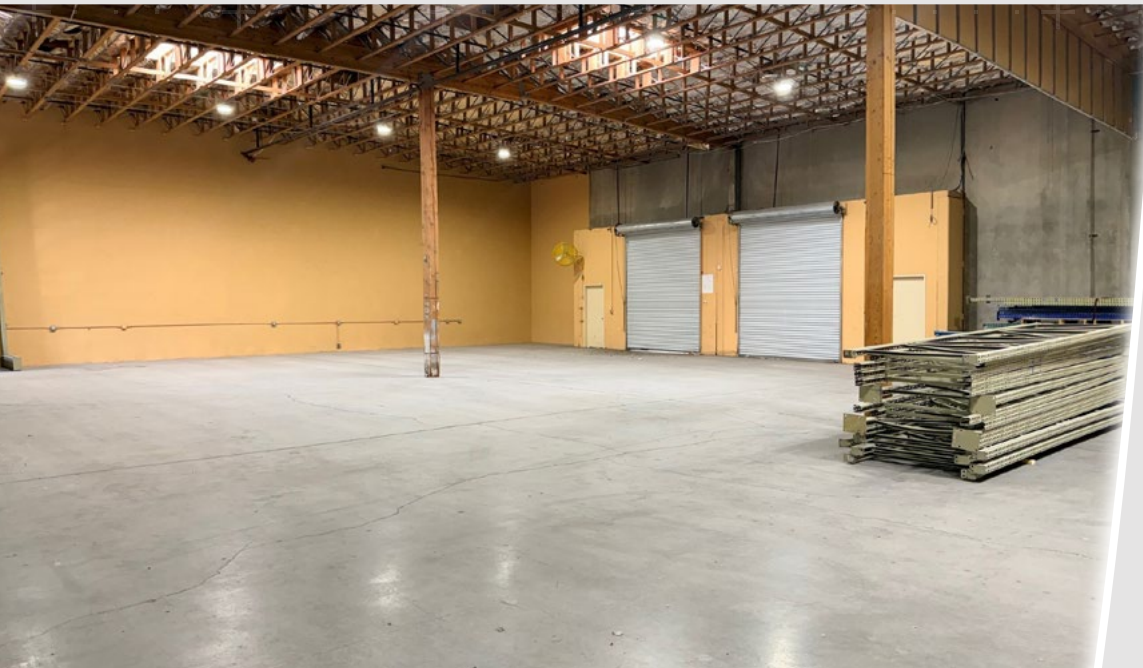
FIRST FLOOR



SECOND FLOOR



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



± 27,434 Total SF

**± 3,500 SF of fully-furnished, 2-story
HVAC Office**

21' Clear Height

**Warehouse Racking & Air Compressor
Available for Tenant's Use**

1,200 Amps Single-Phase Power

ESFR Sprinkler Upgrades Underway

Two (2) 9' x 10' dock-hi truck doors

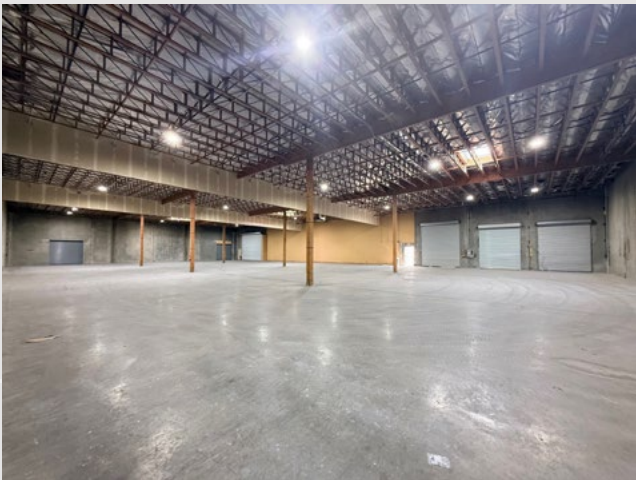
One (1) shared truck well

**Eight (8) 12' x 14' Grade Level
Roll-Up Doors**

**Two (2) 16' x 14' Oversized Grade Level
Roll-Up Doors**

**Security/Alarm and Video Surveillance
Equipment installed and ready for
Tenant's use**

+Property Photos +



Aerial Map



5141
PROCYON

DESIGNATED
STADIUM DISTRICT

allegiant stadium

W Russell Rd

W Sunset Rd

S Decatur Blvd

S Valley View Blvd

Frank Sinatra Dr

Dean Martin Dr

NV-593 W

E Tropicana Ave

LAS VEGAS STRIP

HARRY REID
INTERNATIONAL
AIRPORT

TOWN SQUARE LAS VEGAS

Apple Staples OLD NAVY
Fry's Yard House H&M
Fleming's WHOLE FOODS
AMC THEATRES The Container Store

MCCARRAN MARKETPLACE

Walmart PETSMART
LOWE'S ROSS DRESS FOR LESS Carls Jr.
BANK OF AMERICA

E Sunset Rd

MAJESTIC
RUNWAY CENTER

Hidden Well Rd

George Crockett Rd

MCCARRAN
RENTAL CAR CENTER

W Warm Springs Rd

LAS VEGAS SOUTH PREMIUM OUTLETS

verizon Nike Sprint
chico's RADIANT GEMS F&N
WILD WINGS VITAMIN WORLD IHOP

LA QUINTA
Hampton SUBWAY

E Warm Springs

E Windmill Ln

ARCO

Carls
ALOHA HAWAII
SUNLIGHT COFFEE

DISTANCES TO:

I-15 Freeway	1.0 miles
Allegiant Stadium	0.8 miles
The Las Vegas "Strip"	1.3 miles
Harry Reid Int'l Airport	3.1 miles

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