

JONATHAN

PARK

3311 MEADE AVENUE &
3542 SIRIUS AVENUE
LAS VEGAS, NV 89102

FOR LEASE

15,400 - 30,820 SF AVAILABLE
WITH DOCK-HI & GRADE LEVEL
LOADING



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CBRE

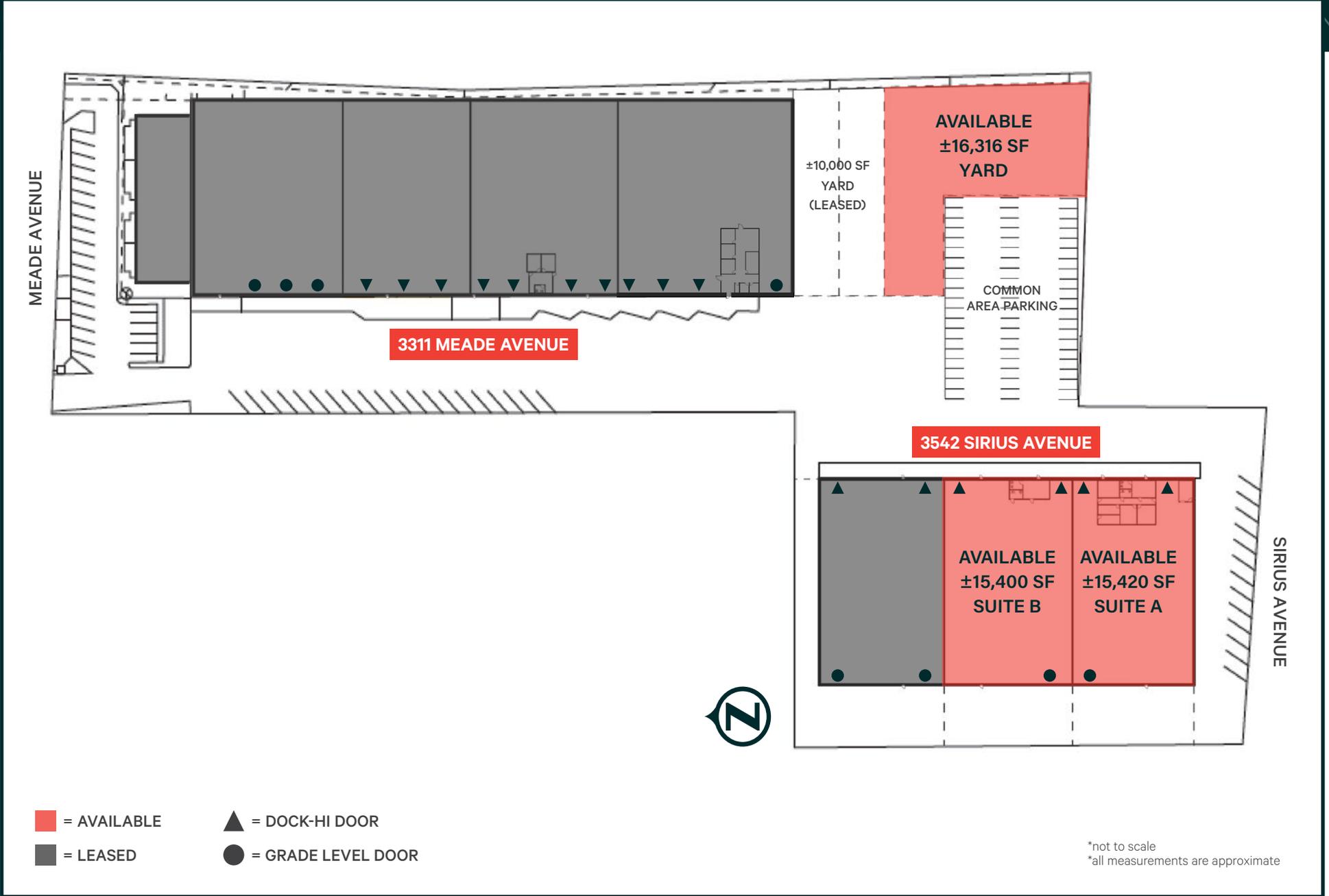


Jonathan Park is located less than 5 minutes from the I-15 Freeway and I-215 Freeway Interchange and the Las Vegas Strip. The park is conveniently located near multiple retail and service amenities.

