

# JDV Procyon @ Ponderosa

6025 Procyon Street :: Las Vegas, NV 89118

±121,875 Sq. Ft.  
Divisible Warehouse/Distribution



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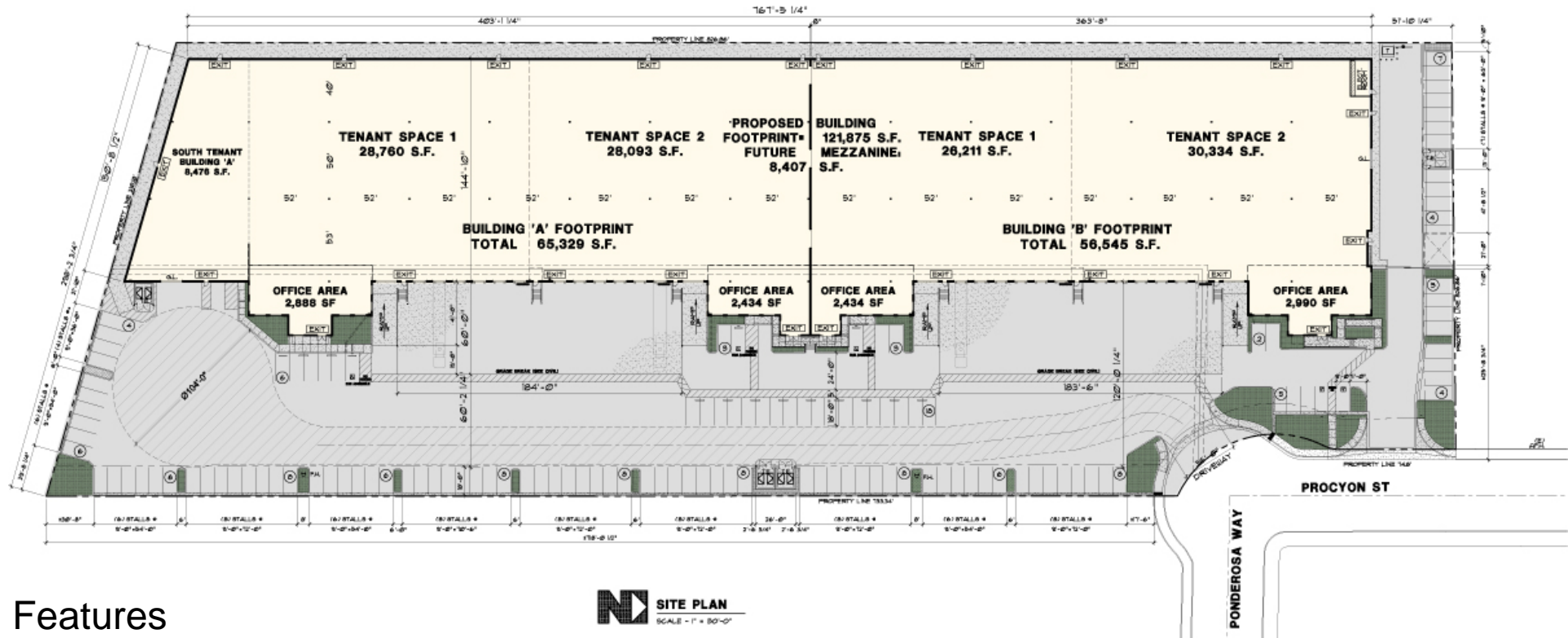
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## Site Plan



### :: Features



Building:	± 121,875 Total Sq. Ft.	Clear Height:	± 30' Min. to Truss
Divisible:	Min ± 26,211 Sq. Ft.	Zoning:	M-1 – Clark County
Office:	BTS	Power:	277/480 Volt 3 Phase
Dock High:	9' x 12' Roll-Up (24)	Amps:	3,000 Amps
Grade Level:	14' X 16' Roll-Up (6)	Skylights:	3% Skylights
Column Width:	± 52' Wide	Sprinklered:	Yes, ESFR
Warehouse Depth:	+/- 144'10" Deep	Parking:	142 Stalls Total

### :: Available

Building	Total Sq. Ft.	Office	Dock/Grade
Bldg. A-1	± 28,760	BTS	6 / 1
Bldg. A-2	± 28,093	BTS	6 / 1
Bldg. B-1	± 26,211	BTS	6 / 1
Bldg. B-2	± 30,334	BTS	6 / 2

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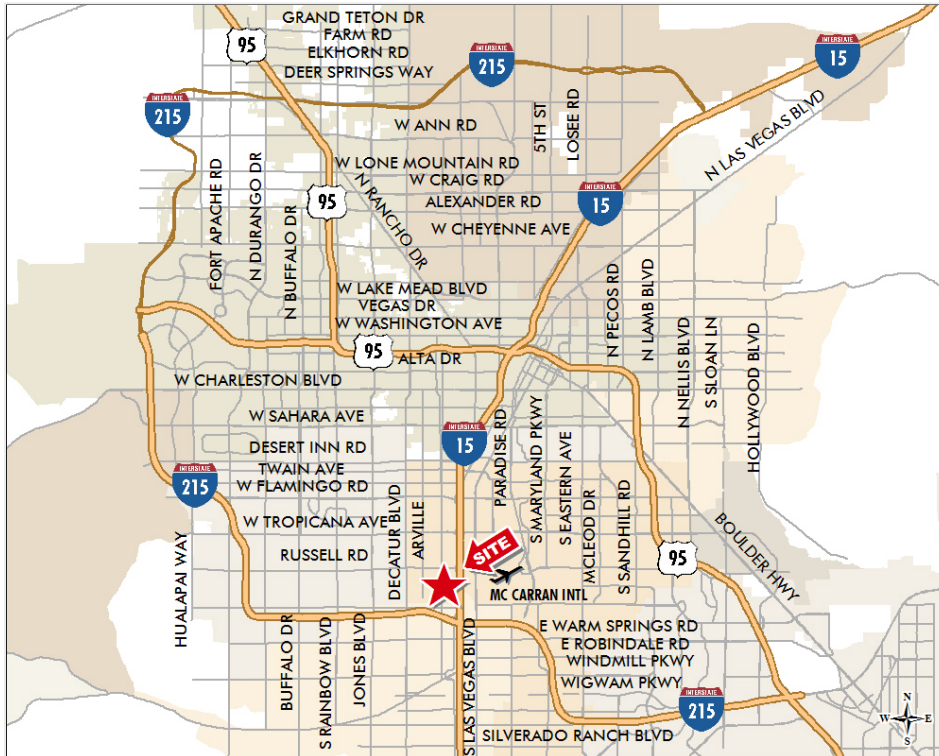
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## Location



JDV Procyon is well situated in the heart of the Southwest Industrial sub-market which offers convenient access to the McCarran International Airport and the Las Vegas Strip. Located less than a mile West of the Las Vegas Strip, South of Russell Road and East of Valley View Boulevard, the area offers convenient access to the I-15 via Russell Road Interchange or the Las Vegas Strip via Russell Road or Hacienda Avenue overpass. Industries considering this location benefit from the will call synergy existing in this well established sub-market. Strategically located to service the demand generated on the Strip or throughout the Las Vegas Valley.

JDV Procyon can accommodate up to  $\pm 121,875$  square feet and is divisible to  $\pm 26,211$  square feet. Offices may be built to suit and are pre designed for mezzanine over the ground floor should the Tenant require. Features include a secured rolling gate, dock high and grade level loading, a functional design inclusive of a 120' truck turning radius. JDV is currently under construction and is estimated to be completed in the second quarter of 2009. Lease rates will be forthcoming.

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Aerial



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