

# JONATHAN

## PARK

3311 MEADE AVENUE  
LAS VEGAS, NV 89102

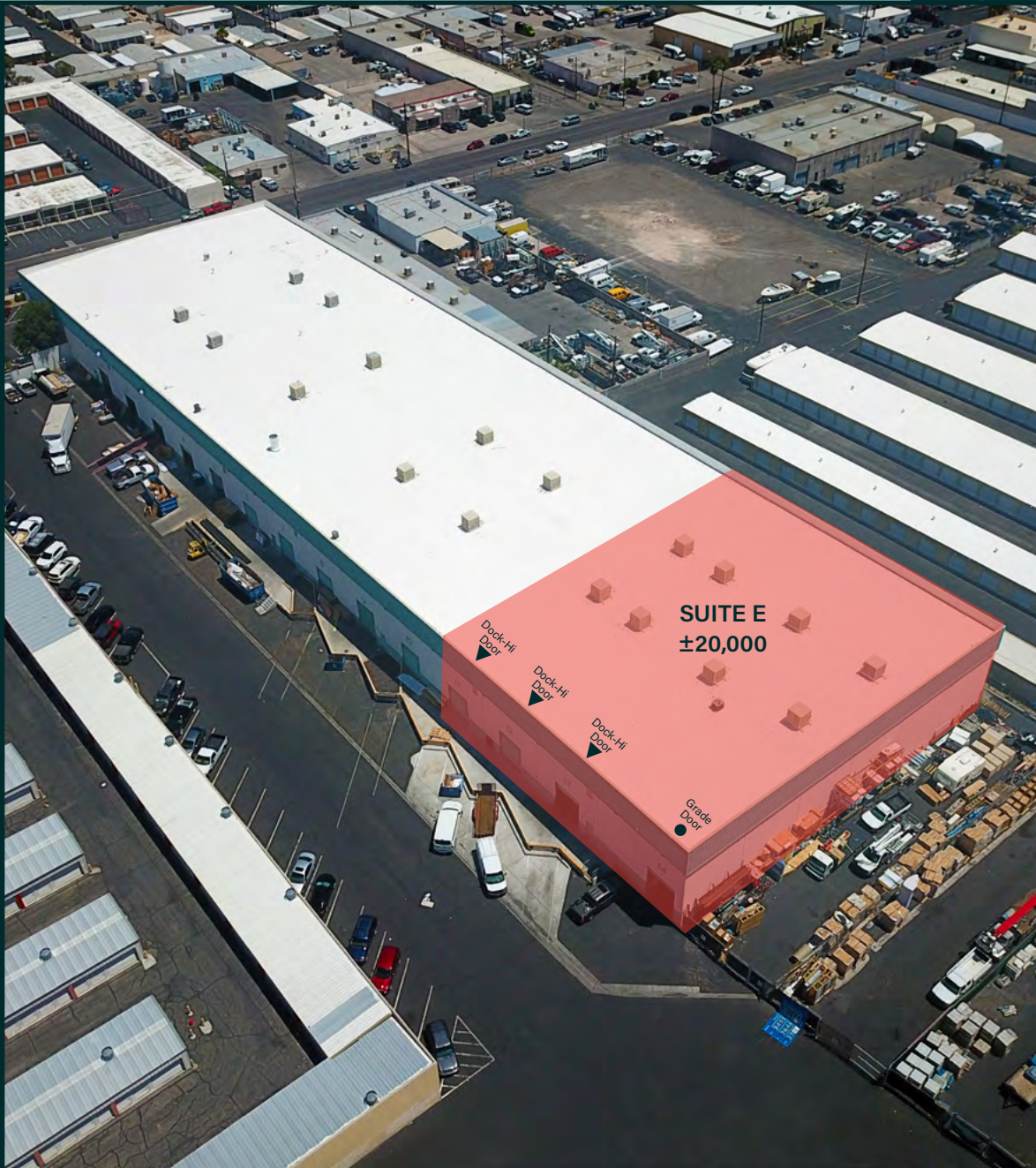
FOR LEASE



**LAUREN WILLMORE**, Member Associate,  
Society of Industrial and Office Realtors®  
Senior Associate  
Lic. S018869  
+1 702 369 4825  
lauren.willmore@cbre.com

