

PROCYON WEST

DESIGNATED STADIUM DISTRICT

5435 Procyon Street, Suite 200
Las Vegas, NV 89118



Excellent access to I-15

FOR LEASE

±25,894 SF

\$1.00 PSF Broker Bonus

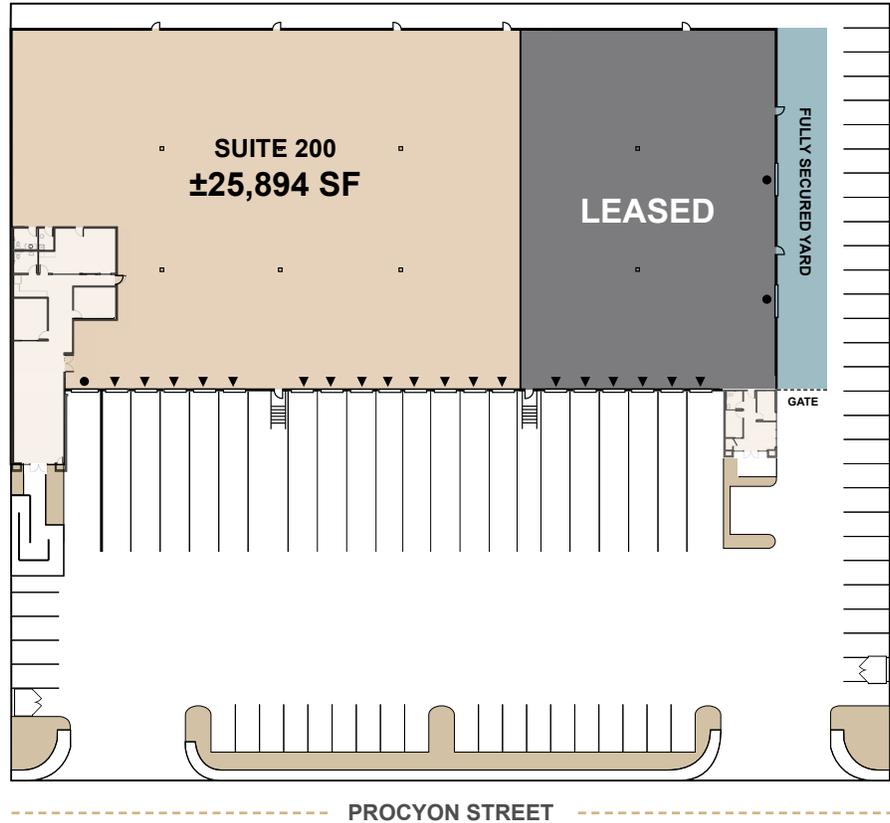
Lease to be signed on or before June 30, 2026 | Minimum 3-Year Deal



LEASED BY



- = AVAILABLE
- = LEASED
- = FULLY SECURED YARD
- = DOCK LOADING DOOR
- = GRADE LOADING DOOR



FOR LEASE

CENTRALLY LOCATED

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.

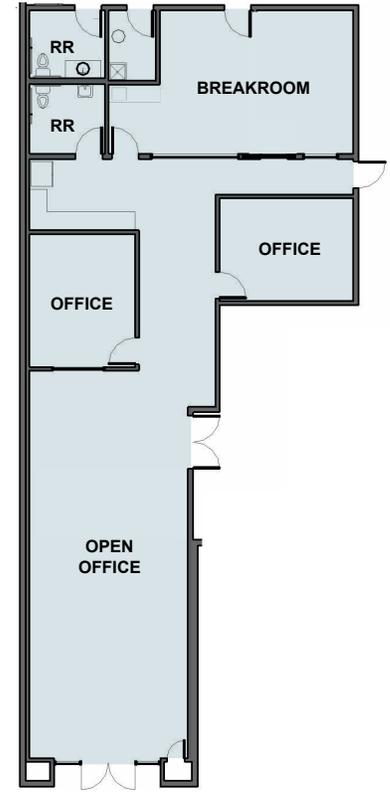
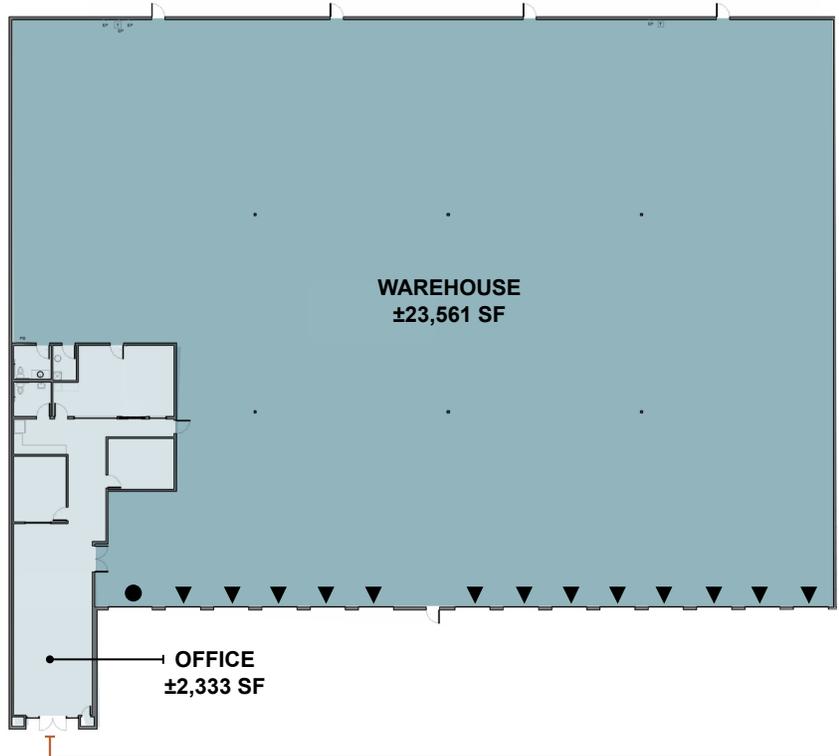
PROPERTY HIGHLIGHTS

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

Drawings not to scale. For illustration purposes only. 



