

# JENNIFER

## PARK

530 E. PAMALYN AVENUE  
SUITE C  
LAS VEGAS, NV 89119

FOR LEASE

READY FOR OCCUPANCY - TURN-KEY UNIT!



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**CBRE**



**SUITE C  
AVAILABLE  
±25,527 SF**

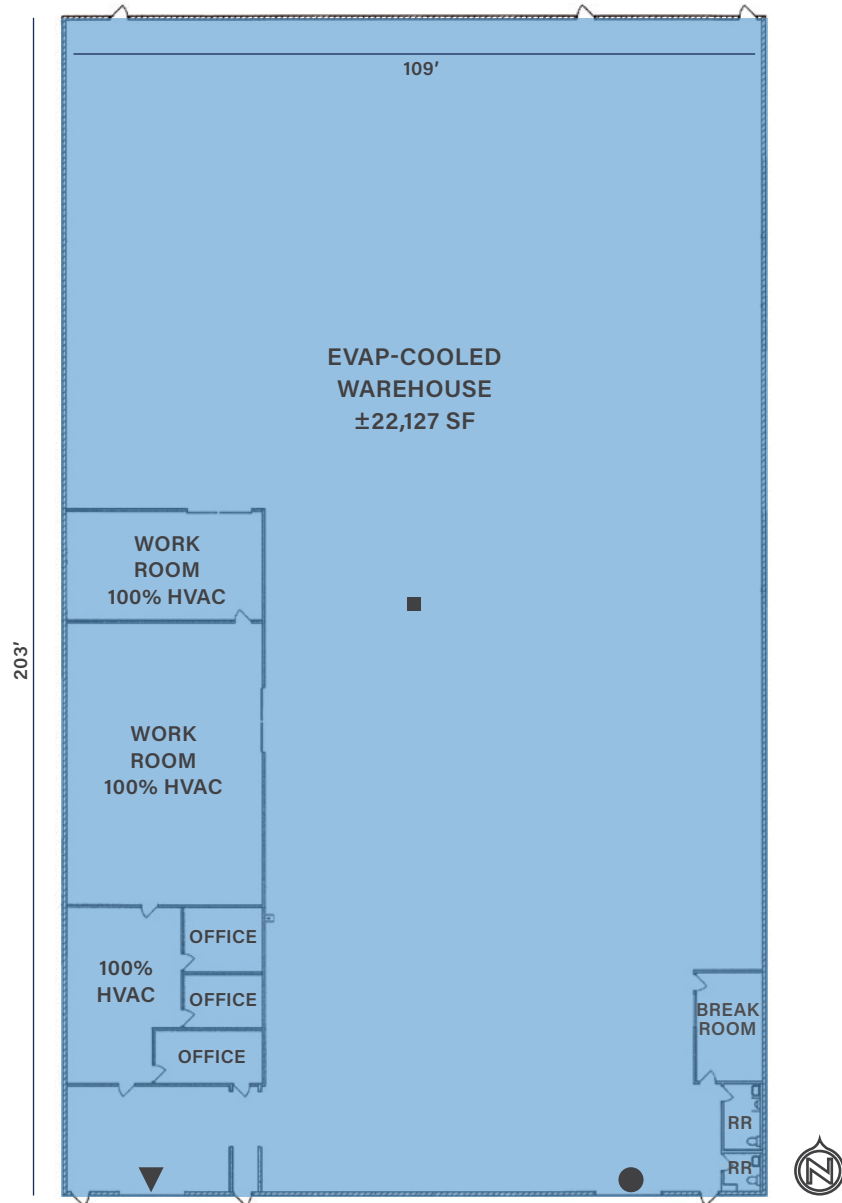
Located in the Airport Submarket, Jennifer Park is within close proximity to Harry Reid International Airport.

The property is situated less than 2 miles from the Airport Connector, providing quick and easy access to the I-15/215 beltway.

### Property Highlights

- ±209,260 SF project on ±8.08 acres
- ±25,527 SF available
- 50' x 60' or 50'x50' column spacing
- Grade level loading doors
- Dock level loading doors
- Skylights
- Heavy Power (3-phase power available)
- ±24' - ±26' clear height
- Fire-Sprinklered (Wet System)
- Evaporative-cooled warehouse
- Parking Ration 0.70 per 1,000
- Built in 1991
- Zoned IP (Industrial Park)
- APN: 117-03-201-009, 004

## 530 - Suite C



\*not to scale  
\*all measurements are approximate

● = Dock-Hi Door ▲ = Grade Level Door

- ±25,527 SF Total Area Available
- ±3,400 SF of 100% HVAC Office
- ±22,127 SF of Evap-Cooled Warehouse
- Three (3) Private Offices
- Two (2) Work Rooms
- Two (2) Restrooms
- Break Room
- ±24' - ±26' Clear Height
- One (1) 12' x 14' Grade-Level Loading Door
- One (1) 12'x14' Dock-Hi Truck Door
- Fire-Sprinklered (Wet System)
- 600 amps, 3-phase power
- 50' x 60' column spacing
- Parking Spaces: 17 unreserved
- New office/warehouse improvements delivered!

