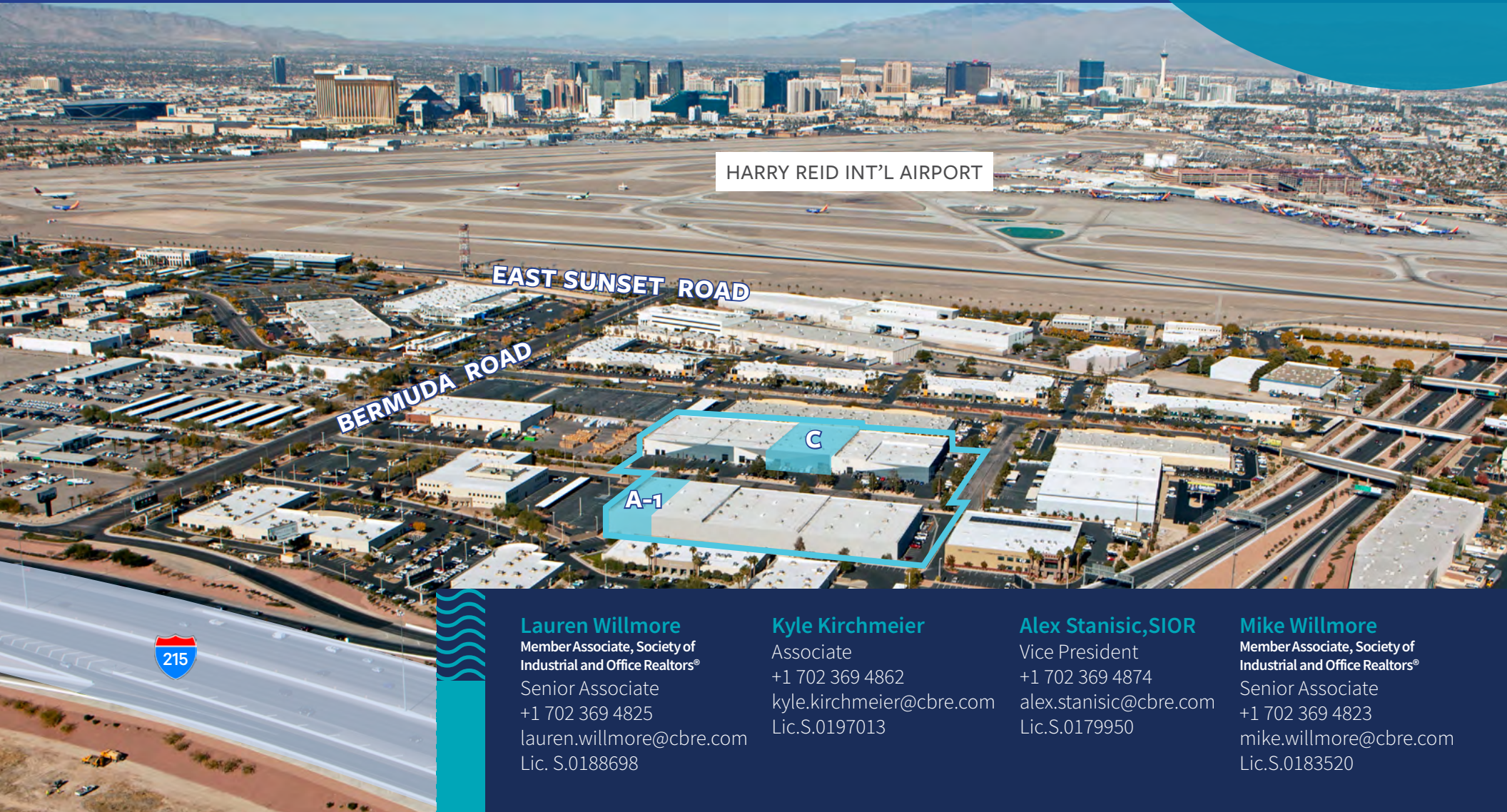


# Jennifer Park

CBRE

530 & 555 E. Pamalyn Avenue  
Las Vegas, NV 89119

±16,100 - ±25,527 SF Available



HARRY REID INT'L AIRPORT

EAST SUNSET ROAD

