

JENNIFER

PARK

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

FOR LEASE

SPECIAL INCENTIVES AVAILABLE



HARRY REID INT'L AIRPORT

EAST SUNSET ROAD

BERMUDA ROAD



LAUREN WILLMORE, Member Associate,
Society of Industrial and Office Realtors®
Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic. # S.0188698

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

**READY FOR
OCCUPANCY!**

CBRE



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

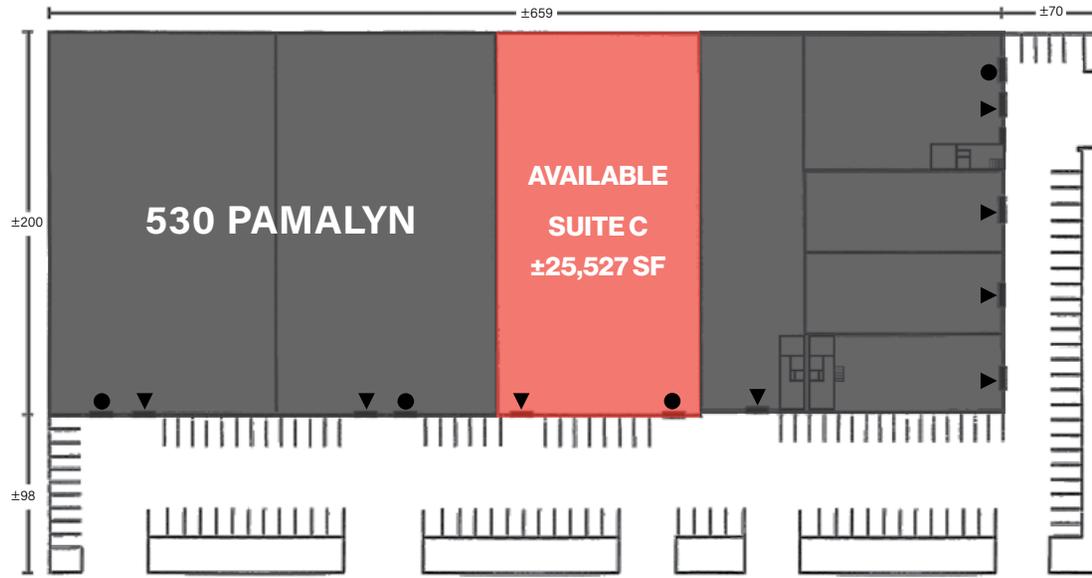
The property is situated less than 2 miles from the Airport Connector, providing quick and easy access to the I-15/215 beltway.

