



FOR
LEASE

3651 W Ali Baba Ln
Las Vegas, NV 89118

**PROCYON
INDUSTRIAL
PARK**

Property Specs

LEASE RATE	\$1.10 PSF
CAMS	\$0.21
SF AVAILABLE	±5,000-10,000
APN	162-29-203-002
TOTAL BUILDING SF	±26,000 SF
YEAR BUILT	1982
LOT SIZE	±0.99 Acres
ZONING	I-L (Industrial Light) Clark County

- Industrial units situated in the highly sought-after Southwest Submarket
- Single phase power
- Grade level loading
- ±16' clear height
- Fire Sprinklers
- Located less than one mile from the Las Vegas Strip, the I-15 and Allegiant Stadium



OR TEXT 22804 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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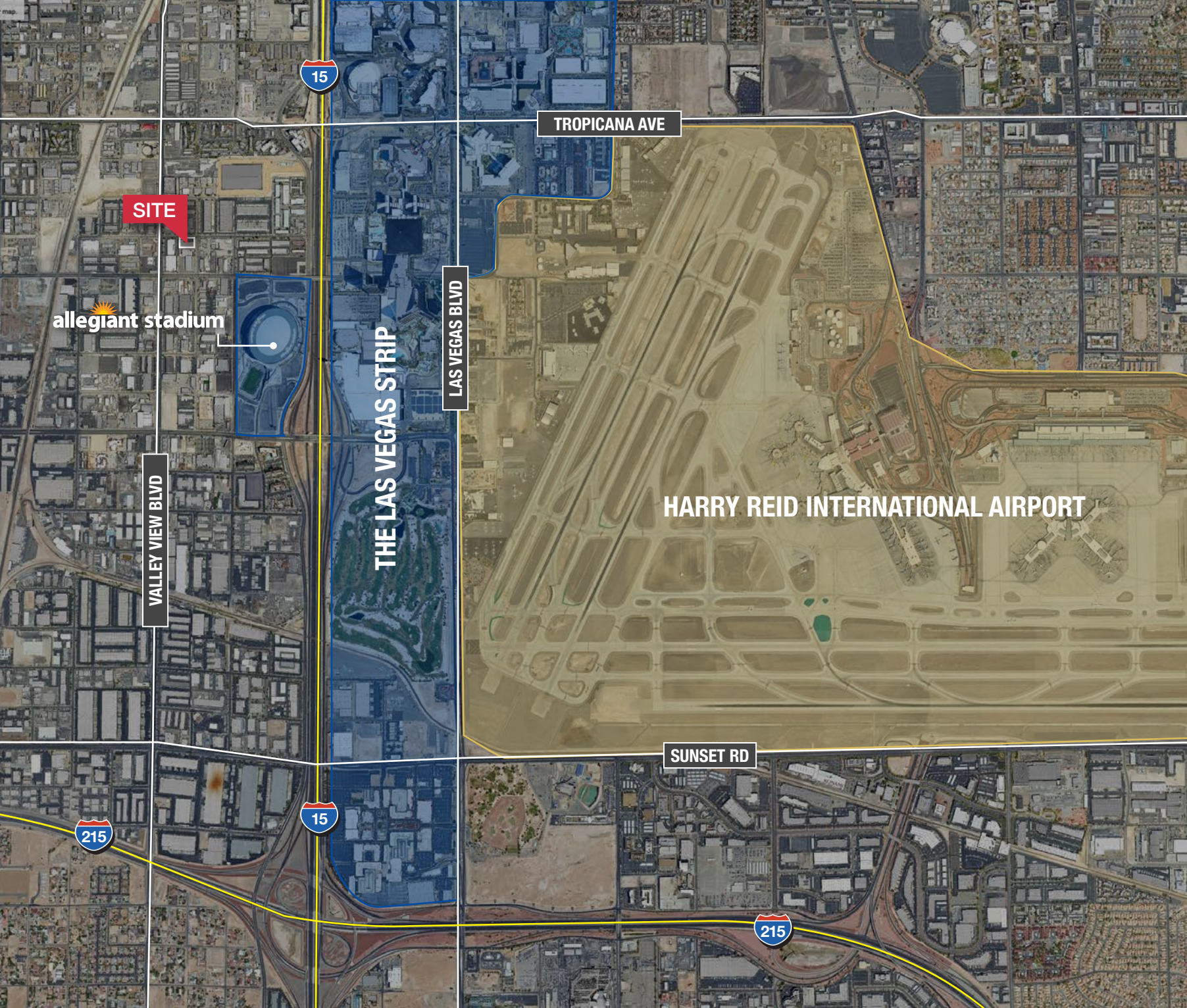
SUMMARY