FOR LEASE

▲ = DOCK LOADING DOOR ● = GRADE LOADING DOOR

AVAILABLE NOW

Suite	200
Total SF	±25,894 SF
Office SF	±2,333 SF
Warehouse SF	±23,561 SF

Dock Loading	Thirteen (13) ±8' x ±10' One (1) Edge-of-Dock Leveler
Grade Loading	One (1) ±10' x ±12'
Power	±400 Amps, 277/480V, 3-Phase Power
NNN Fees (PSF)	\$0.23

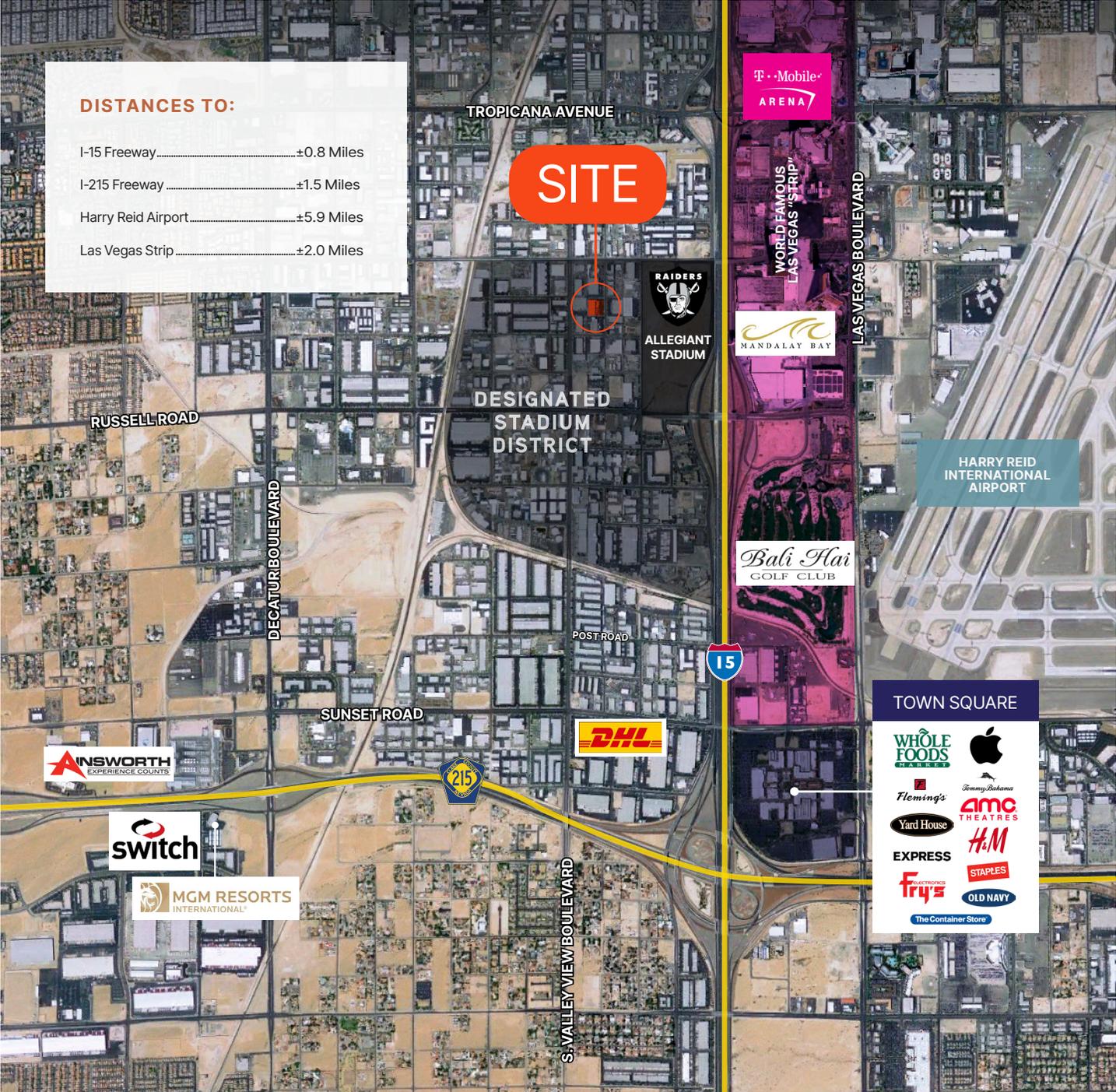


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SUITE 200 INTERIOR IMAGES



HIGHLY DESIRABLE SOUTHWEST LOCATION



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CONTACT INFORMATION

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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.



LEASED BY

