

Spring Desert Business Park

Colliers

3400 Procyon Street, Las Vegas, NV 89102 | M-1 Zoned



Property Overview

Spring Desert Business Park is a professional Industrial Complex in Las Vegas, NV strategically positioned in the Resort District. The highly sought-after location is conveniently located near the bustling Chinatown/Asian District, The Las Vegas Strip and Harry Reid International Airport with access to the I-15 Frenway via Spring Mountain Road.

±3,240 Total SF Available



Immediate Occupancy



3-Phase Power



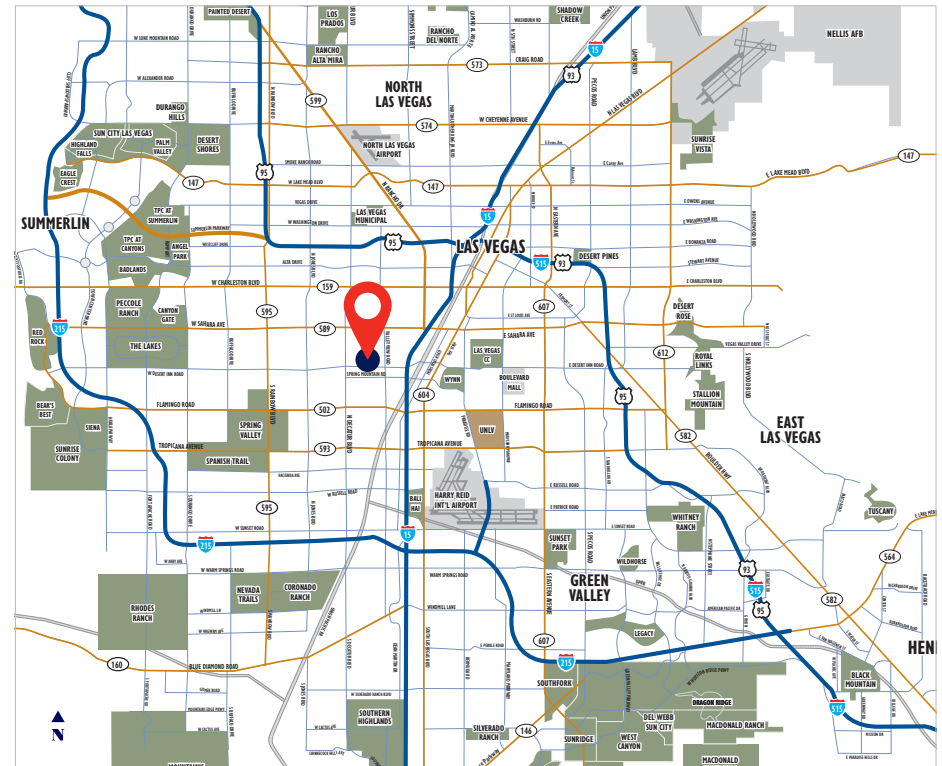
Zoned M-1 (Clark County)



±24' Clear Height



±12' x 16' Grade Level Loading Doors



Lease Rate

\$1.35 PSF, Mo. Gross

CONTACT US

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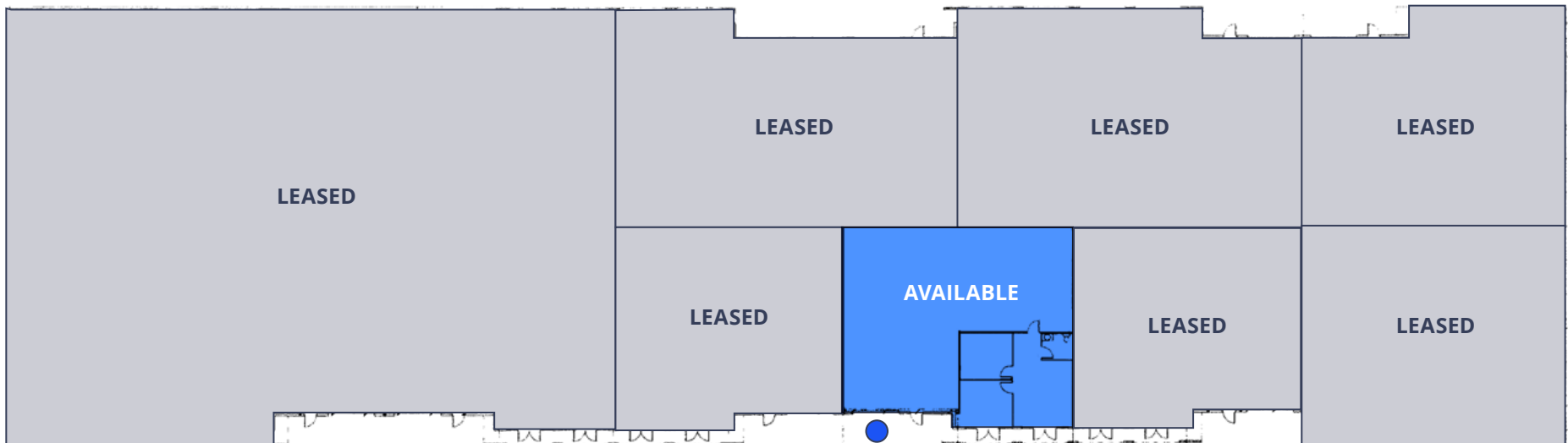