BERMUDA ROAD

A-1

C



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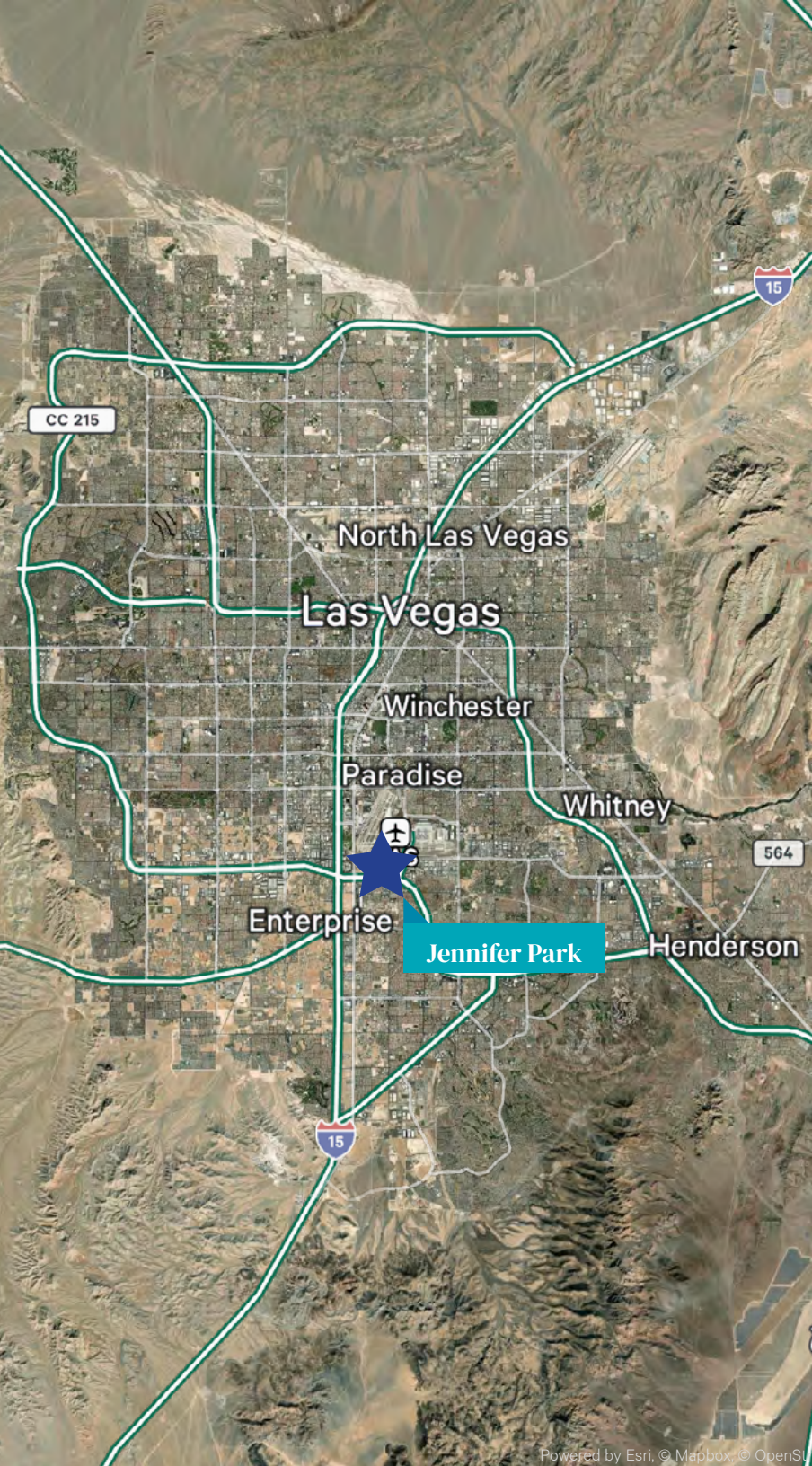
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# Site Map