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

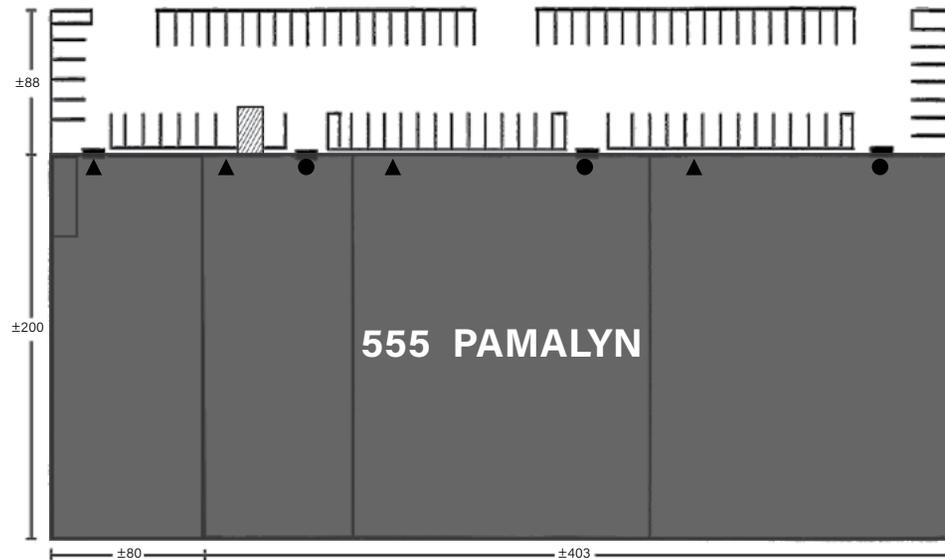
Site Plan

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



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

CABALLO STREET

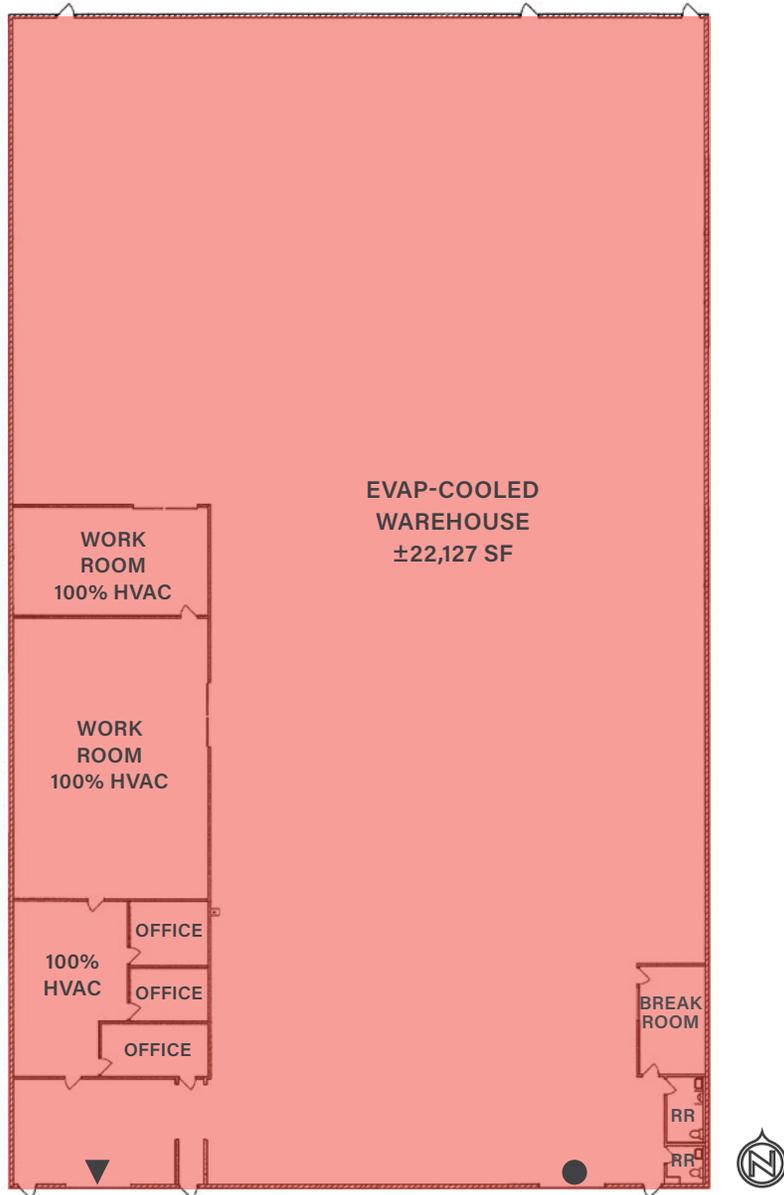


*not to scale
*all measurements are approximate



530 - Suite C

- ±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)
- 1,000 amps, 3-phase power
- 50' x 60' column spacing
- Parking Spaces: 17 unreserved
- New office/warehouse improvements delivered!



