

# JONATHAN

## PARK

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

### FOR LEASE

15,420 - 18,000 SF AVAILABLE  
WITH DOCK-HI & GRADE LEVEL  
LOADING



**JUNE 2026**

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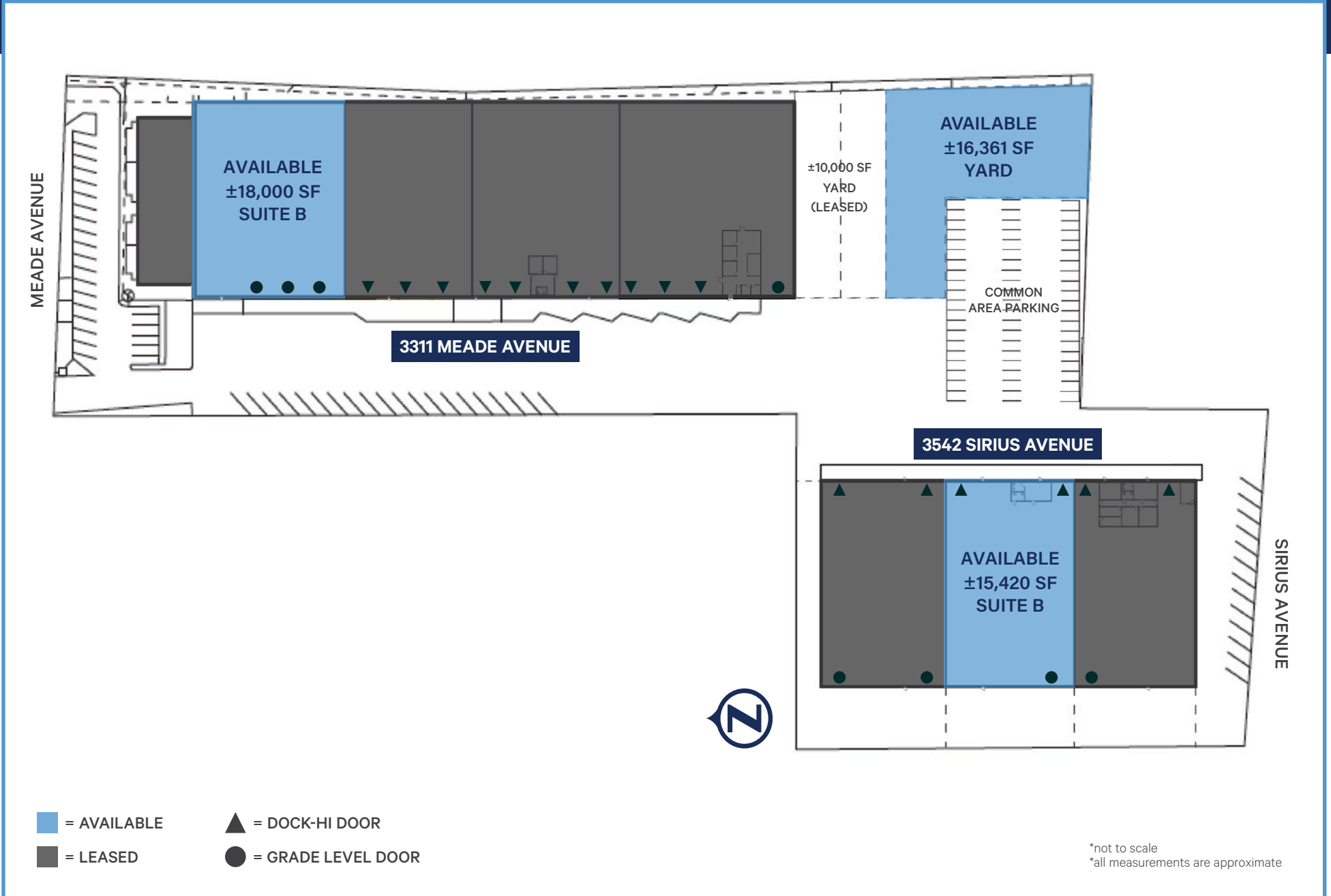


Jonathan Park is located less than 5 minutes from the I-15 Freeway and I-215 Freeway Interchange and the Las Vegas Strip. The park is conveniently located near multiple retail and service amenities.