**BASE RENT: \$1.27/SF (NNN)\*\***

**NNN: \$0.1955/SF**

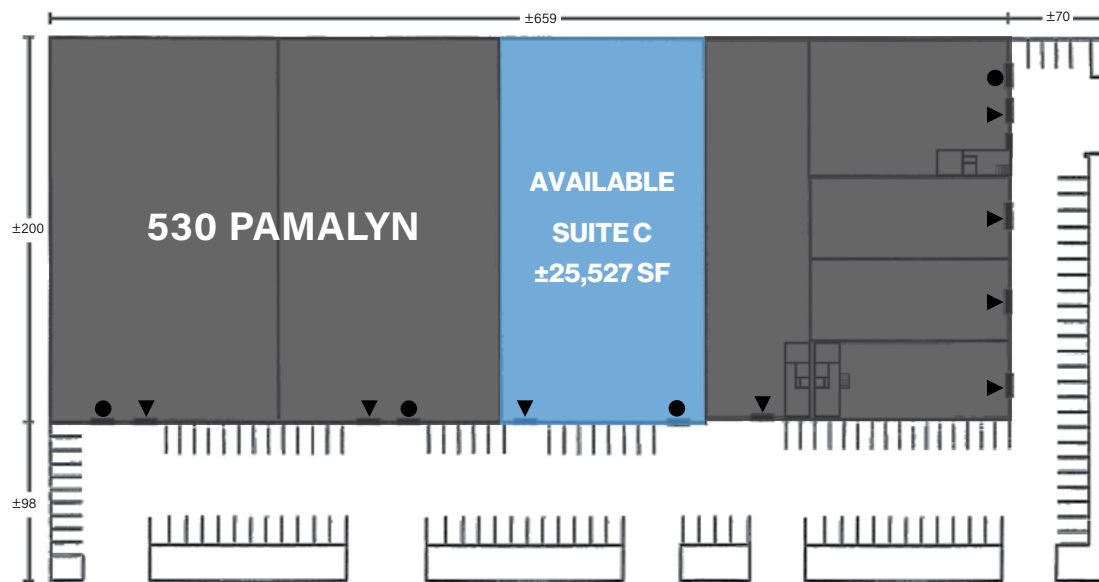
**TOTAL MONTHLY: \$37,409.81/mo**

**AVAILABLE: NOW AVAILABLE!**

**\*\*3 MONTHS OF BASE RENT ABATEMENT  
ON A 5-YR MINIMUM LEASE TERM**

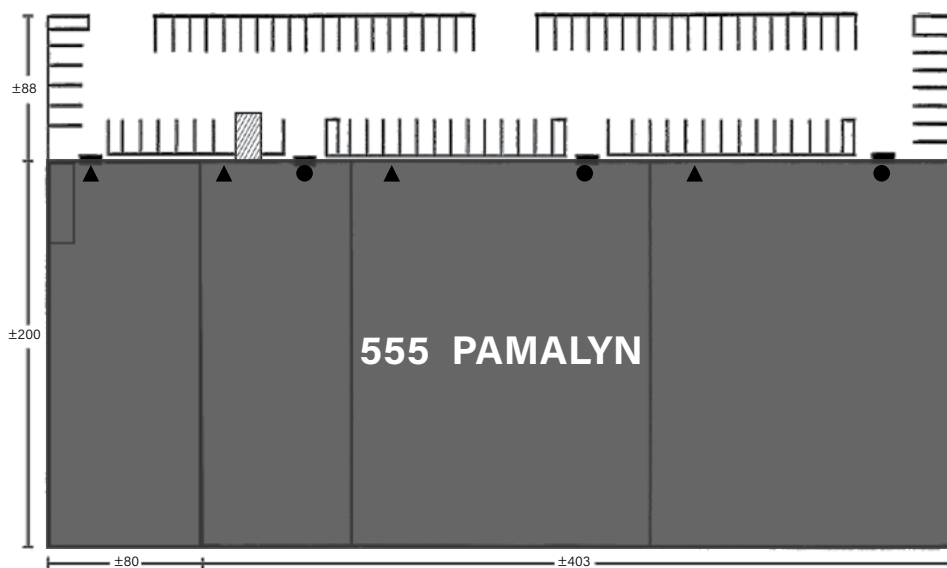
# Site Plan

- = AVAILABLE
- = LEASED
- = DOCK-HI DOOR
- = GRADE LEVEL DOOR



----- PAMALYN AVENUE -----

CABALLO STREET



\*not to scale  
\*all measurements are approximate



# Aerial Map



**CBRE**

**JENNIFER**

**PARK**

**530 & 555 EAST  
PAMALYN AVENUE  
LAS VEGAS, NV 89119**

**FOR LEASE**



**CONTACT US FOR MORE INFORMATION**

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