PHOTOS

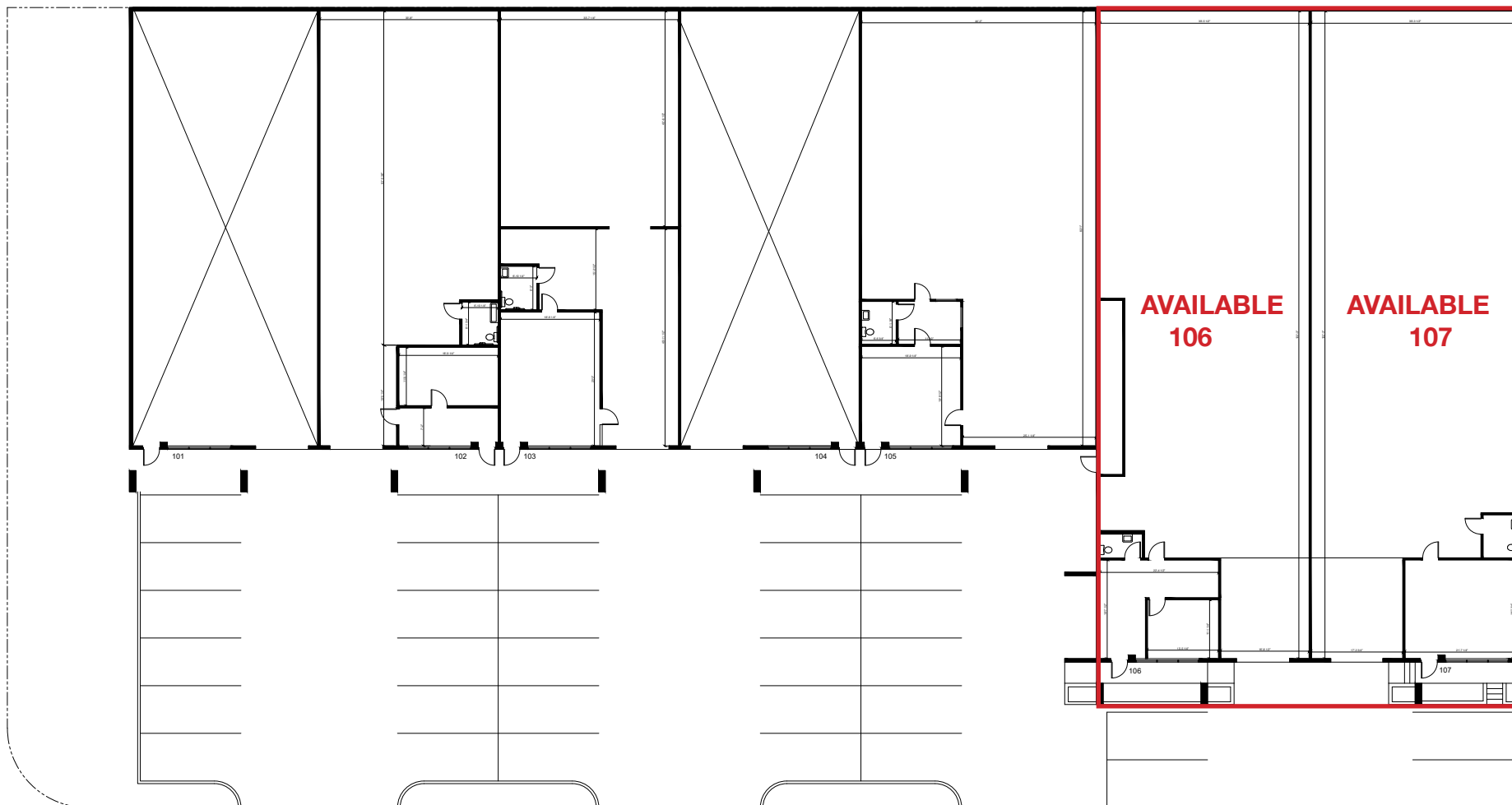


AREA MAP

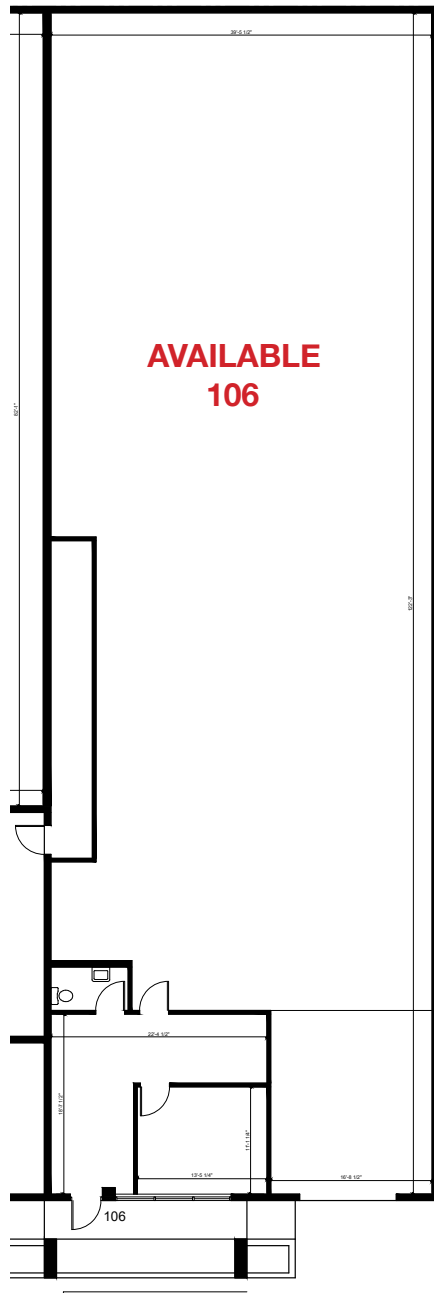


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE PLAN



SUITE	TOTAL SF	LEASE RATE	CAM	TOTAL MONTHLY	AVAILABILITY
106	5,000	\$1.10	\$0.21	\$6,550.00	Contact Broker
107	5,000	\$1.10	\$0.21	\$6,550.00	Contact Broker
