



FOR LEASE

±6,000 SF | M-1 Zoning

5320 Procyon St,
Las Vegas, NV 89118

Property Summary

Freestanding Industrial building consisting of ±6,000 SF situated on ±0.3 acres with paved yard space. The building is 100% HVAC with ±5,155 SF of highly upgraded office space that was previously used as a studio space. Additionally, there is ±845 SF of warehouse space, with one (1) ±12'x 12' grade level loading door, ±18' clear height and ±400 Amps, 120/240V, Three-phase power. The property is Zoned (M-1) and located one block from Allegiant Stadium home of the Las Vegas Raiders and in close proximity to the Las Vegas Strip, Harry Reid International Airport and both I-15 and I-215.

LEASE RATE	\$1.35/SF NNN
CAMS	\$0.20 PSF
TOTAL MONTHLY	\$9,300.00
TOTAL SF AVAILABLE	6,000 SF
YEAR BUILT	1999
LOT SIZE	±0.3 ACRES
ZONING	M-1 (Light Manufacturing) Clark County
AVAILABLE	July 1, 2023

FOR MORE INFORMATION



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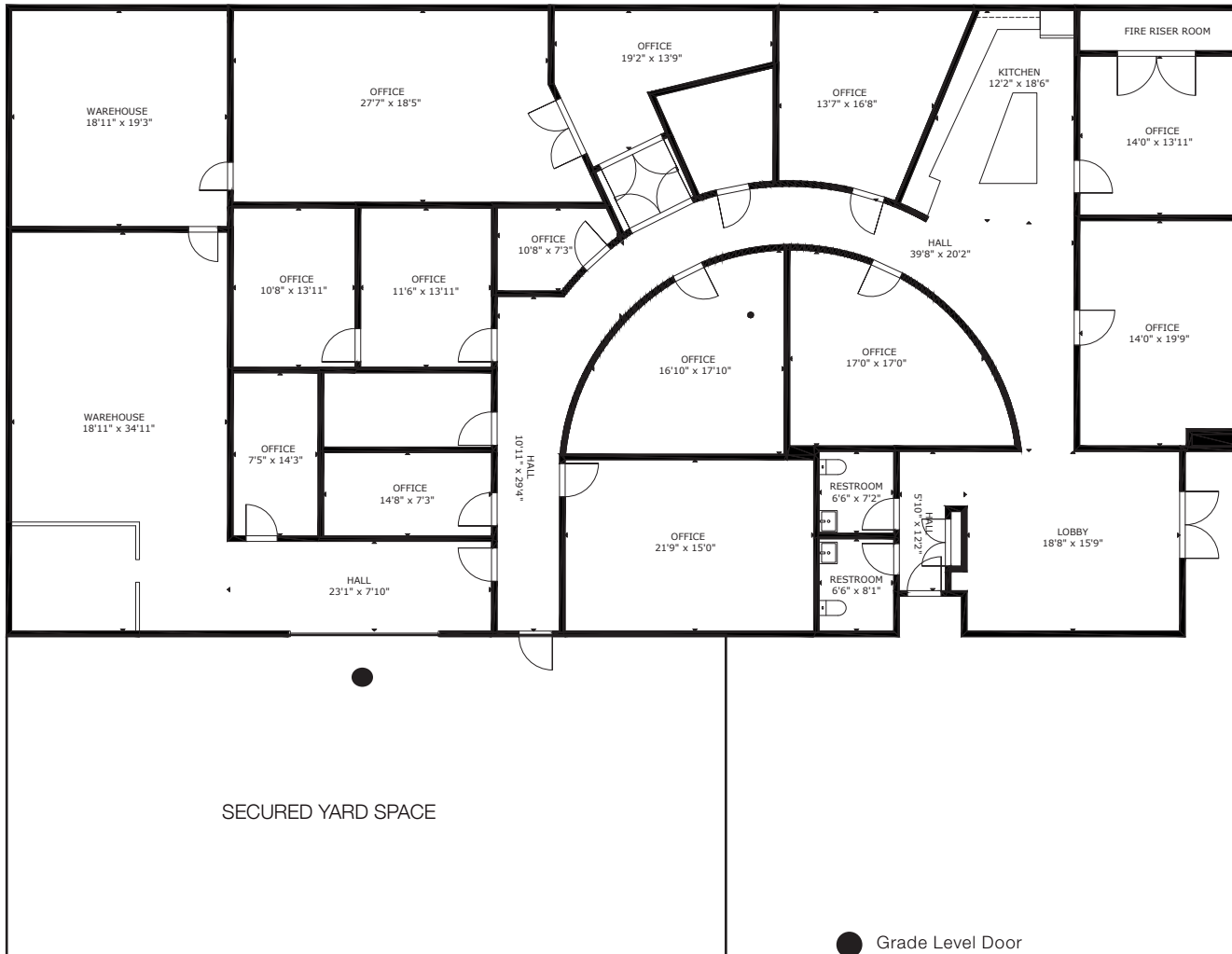
OR TEXT 21864 TO 39200