### Property Highlights

- ±126,118 SF project on ±6.62 acres
- ±15,420 - ±18,000 SF Units Available
- ±16,361 SF Yard Space 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

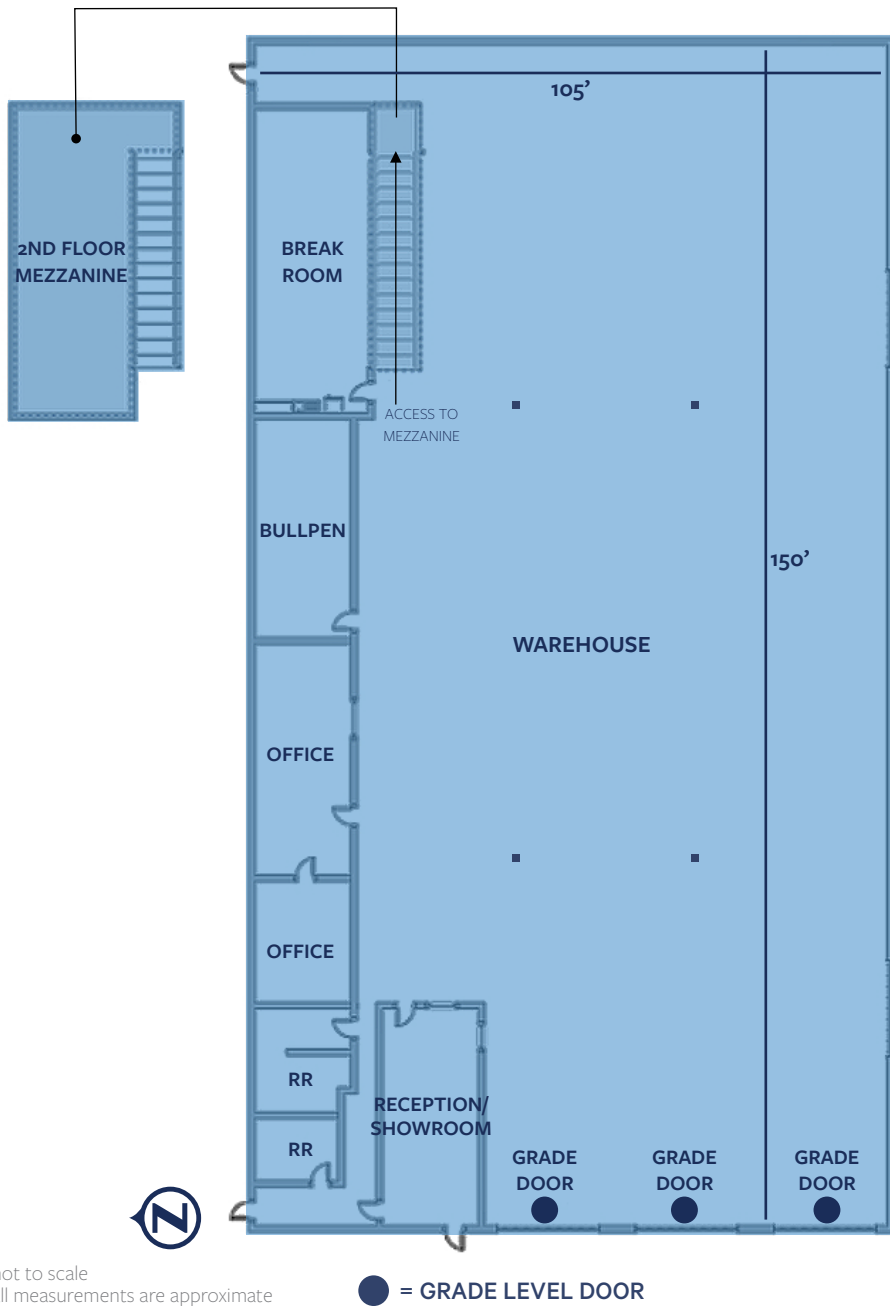
- ±18,000 SF Total
- ±1,263 SF of office area
- ±16,737 SF of evap cooled warehouse
- Three (3) automatic 12' x 14' grade level doors
- Reception/Showroom
- Two (2) private offices
- Break Room
- 2nd floor Mezzanine
- Two (2) single-stall restrooms
- 28' clear height
- WET Sprinkler System
- 400 amps, 120/208v, 3-Phase Power

