

FOR LEASE

Procyon East Distribution Center

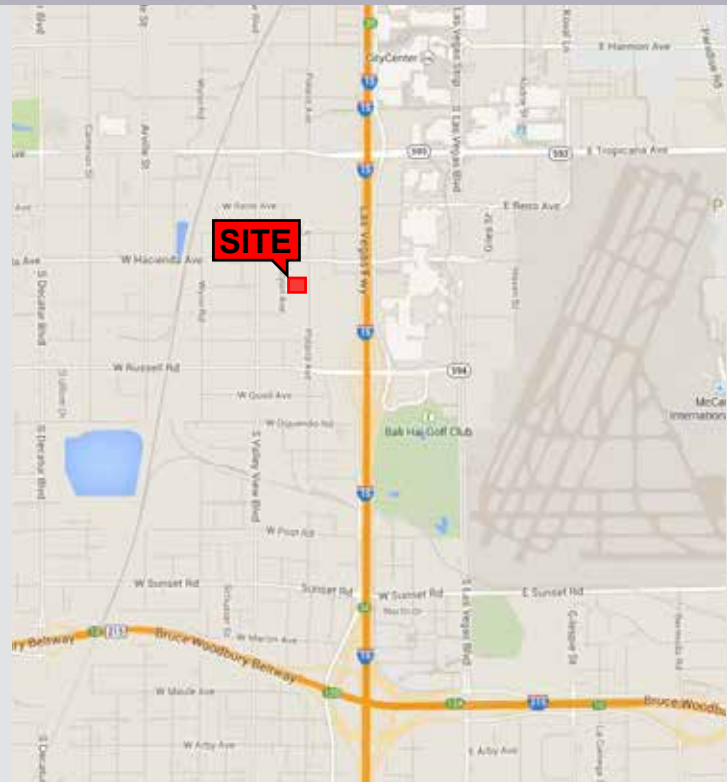
5440 South Procyon Street, Las Vegas, NV 89118



AVAILABLE IMMEDIATELY

Property Highlights

- ±19,958 - 39,916 SF available
 - Suite A: ±19,958 SF with 2,100 SF office
 - Suite B: ±19,958 SF with 4,200 SF office
 - Suite A/B: ±39,916 SF with 6,300 SF office
- 20' clear height
- 200 - 1,200A, 277/480 volt, 3-phase power
- Dock and grade level loading
- .45/3,000 fire sprinklers
- T-5 lighting with motion sensors, skylights, foil insulated ceilings, and evaporative cooling
- Fenced yard
- Southwest Submarket near Strip & McCarran Airport
- I-15 access via Russell Road & Tropicana Avenue
- Zoned M-1 (Clark County)
- \$0.55/SF NNN + \$0.147/SF CAM



Jennifer Levine, CCIM
Senior Associate | 702.734.4523
jlevine@voitco.com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118
702.734.4500 Tel | 702.733.7690 Fax | Lic #01333376 | www.voitco.com

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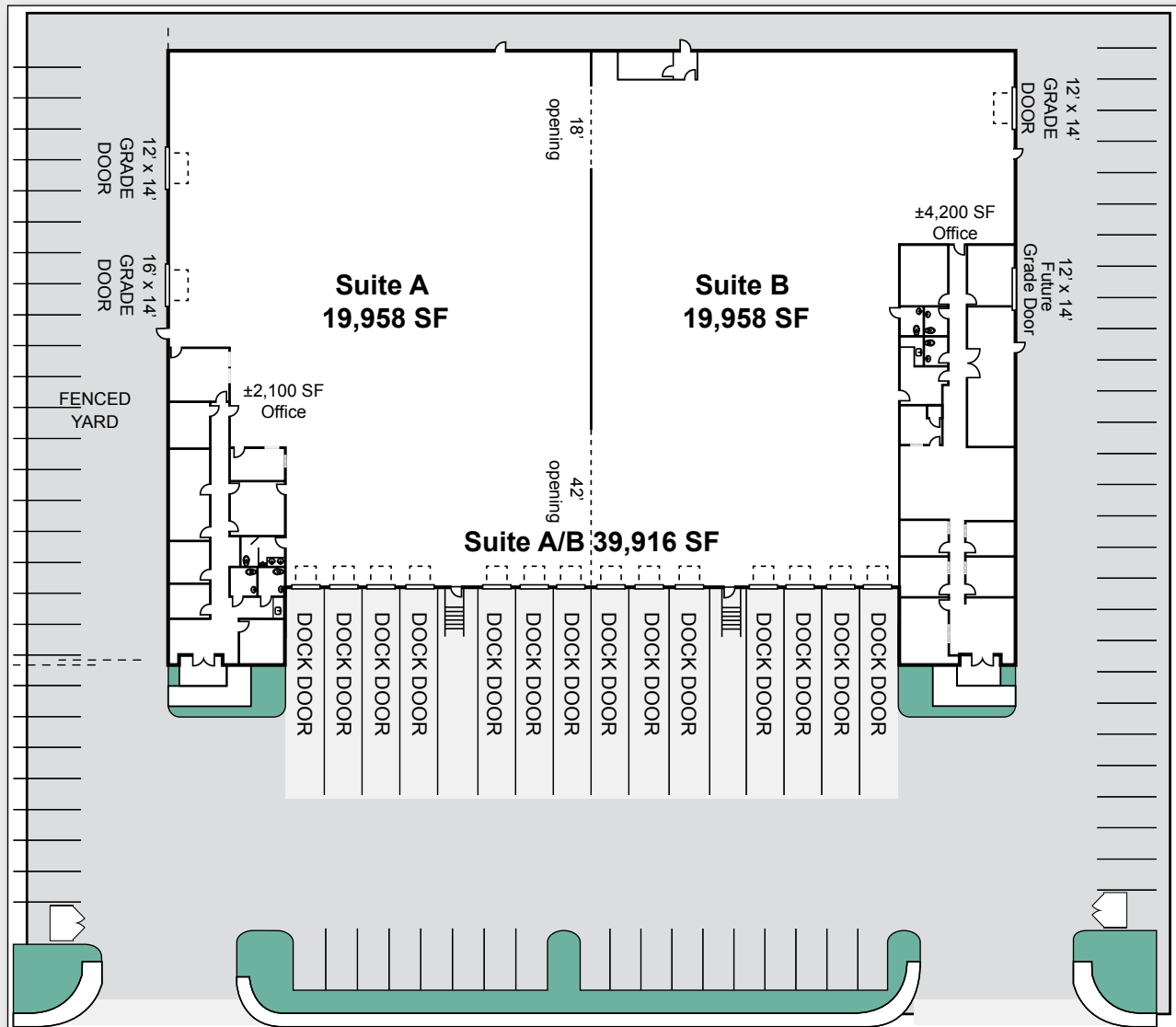
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Suite	Total SF	Office SF	Clear Height	8' x 10' Docks	12' x 14' Grades	16' x 14' Grades	277/480v 3-Phase	NNN / SF / MO	RENT / SF / MO
A	19,958	2,100	20'	7	1	1	200A	\$0.147	\$0.55
B	19,958	4,200	20'	7	1 - 2	0	200A	\$0.147	\$0.55
A/B	39,916	6,300	20'	14	2 - 3	1	400 - 1,200A	\$0.147	\$0.55



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