**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



**±16,100 SF -  
25,527 SF**

Available Space



**±24' - ±26'**

Clear Height



**Grade-level &  
Dock-high**

Truck Loading



**Heavy Power  
(3-Phase Power  
Available)**

Power



**50' x 60'  
or 50' x 50'  
Available**

Column Spacing



**0.70 per 1,000**

Parking Ratio



**117-03-201-009  
177-03-201-004**

APNs



**1991**

Year Built

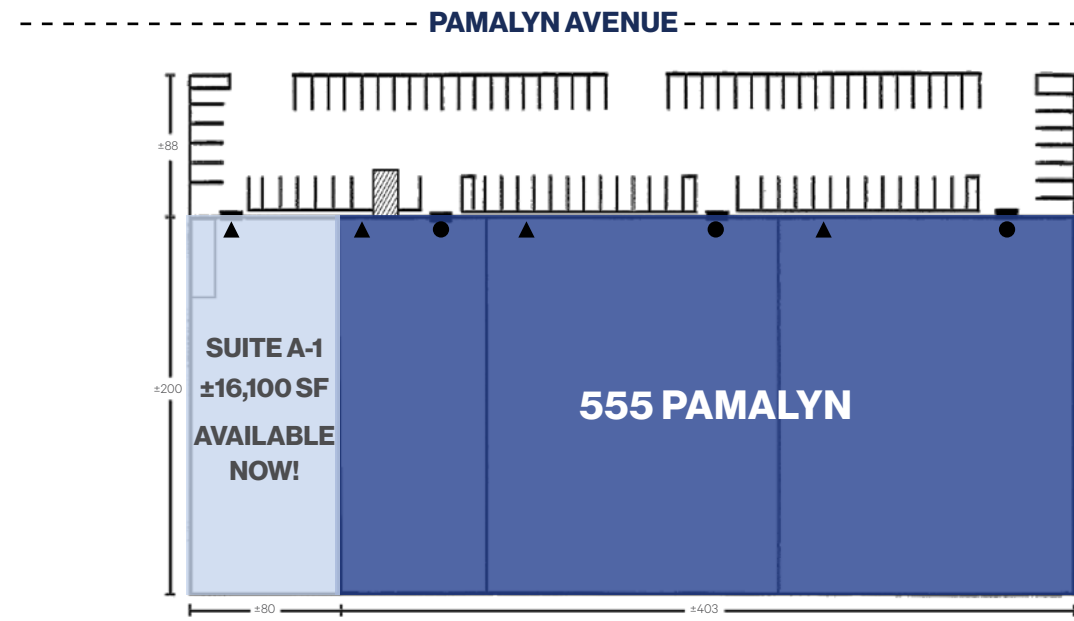
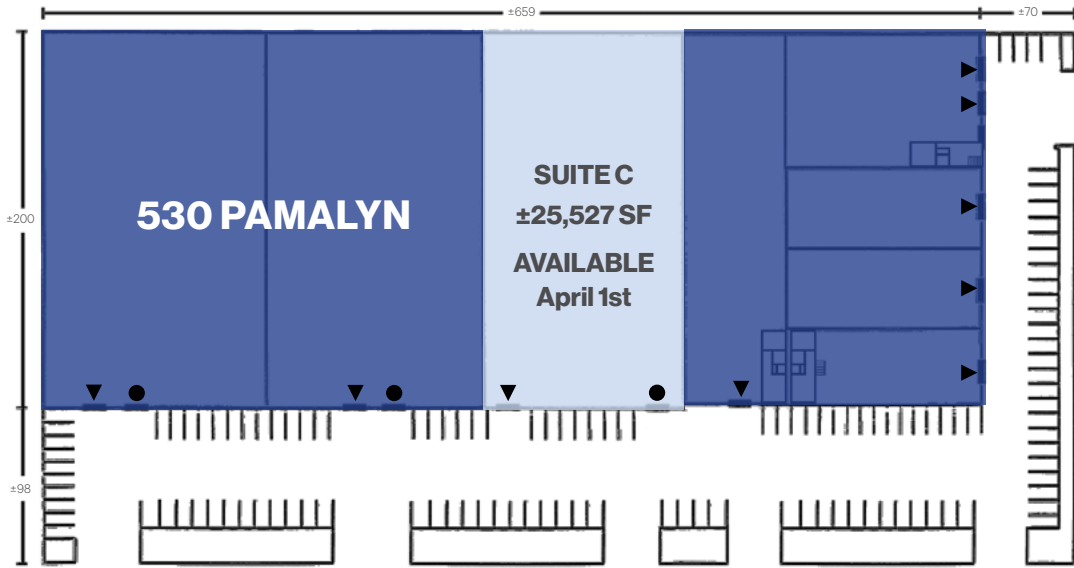