**BASE RENT:** \$0.99/SF\* + NNN (\*Year 1)

**NNN:** \$0.2095/SF

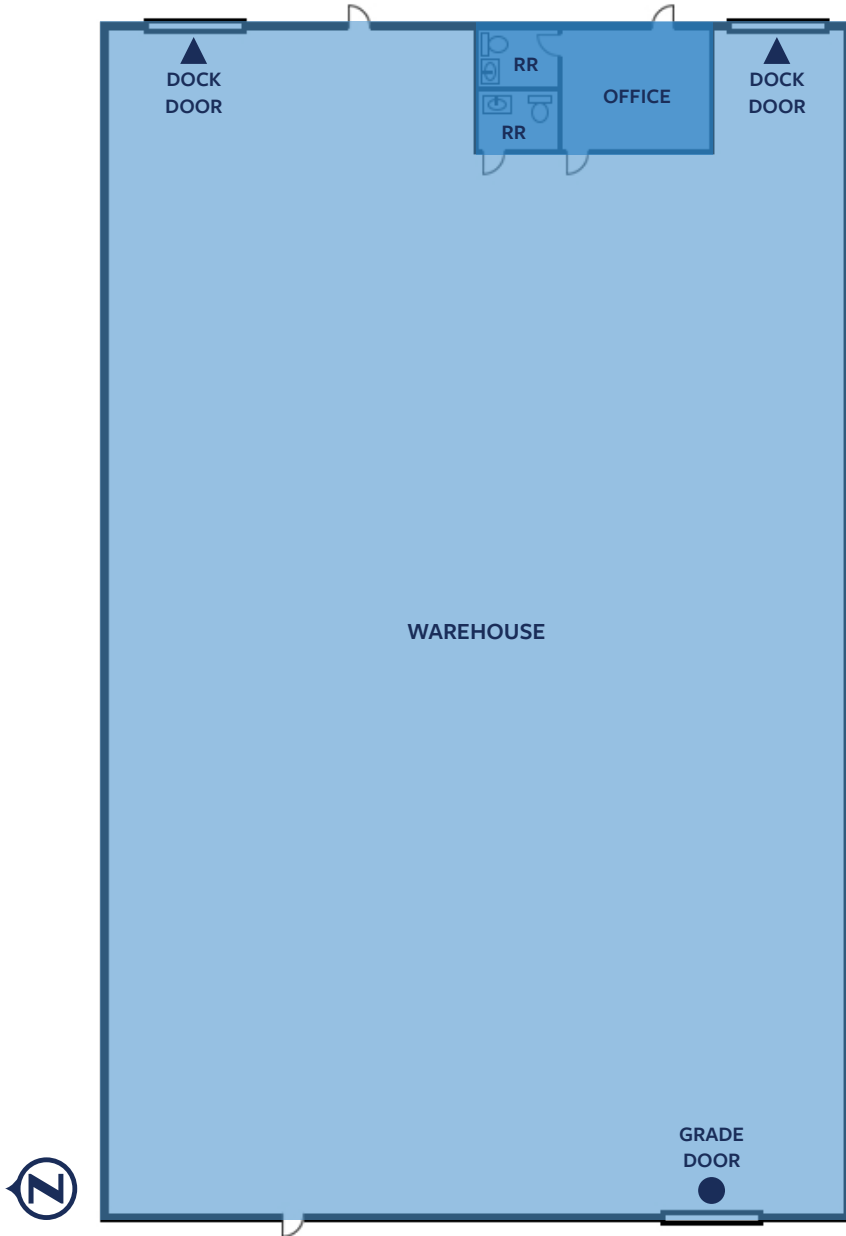
**TOTAL MONTHLY:** \$21,591.00\*

**AVAILABLE:** June 1, 2026



\*not to scale  
\*all measurements are approximate

● = GRADE LEVEL DOOR ▲ = DOCK-HI DOOR



## 3542 Sirius Suite B

- ±15,420 SF Total
- ±500 SF of HVAC Office
- ±14,920 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

