

JONATHAN

PARK

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

FOR LEASE

18,000 SF AVAILABLE WITH DOCK-
HI & GRADE LEVEL LOADING



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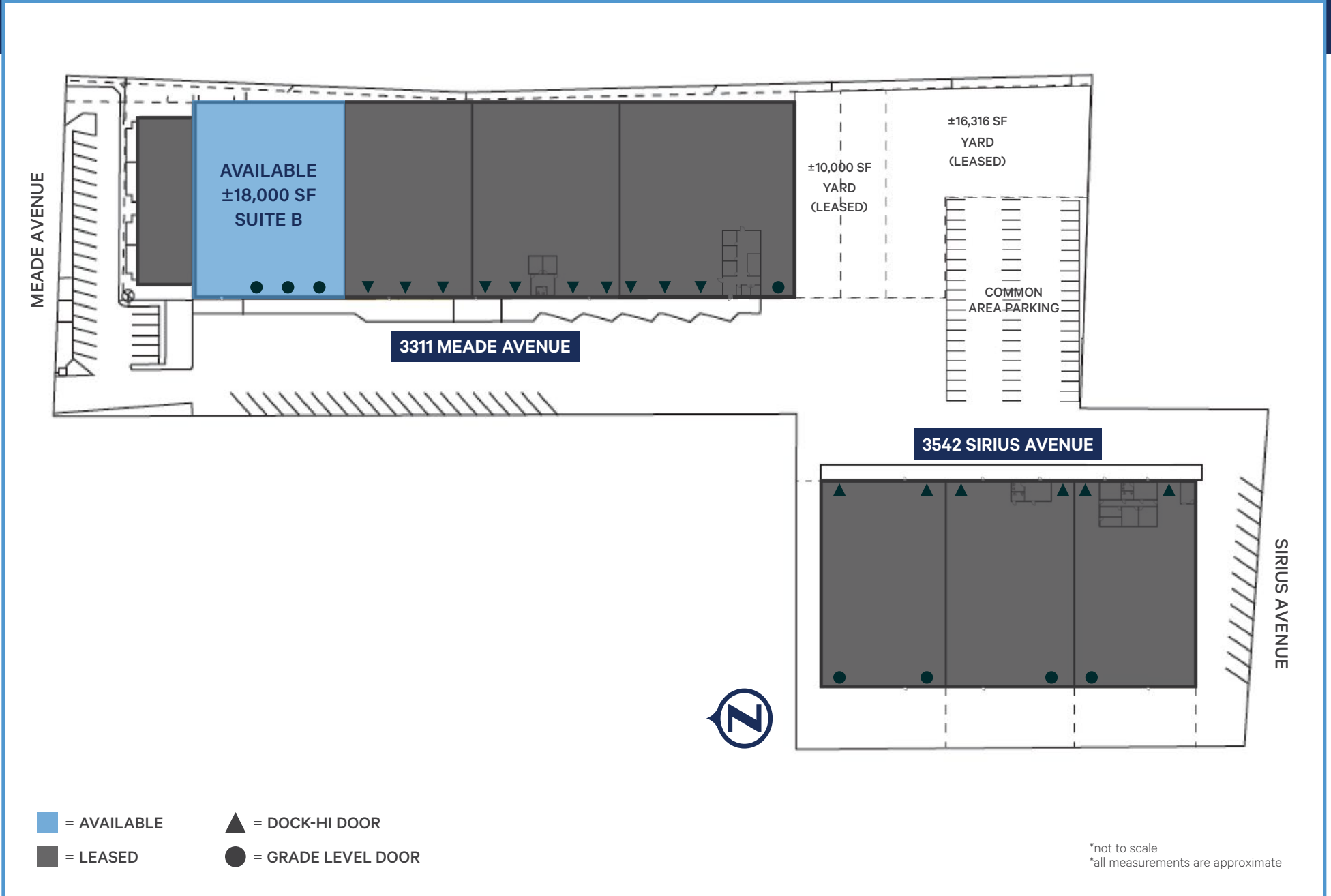


Jonathan Park is located less than 5 minutes from the I-15 Freeway and I-215 Freeway Interchange and the Las Vegas Strip. The park is conveniently located near multiple retail and service amenities.