Property Highlights

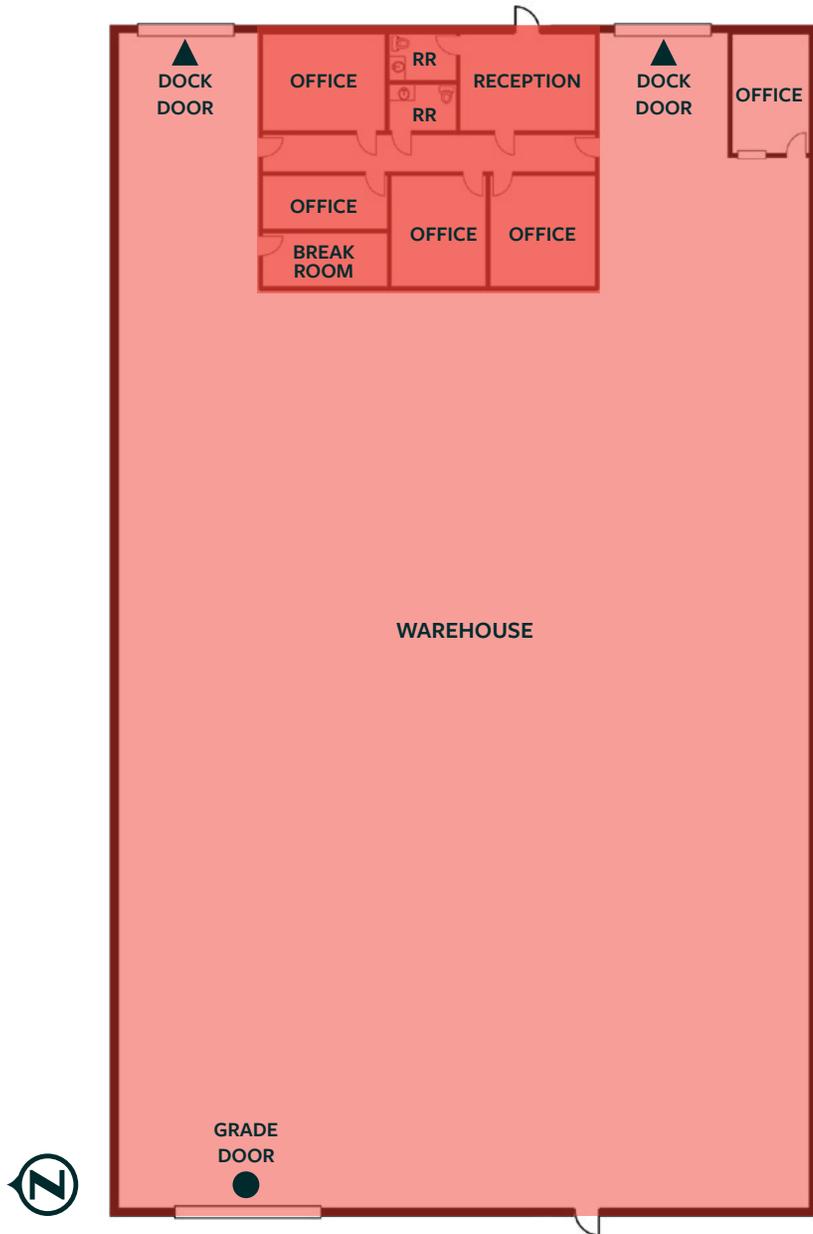
- ±124,458 SF project on ±6.62 acres
- ±15,400 - ±30,820 SF Units Available
- ±16,316 SF Yard available
- 30' x 60' column spacing (average)
- Grade level loading doors
- Dock level loading doors
- Skylights
- 120/208 volt, 3-phase power
- ±18' - ±32' minimum clearance
- Fully fire sprinklered
- Paved, 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

● = GRADE LEVEL DOOR ▲ = DOCK-HI DOOR



3542 Sirius Suite A

- ±15,420 SF total
- ±1,250 SF of HVAC office
- ±14,170 SF of evaporative cooled warehouse
- Two (2) restrooms
- Five (5) private offices
- Reception
- Two (2) dock-hi truck doors
- One (1) grade level truck door
- ±16' minimum clear height
- 400 amps, 120/208 volt, 3-phase power
- Wet Sprinkler System

BASE RENT: \$1.10/SF (NNN)