Floor Plan



● = Grade Door ■ = Available

For illustration purposes only. Not to scale. ▲



Suite 103

- ±3,240 Total SF Available
- ±752 SF Office
- ±2,488 SF Warehouse

Lease Rate

\$1.35 PSF, Mo. Gross

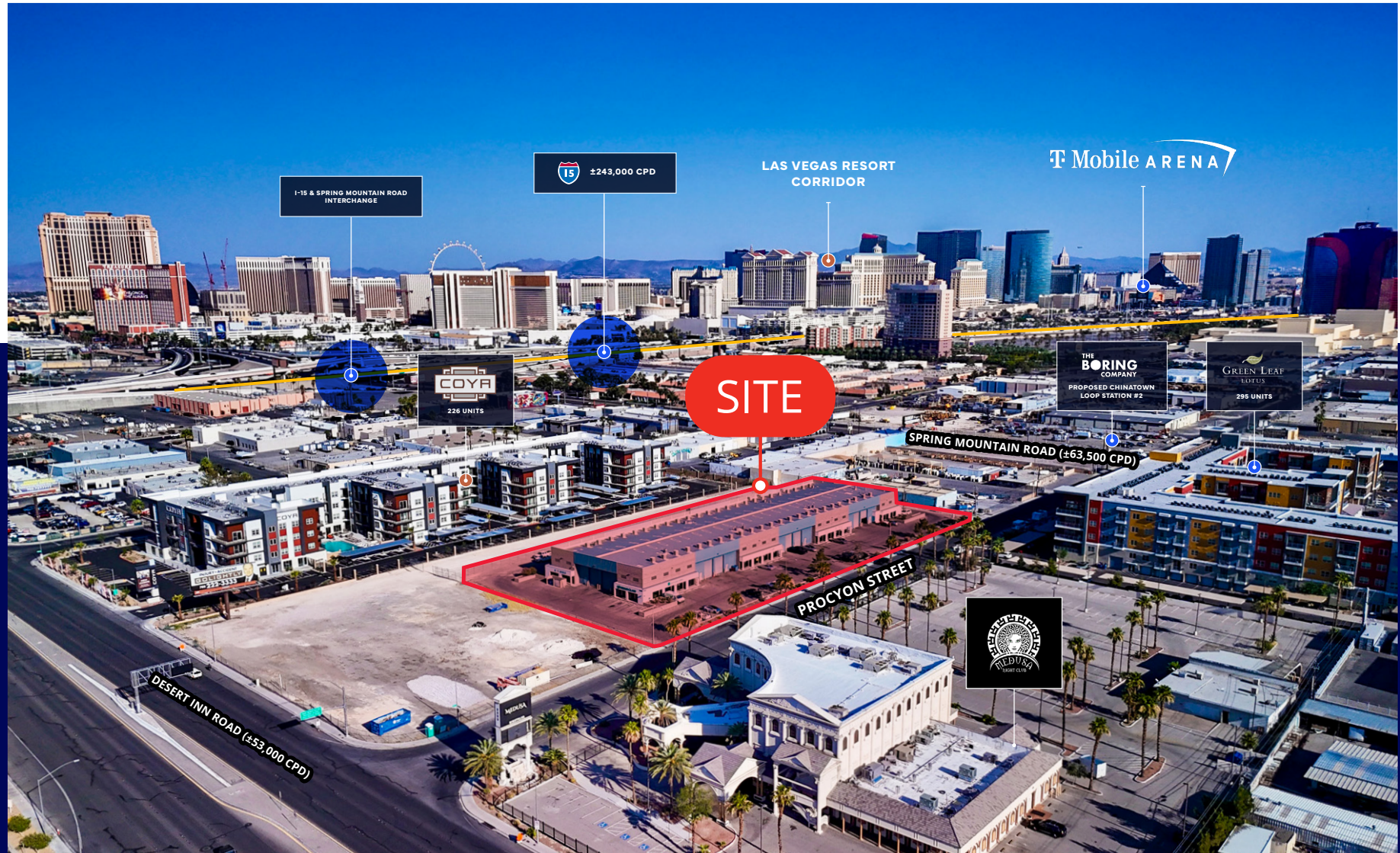
\$4,374.00 Total Monthly Rent

Site Aerial

▲
N For illustration purposes only. Not to scale.

3400 Procyon Street

±3,240 SF Available For Lease



Resort Corridor

3400 Procyon Street

±3,240 SF Available For Lease



FOR LEASE



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