**KYLE KIRCHMEIER**  
Associate  
Lic. S.0197013  
+1 702 369 4862  
kyle.kirchmeier@cbre.com

**CBRE**

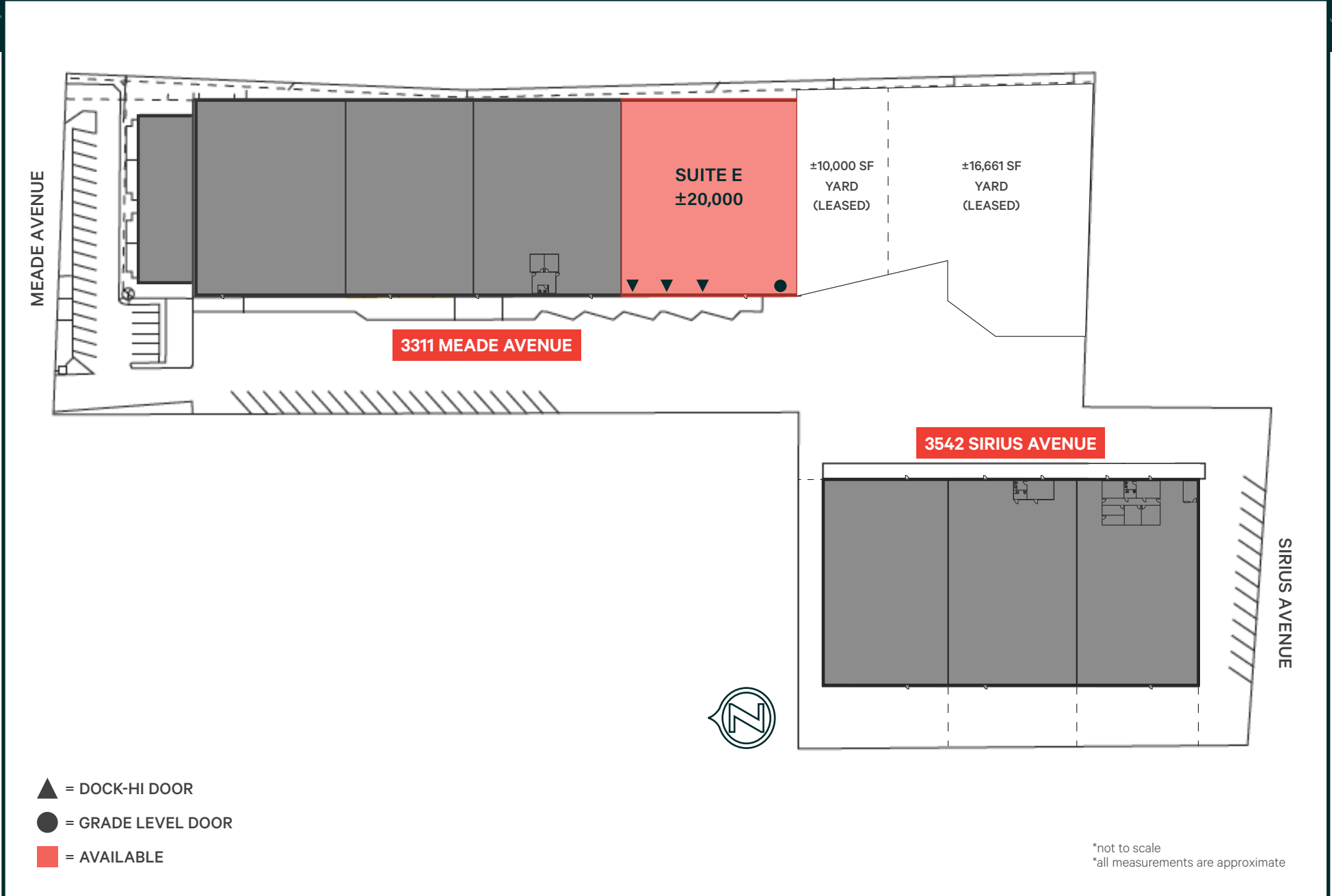


Jonathan Park is located less than 5 minutes from the I-15 Freeway and I-215 Freeway Interchange and the Las Vegas Strip. The park is conveniently located near multiple retail and service amenities.

### Property Highlights

- ±124,458 SF project on ±6.62 acres
- ±20,000 SF available immediately
- 30' x 60' column spacing
- Grade level loading doors
- Dock level loading doors
- Skylights
- 120/208 volt, 3-phase power
- ±28' - ±32' minimum clearance
- Fully fire sprinklered
- Paved, secured yard space
- Evaporative cooled warehouse
- Concrete tilt-up construction
- Zoned M (City of Las Vegas Manufacturing District)
- APN: 162-08-303-004, 027

# Site Plan



\*not to scale  
\*all measurements are approximate



## Suite E Highlights

- $\pm 20,000$  SF Total
- $\pm 1,200$  SF HVAC Office Area
- $\pm 18,800$  SF Evap-Cooled Warehouse
- Two (2) Restrooms
- Three (3) dock-hi truck doors
- One (1) grade-level loading door
- $\pm 28'$  -  $\pm 32'$  Minimum Clear Height
- 400 amps, 120/208 volt, 3-phase power
- Wet fire sprinklers
- Skylights
- **\*\*Office furniture can remain\*\***

**BASE RENT: \$1.24/SF (NNN)**

**NNN: \$0.21/SF**

**MONTHLY COST: \$29,000/mo**

**AVAILABLE: March 1st, 2025**

# Aerial Map



**JONATHAN  
— PARK —**



**AREA 15**

**DISTANCES TO:**

I-15 Freeway	1.5 miles
I-215 Freeway	5.8 miles
The Las Vegas Strip	2.1 miles
Harry Reid Int'l Airport	5.5 miles



# JONATHAN — PARK —

3311 MEADE AVENUE  
LAS VEGAS, NV 89102

FOR LEASE

**CBRE LAS VEGAS**

8548 Rozita Lee Avenue  
Suite 200  
Las Vegas, NV 89113  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)

**CONTACT US FOR MORE INFORMATION**

**LAUREN WILLMORE**, *Member Associate,*  
*Society of Industrial and Office Realtors®*  
Senior Associate  
Lic. S018869  
+1 702 369 4825  
[lauren.willmore@cbre.com](mailto:lauren.willmore@cbre.com)

**KYLE KIRCHMEIER**  
Associate  
Lic. S.0197013  
+1 702 369 4862  
[kyle.kirchmeier@cbre.com](mailto:kyle.kirchmeier@cbre.com)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**