

FOR LEASE

VALLEY VIEW INDUSTRIAL CENTER II



±11,880 SF OFFICE / WAREHOUSE | DOCK & GRADE LOADING

5295 PROCYON STREET

LAS VEGAS, NV 89118

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

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NV-RE License: S.0062500

LISTING LEAD

5295 PROCYON STREET | LAS VEGAS, NV 89118

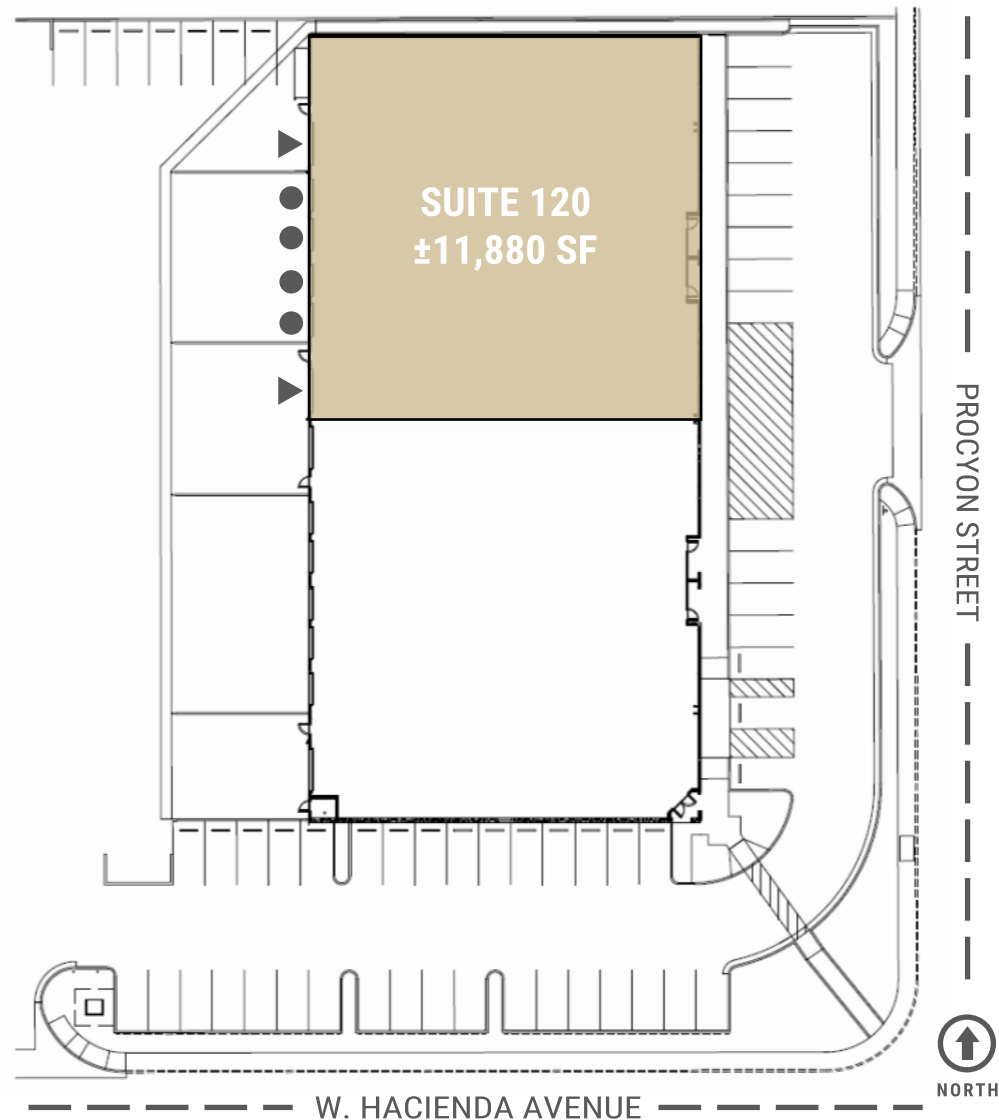
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Valley View Industrial Center II is located in the Heart of the Southwest and is Minutes from Allegiant Stadium, Harry Reid International Airport, and the Las Vegas Strip.



▲ = 9' X 10' DOCK DOOR

● = 12' X 14' GRADE DOOR



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±11,880 TOTAL SF

- ±2,700 SF HVAC Office
- ±9,180 SF Warehouse
- Four (4) - 9' x 10' Dock Doors
- Two (2) - 12' x 14' Grade Doors
- 24' Clear Height
- 200 Amps, 277/480 Volt, 3-Phase Power
- Fire Sprinklers
- Metal Halide Lighting
- Skylights
- Natural Gas Service Available
- Zoning: IL (Industrial Light - Clark County)

TOTAL MONTHLY: \$19,602

BASE RENT: \$1.35/SF

NNN FEE: \$0.30/SF*

*Includes HVAC & Swamp Cooler Maintenance



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