**Industrial  
Park**

Zoning

# Site Plan

- LEASED
- AVAILABLE
- = Grade Level Doors
- = Dock-Hi Doors



\*not to scale  
 \*all measurements are approximate



# 555 - Suite A-1 Highlights

**For Lease:** \$1.25/SF (NNN)

±16,100 SF Total Area Available

Brand new flooring, paint, and lighting in the office

±1,000 SF of 100% HVAC Office

±15,100 SF of Evap-Cooled Warehouse

Five (5) Single-Stall Restrooms

One (1) Private Office

200 amps, 120/240v, 3 -phase power

±24' - ±26' Clear Height

One (1) 12' x 14' Grade-Level Loading Door

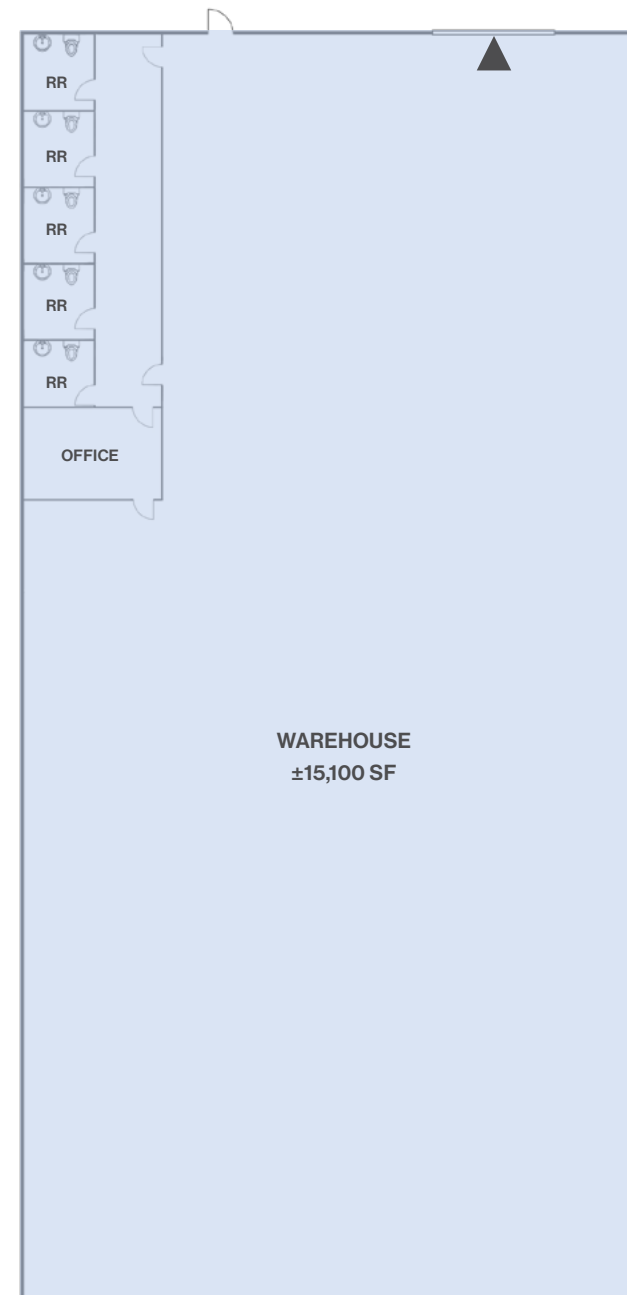
ESFR Fire Sprinkler System

50' x 50' column spacing

**Available:** Ready for Move-In!

**(NNN):** \$0.1913/SF

**Total Monthly:** \$23,205/mo



\*not to scale  
\*all measurements are approximate

▲ = Grade Level Door

# 530 - Suite C Highlights

**For Lease:** \$1.30/SF (NNN)

±25,527 SF Total Area Available

±3,400 SF of 100% HVAC Office

±22,127 SF of Evap-Cooled Warehouse

Six (6) 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)