*not to scale
*all measurements are approximate

● = Dock-Hi Door ▲ = Grade Level Door

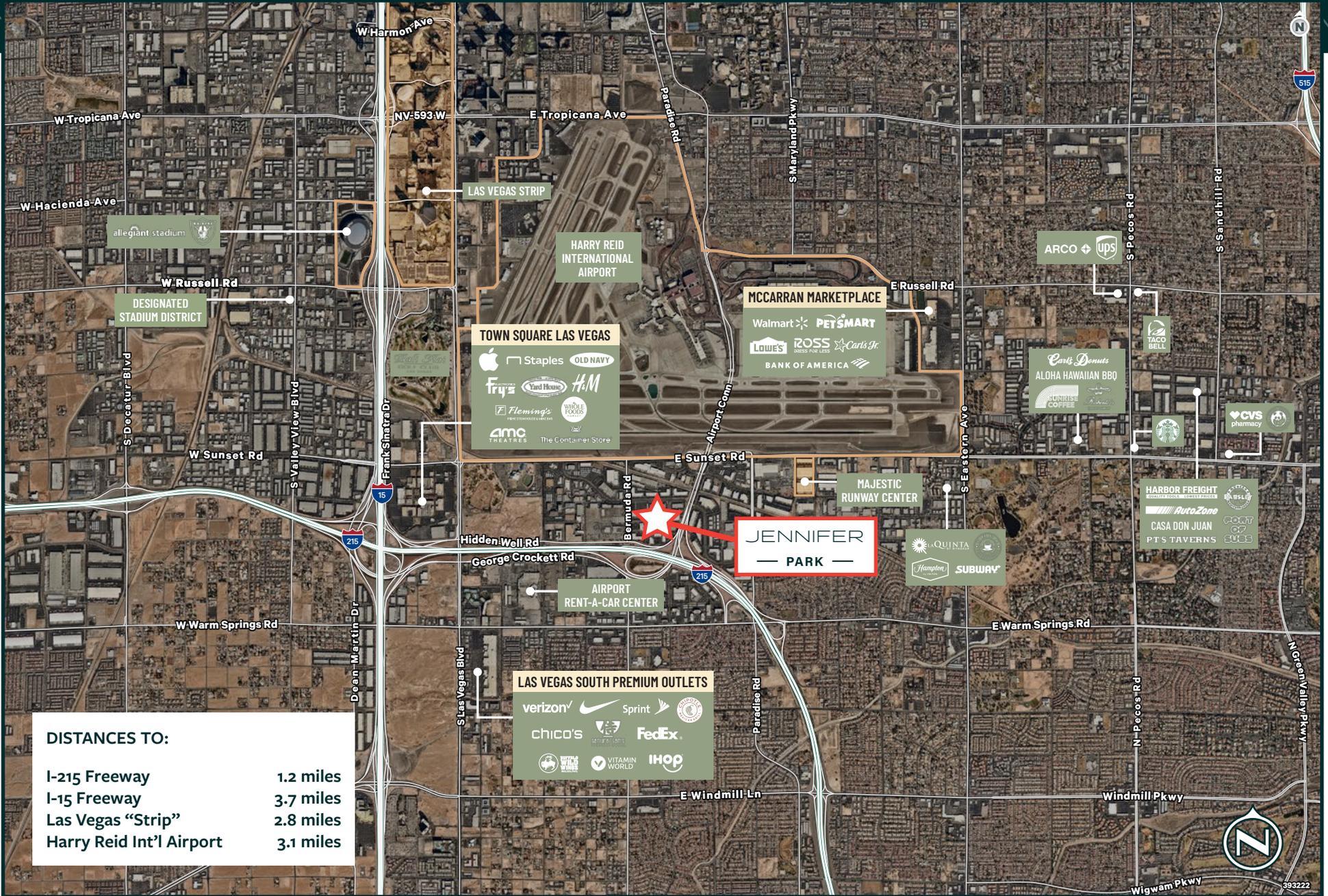
BASE RENT: \$1.30/SF (NNN)

NNN: \$0.1955/SF

TOTAL MONTHLY: \$38,176/mo

AVAILABLE: NOW AVAILABLE!

Aerial Map



DISTANCES TO:

| | |
|--------------------------|-----------|
| I-215 Freeway | 1.2 miles |
| I-15 Freeway | 3.7 miles |
| Las Vegas "Strip" | 2.8 miles |
| Harry Reid Int'l Airport | 3.1 miles |



CBRE

JENNIFER

— PARK —

530 & 555 EAST
PAMALYN AVENUE
LAS VEGAS, NV 89119

FOR LEASE

CONTACT US FOR MORE INFORMATION

LAUREN WILLMORE, *Member Associate,*

Society of Industrial and Office Realtors®

Senior Associate

+1 702 369 4825

lauren.willmore@cbre.com

Lic. # S.0188698

KYLE KIRCHMEIER

Senior Associate

+1 702 369 4862

kyle.kirchmeier@cbre.com

Lic. # S.0197013

CBRE LAS VEGAS

8548 Rozita Lee Avenue

Suite 200

Las Vegas, NV 89113

www.cbre.com/lasvegas

© 2026 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.