



253 S McCarran Blvd
Sparks, Nevada 89431



±41,200 SF Industrial Warehouse Space

±1,200 SF new office space

3 dock high doors

26' Clear height; 40' x 50' column spacing

0.425/2000 sprinkler rating

200 amps; 480 volts; 3-phase power; T-5 lighting

Gas-fired heat, trailer parking, and built in 1968

Industrial (I) zoning

Contact

Dave Simonsen, SIOR, CCIM
775.232.9822
simonsen@kiddermathews.com

J. Michael Hoeck, SIOR
775.250.3495
jmhoeck@kiddermathews.com

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Location Features

Easy access to I-80 & US Hwy 395 via McCarran loop

Located in airport submarket

Accessible to large labor force

Nevada State Incentives

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Right-to-work state

Moderate real estate costs

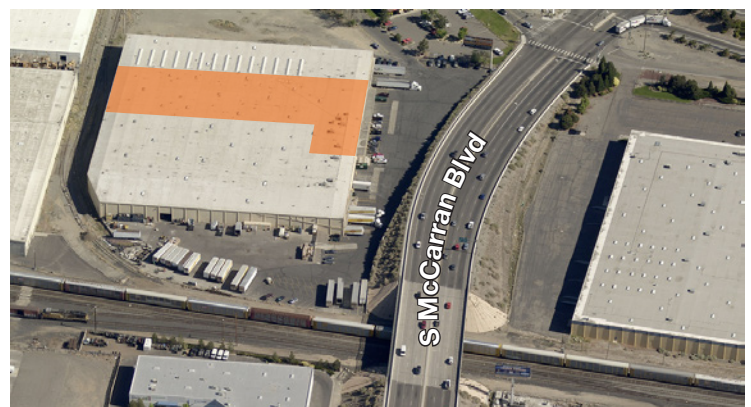
Low workmans compensation rates

Demographics

	1 mi	3 mi	5 mi
Population	9,412	76,216	196,622
Households	3,915	28,788	77,503
Median Income	\$31,288	\$39,153	\$37,107

Transportation

AIR	
Reno-Tahoe Int'l Airport	4.8 miles
Reno-Stead FBO	13.7 miles
UPS Regional	4.9 miles
FedEx Express	3.3 miles
FedEx Ground	2.8 miles
FedEx LTL	1.2 miles



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