

# JONATHAN — PARK —

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

**FOR LEASE**

**15,400 - 18,000 SF AVAILABLE**



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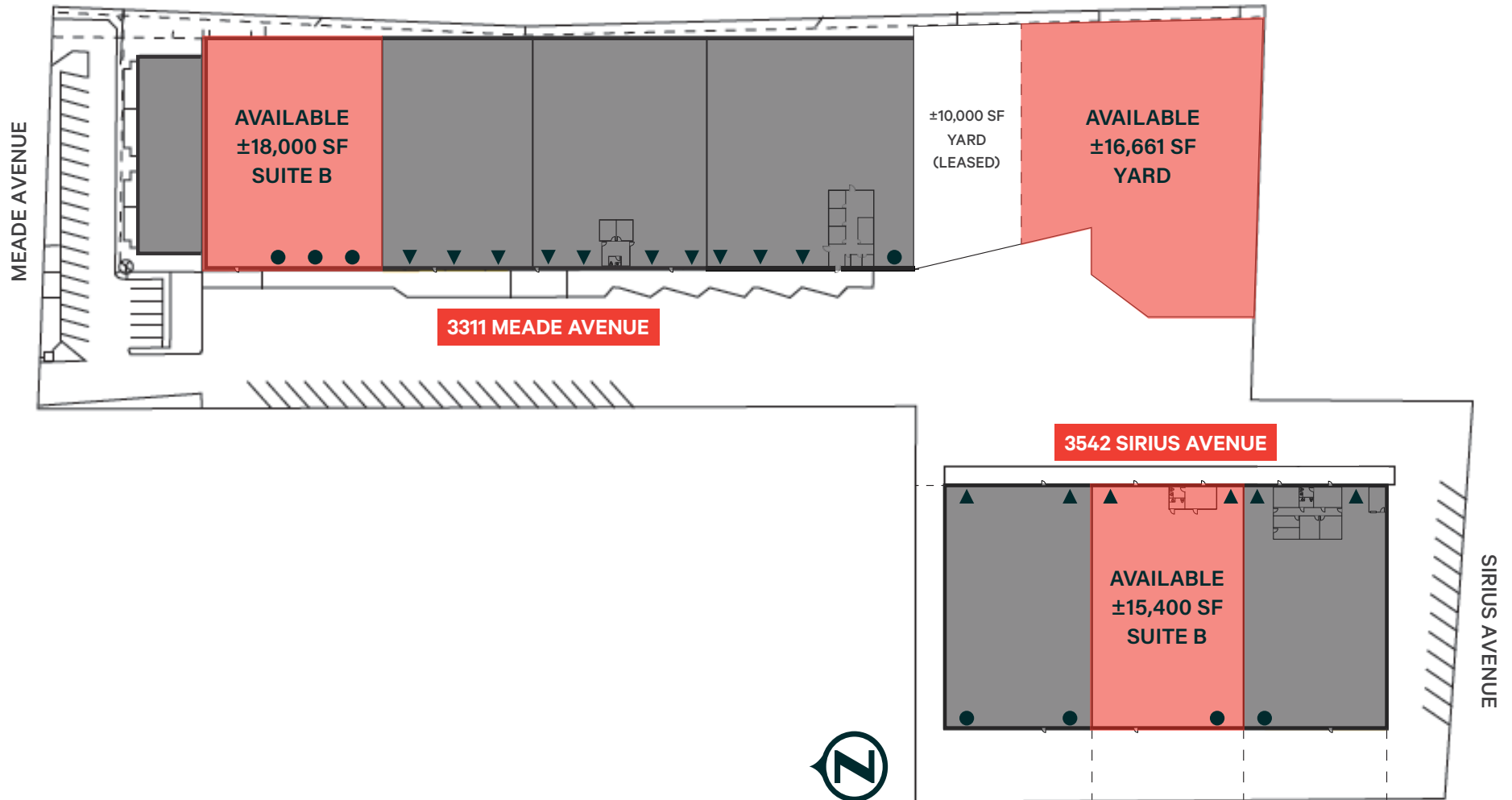


Jonathan Park is located less than 5 minutes from the I-15 Freeway and I-215 Freeway Interchange and the Las Vegas Strip. The park is conveniently located near multiple retail and service amenities.