Floor Plan



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Property Details

Total SF Available	±6,000 SF
Office SF	±5,155 SF
Warehouse SF	±845 SF

Grade Doors	(1) One ±12' X 12'
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Clear Height	±18'
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Yard	Secured Paved Yard
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Power	±400 Amps, 120/240v, three-phase power
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Lease Rates	\$1.35/SF NNN
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CAM	\$0.20
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Total Monthly	\$9,300.00
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Additional Features	Fully HVAC building. Highly upgraded offices with a warehouse and a secure paved yard
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Available	July 1, 2023
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Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

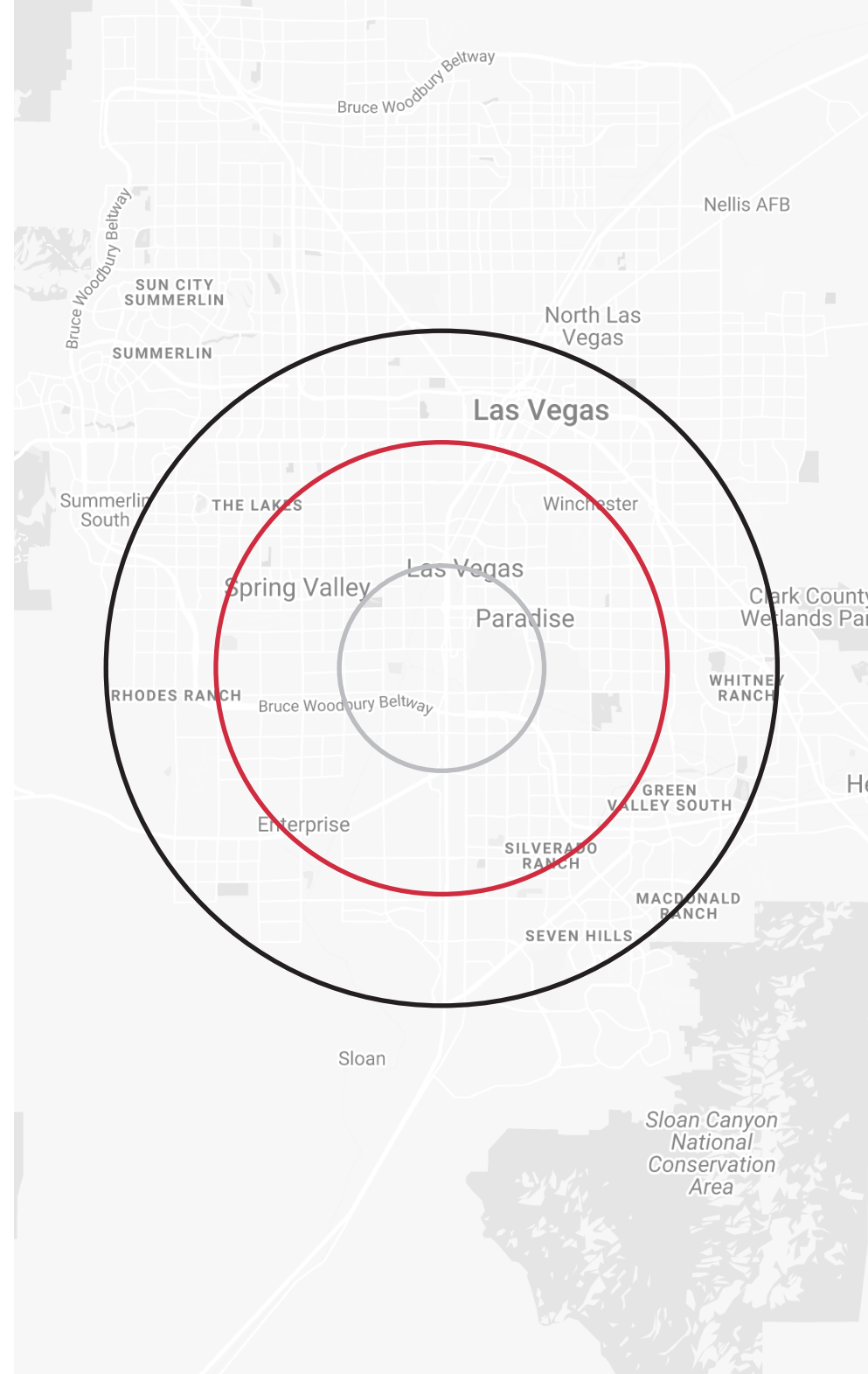


Demographics

POPULATION	1-mile	3-mile	5-mile
2022 Population	2,551	94,605	364,981
HOUSEHOLDS	1-mile	3-mile	5-mile
2022 Households	1,325	42,947	151,696
INCOME	1-mile	3-mile	5-mile
2022 Average HH Income	\$114,831	\$68,076	\$81,975

Traffic Counts

STREET	CPD
I-15 / Hacienda	244,000
W Russell Rd / Polaris Ave	20,400





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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