Property Highlights

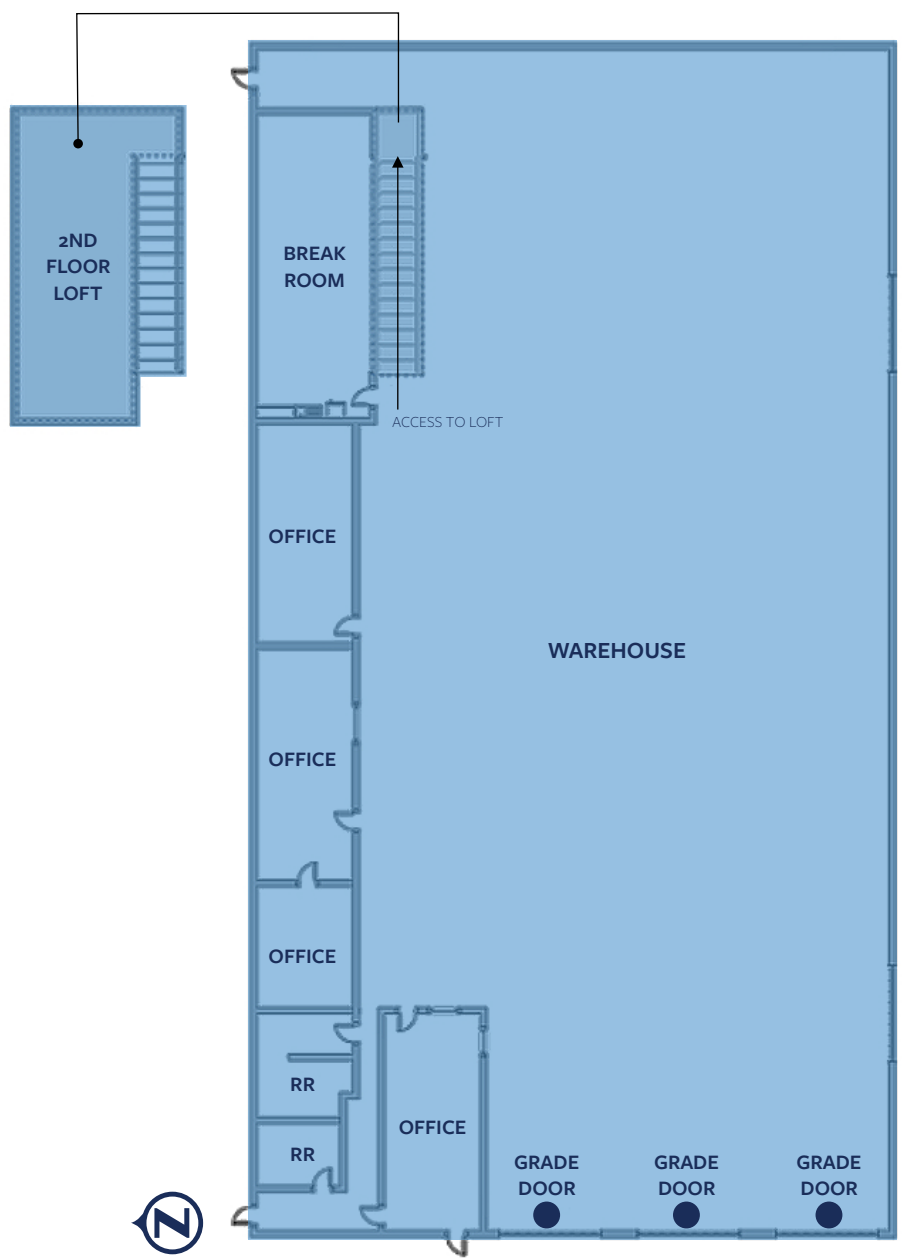
- ±126,118 SF project on ±6.62 acres
- ±18,000 SF Unit Available
- 30' x 60' column spacing (average)
- Grade level loading doors
- Dock level loading doors
- Skylights
- 120/208 volt, 3-phase power
- ±18' - ±32' minimum clearance
- Fully fire sprinklered
- Paved, secured yard space
- Evaporative cooled warehouse
- Concrete tilt-up construction
- Zoned M (City of Las Vegas Manufacturing District)
- APN: 162-08-303-004, 027

Site Plan



3311 Meade Suite B

- ±18,000 SF Total
- ±1,263 SF of office area
- ±16,737 SF of evap cooled warehouse
- Three (3) 12' x 14' Grade-Level doors
- Four (4) private offices
- Break Room
- 2nd floor Loft
- Two (2) Restrooms
- 28' clear height
- Fire sprinkered



*not to scale
*all measurements are approximate

● = GRADE LEVEL DOOR

BASE RENT: \$1.15/SF (NNN)
NNN: \$0.2095/SF
TOTAL MONTHLY: \$24,471.00
AVAILABLE: Available Now!

Aerial Map



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