### Property Highlights

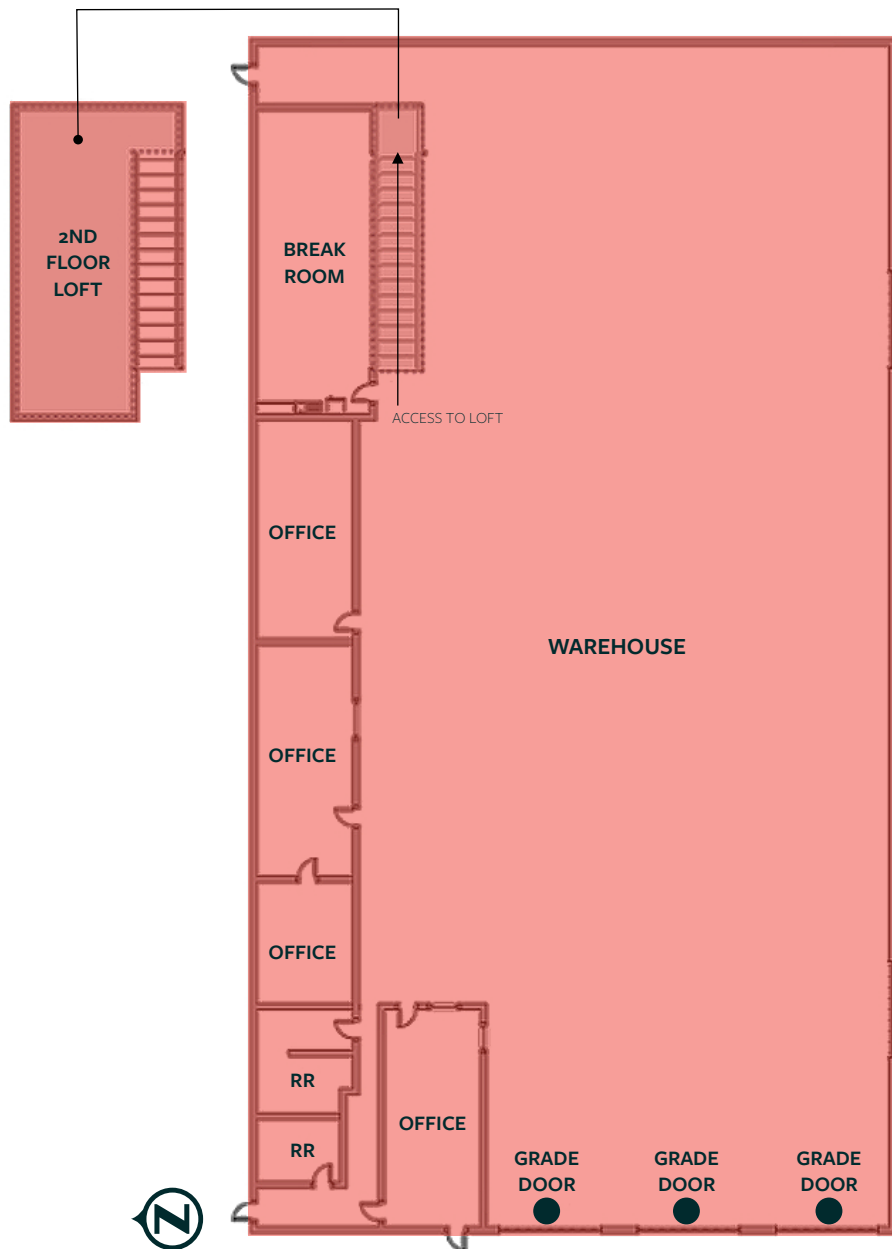
- $\pm 124,458$  SF project on  $\pm 6.62$  acres
- $\pm 15,400$  -  $\pm 18,000$  SF Units Available
- $\pm 16,661$  SF Yard available
- 30' x 60' column spacing (average)
- Grade level loading doors
- Dock level loading doors
- Skylights
- 120/208 volt, 3-phase power
- $\pm 18'$  -  $\pm 32'$  minimum 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