106/107	10,000	\$1.10	\$0.21	\$13,100.00	Contact Broker

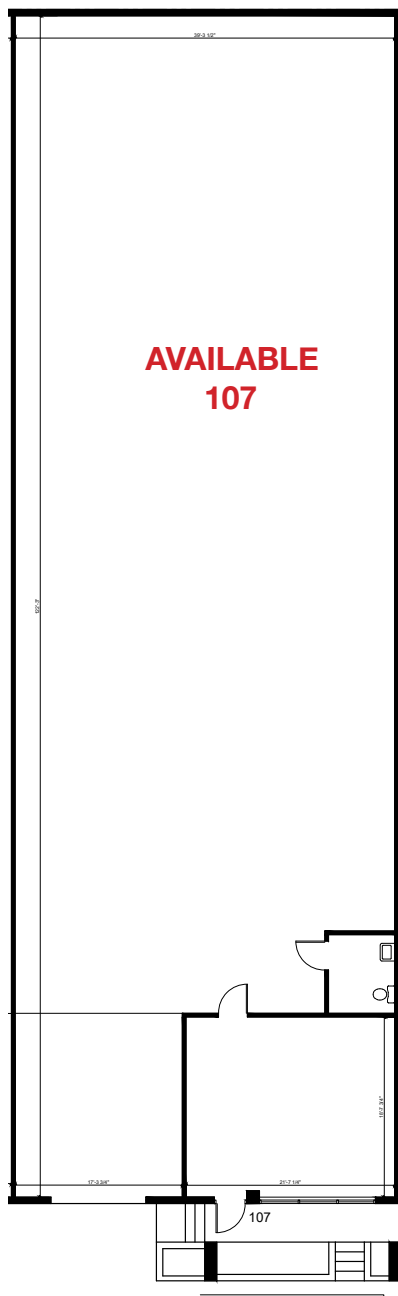


PROPERTY DETAILS	
Address	3651 W Ali Baba Suite 106
Total SF	±5,000
Grade Door	Front (1) One ±10' X ±10'
Power	±100 Amps, Single phase power
Lease Rates	\$1.10/SF NNN
CAM	\$0.21
Total Monthly	\$6,550.00
Additional Features	One private office and one private Restroom