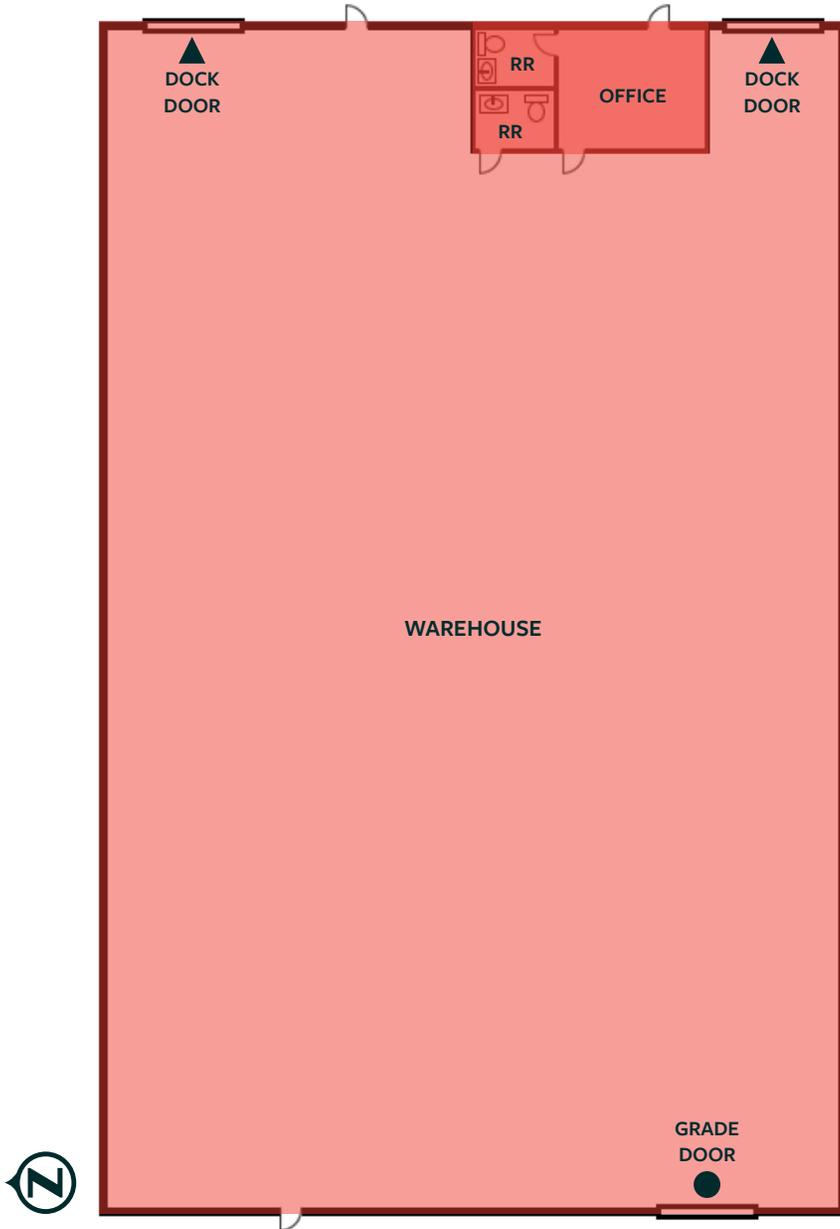
NNN: \$0.2024/SF

TOTAL MONTHLY: \$20,083.00

AVAILABLE: (30) Day's Notice

*not to scale
*all measurements are approximate

● = GRADE LEVEL DOOR ▲ = DOCK-HI DOOR



3542 Sirius Suite B

- ±15,400 SF Total
- ±500 SF of HVAC Office
- ±14,900 SF of Evaporative Cooled Warehouse
- Two (2) Restrooms
- Two (2) 12' x 14' dock-hi truck doors
- One (1) 12' x 14' grade-level loading door
- ±18' Minimum Clear Height
- 200 amps, 120/208 volt, 3-phase power
- Wet Sprinkler System
- Skylights

BASE RENT: \$1.10/SF (NNN)

NNN: \$0.2024/SF

TOTAL MONTHLY: \$20,056.96

AVAILABLE: (30) Day's Notice

*not to scale
*all measurements are approximate

±16,316 SF
YARD

(NAP)
COMMON
AREA PARKING



3311 Meade - YARD

- ±16,316 SF Total
- Paved
- Fenced

BASE RENT: \$0.30/SF (GROSS)

AVAILABLE: (30) Day's Notice

TOTAL MONTHLY: \$4,894.80

Aerial Map



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