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

\*not to scale  
\*all measurements are approximate



\*not to scale  
\*all measurements are approximate

● = GRADE LEVEL DOOR

## 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

**BASE RENT: \$1.15/SF (NNN)**

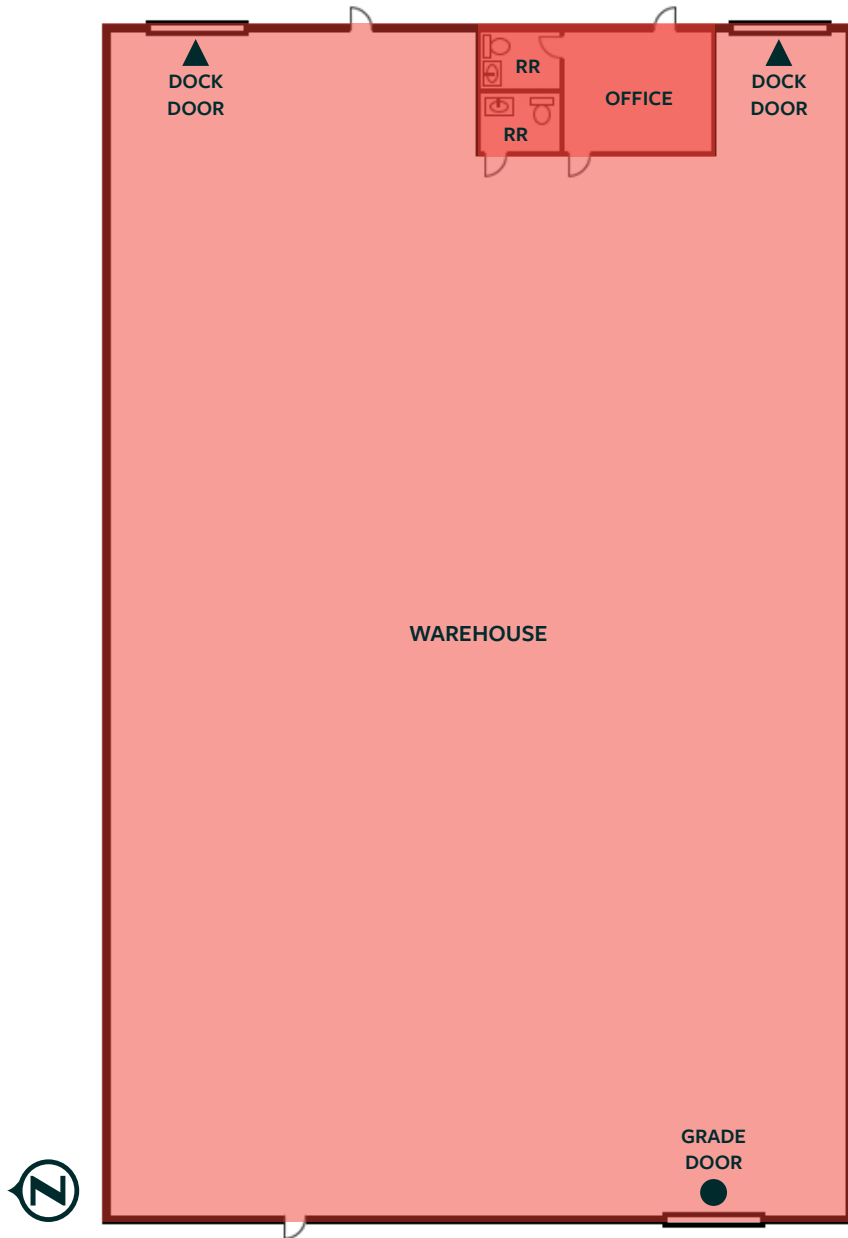
**NNN: \$0.2024/SF**

**TOTAL MONTHLY: \$24,343.20**

**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
- 120/208 volt, 3-phase power
- Fire sprinklers
- Skylights

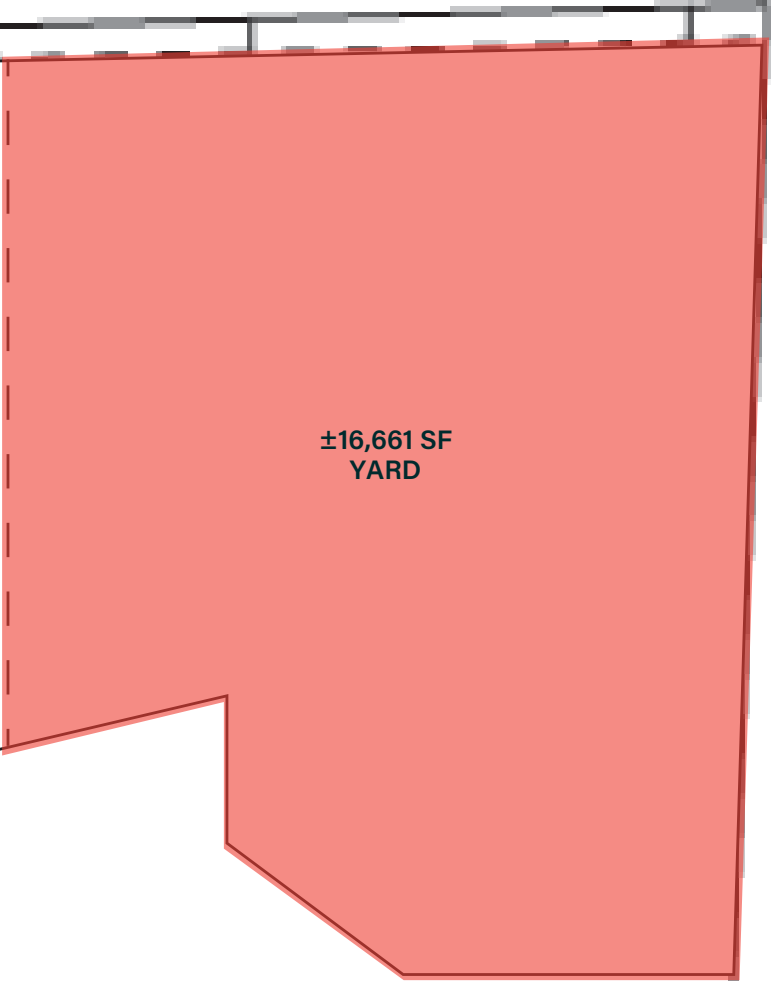
**BASE RENT:** \$1.05/SF (NNN)

**NNN:** \$0.2024/SF

**TOTAL MONTHLY:** \$19,286.96

**AVAILABLE:** (30) Day's Notice

\*not to scale  
\*all measurements are approximate



±16,661 SF  
YARD



## 3311 Meade - YARD

- ±16,661 SF Total
- Paved
- Fenced

**BASE RENT:** \$0.30/SF (GROSS)

**AVAILABLE:** Now Available!

**TOTAL MONTHLY:** \$4,998.30







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FOR LEASE

## CBRE LAS VEGAS

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## CONTACT US FOR MORE INFORMATION

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