SUITE 106

SUITE 106





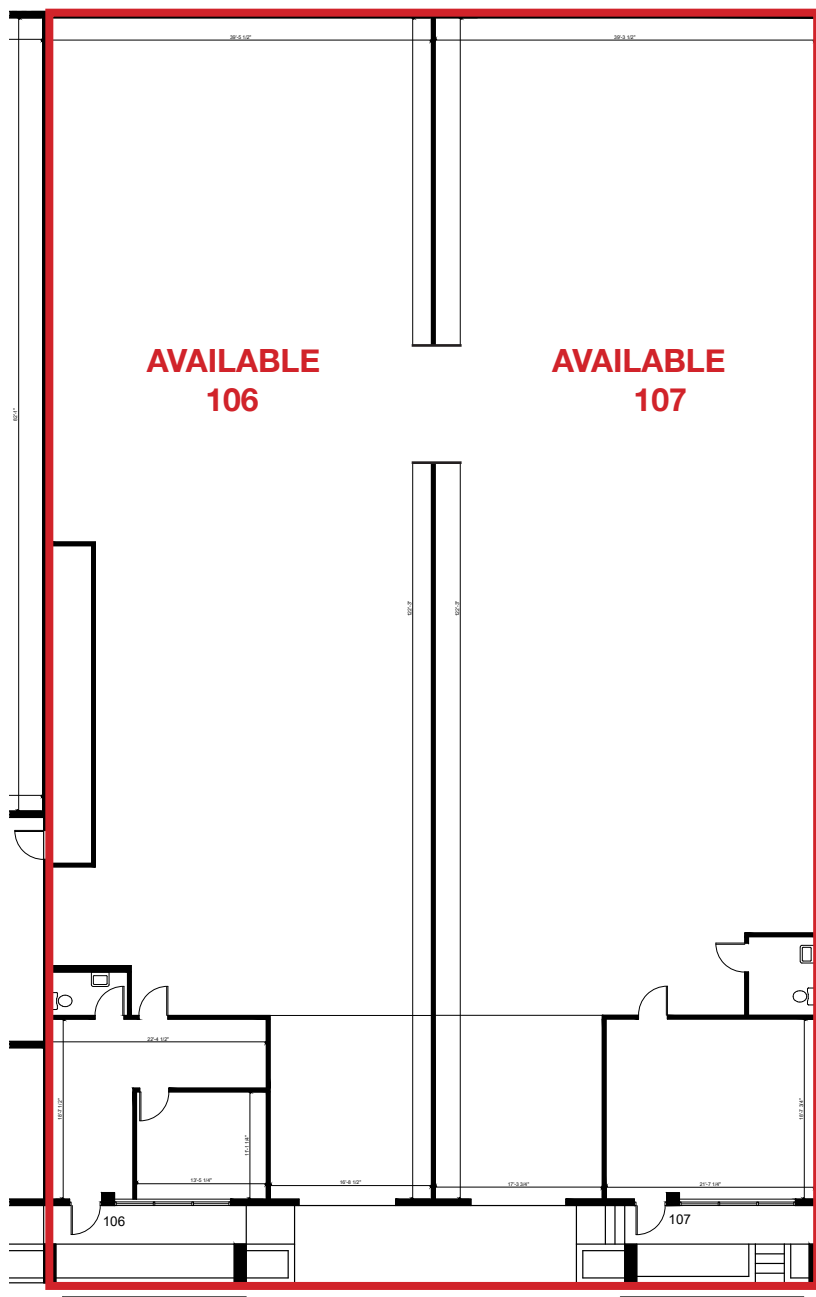
PROPERTY DETAILS	
Address	3651 W Ali Baba Suite 107
Total SF	±5,000
Grade Door	Front (1) One ±10' X ±10'
Power	±100 Amps, Single phase power
Lease Rates	\$1.10/SF NNN
CAM	\$0.21
Total Monthly	\$6,550.00
Additional Features	Open office and one private Restroom

