

Industrial Outdoor Storage Site

2,000 SF on .68 Acres

FOR LEASE | 3675 Procyon Street Las Vegas, NV 89103



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LEASING HIGHLIGHTS



Rare opportunity to lease a building with large yard component in Central / Southwest submarket



Prime central location adjacent to strip corridor



Located in the heart of the Chinatown redevelopment district



Adjacent to the Boring Company's planned Chinatown Loop Station



Future redevelopment potential



Adjacent to potential NBA expansion team arena



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S Valley View Blvd.

±2,000 SF Warehouse

3675 PROCYON STREET



±27,620 SF Secured Yard

Reciprocal Access Easement

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PROPERTY FEATURES

TOTAL SF	+/- 2,000 SF
ACRES	.68 Acres
CLEAR HEIGHT	20'
GRADE DOORS	2
APN	162-17-201-015
JURISDICTION	Clark County
ZONING	Industrial Light (IL)

\$11,848 PER MONTH NNN



LOCATION HIGHLIGHTS



Prime central location



Heart of Chinatown /
Redevelopment District



Adjacent to the Las Vegas
resort corridor



Adjacent to potential NBA
expansion team arena



Adjacent to the Las Vegas
stadium district



.7 miles to I-15 via
Spring Mountain Rd.



10 minutes to
Harry Reid International Airport



FOR LEASE

3675 Procyon Street

LAS VEGAS, NV 89103

For more information:

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