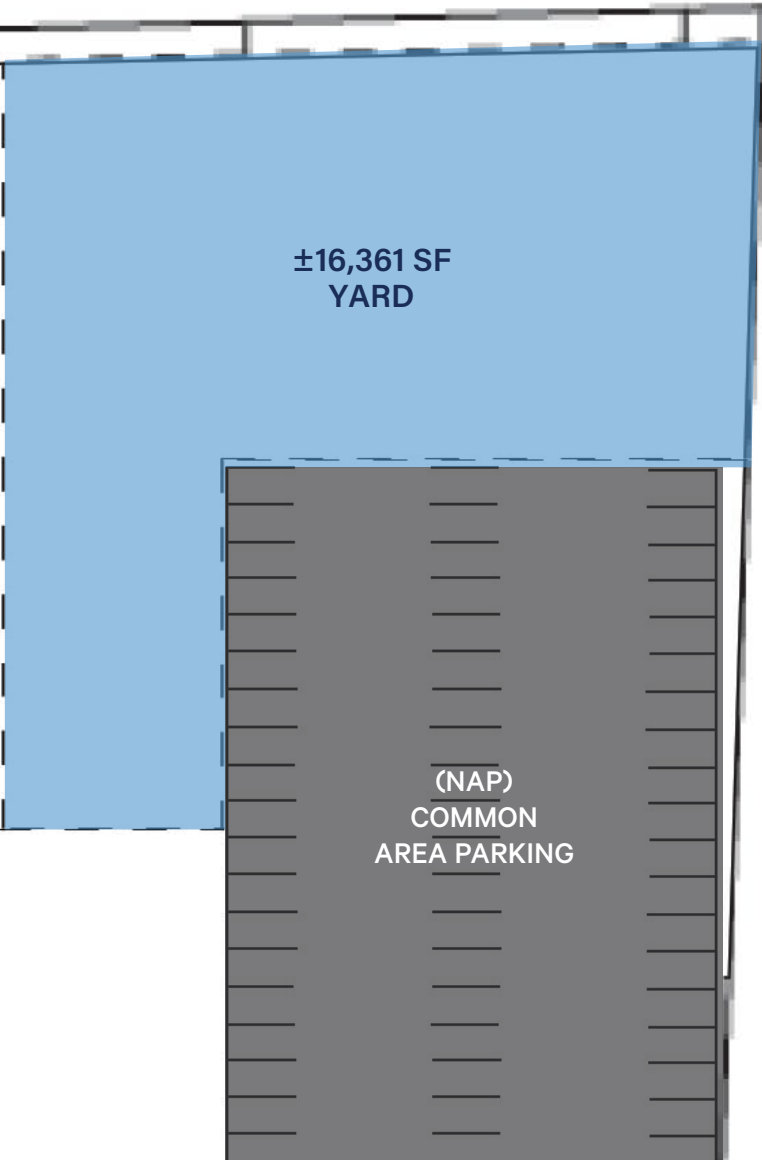
**BASE RENT:** \$0.99/SF\* + NNN (\*Year 1)

**NNN:** \$0.2095/SF

**TOTAL MONTHLY:** \$18,496.29\*

**AVAILABLE:** June 1, 2026

\*not to scale  
\*all measurements are approximate



±16,361 SF  
YARD

(NAP)  
COMMON  
AREA PARKING



## 3311 Meade - YARD

- ±16,361 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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FOR LEASE

### CBRE LAS VEGAS

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### CONTACT US FOR MORE INFORMATION

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