SUITE 107

SUITE 107

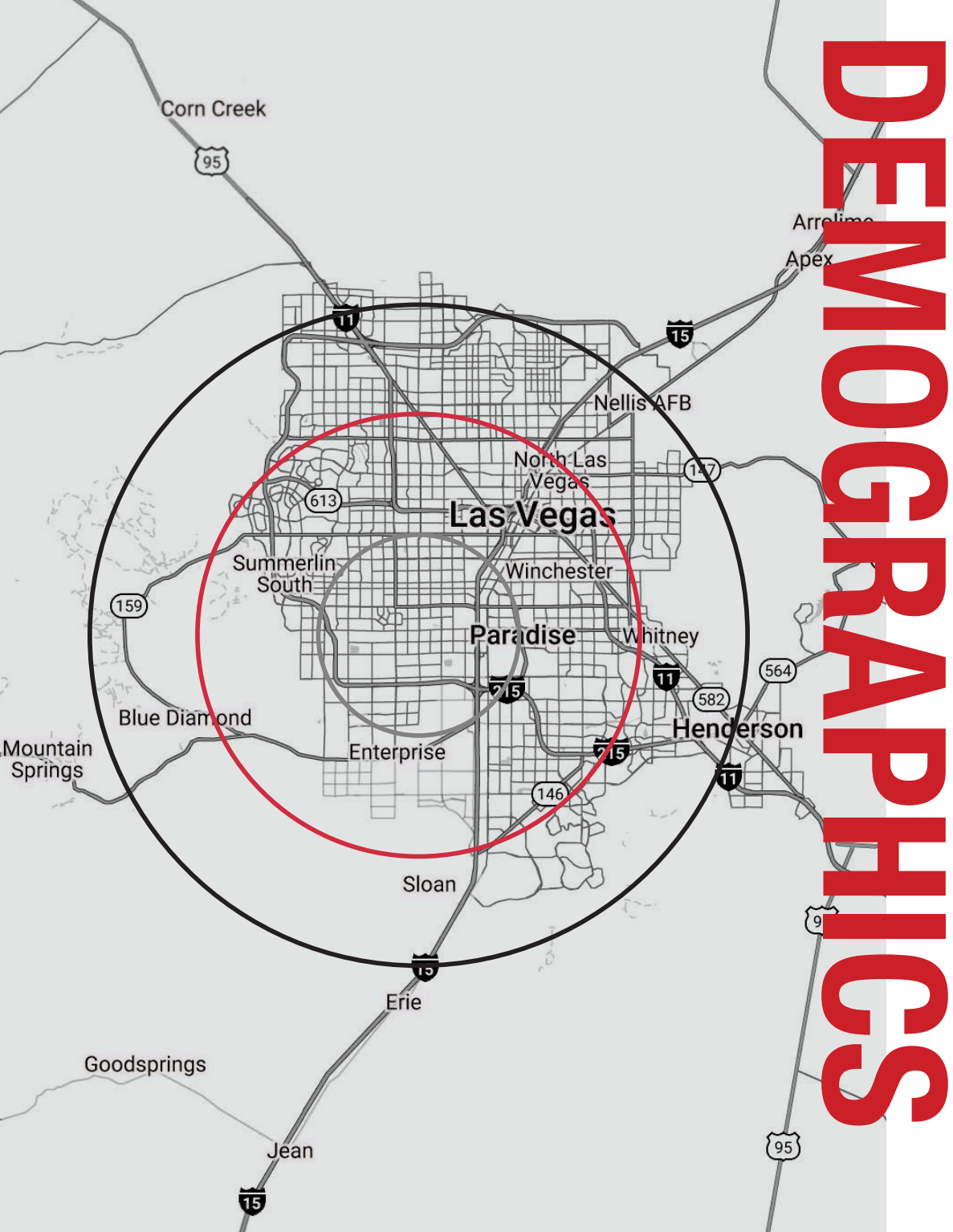


SUITE 106-107



PROPERTY DETAILS

Address	3651 W Ali Baba Suite 106-107
Total SF	±10,000
Grade Door	Front Loading (2) Two ±10' X ±10'
Power	±200 Amps, Single phase power
Lease Rates	\$1.10/SF NNN
CAM	\$0.21
Total Monthly	\$13,100.00
Additional Features	One private office, large open area and two private Restrooms



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,129	104,491	370,194
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,472	43,686	154,890
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$88,415	\$94,125	\$94,673

Traffic Counts

STREET	AADT
Sunset Rd	42,500
S Maryland Pkwy	43,000

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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