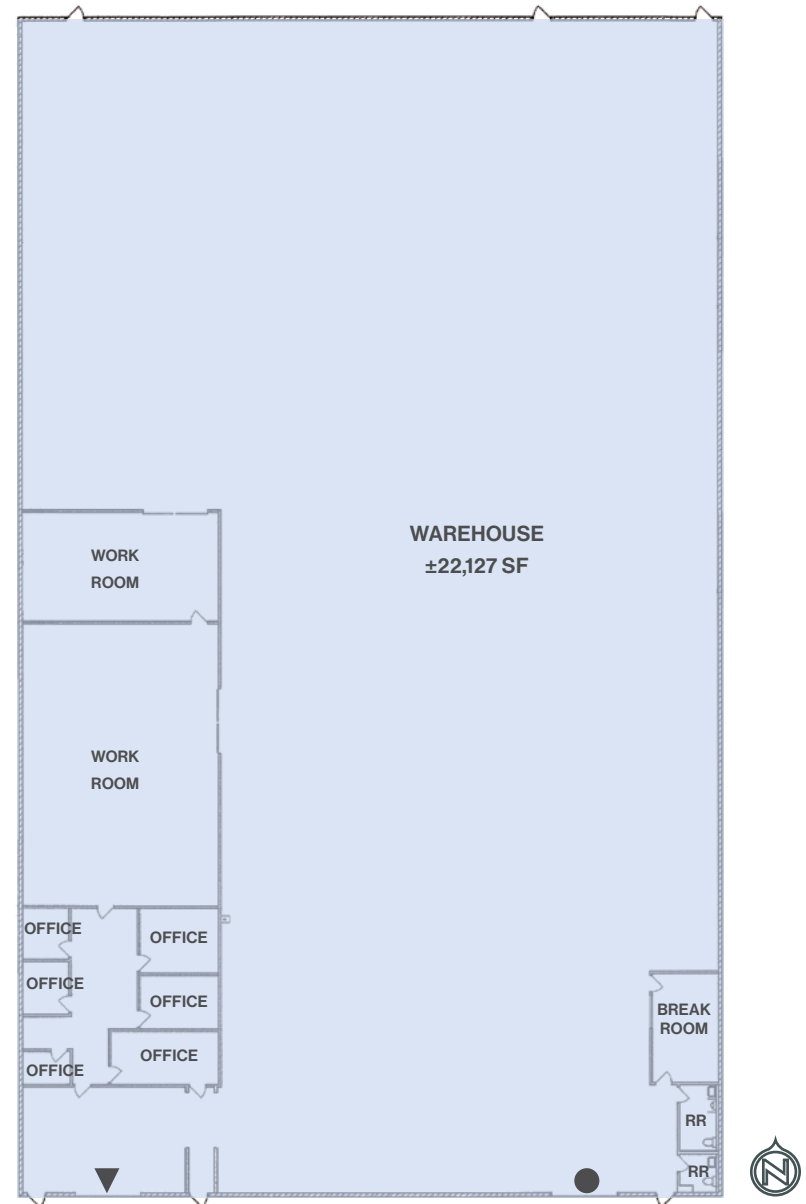
1,400 amps, 277/480v, 3-phase power

50' x 60' column spacing

**Available:** April 1, 2025

**(NNN):** \$0.1913/SF

**Total Monthly:** \$38,068/mo



\*not to scale

\*all measurements are approximate

● = Dock-Hi Door

▲ = Grade Level Door



HARRY REID INT'L AIRPORT

EAST SUNSET ROAD

BERMUDA ROAD

A-1

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