

FOR SALE

810 E GREG ST

Sparks, Nevada 89431

AVISON
YOUNG

Western Alliance
Commercial, Inc.



INDUSTRIAL BUILDING AND LAND FOR SALE \$1,995,000



Building Overview:

810 E Greg Street is a 7,151+/- SF Industrial building on 2.41 acres of land. It's suitable for an owner user that requires a large, secured and paved yard space or an investor/ developer looking to develop additional building square footage on its excess land. The existing single tenant building has 4,401 +/- SF of Office and R&D space and the remaining 2,750 +/- SF is set up as a Shop, Production or Warehouse area that has four 14' drive in doors. The construction is metal on steel frame. Ingress/ egress provided by driveways and gated accesses on its west and east sides of the existing building.

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LOCATION:

Located in the Sparks Industrial sub-market, Greg street runs east and west through Sparks and into Reno, 2.5 miles northeast of the Reno Tahoe International Airport. This submarket is most popular with contractors, distribution and service companies. Between McCarran and Sparks Blvd/ Veterans Pkwy, the property is just south of I-80 and east of I580, providing speedy freeway access for E-W and N-S travel.

DEMOGRAPHICS:

	3-Miles	5-Miles
Population	74,920	196,786
Households	28,982	78,483
Avg Household Income	\$74,165	\$67,857
Median Household Income	\$62,232	\$54,888
Total Employees	59,386	119,408
Median Age	38	37

Source: Landvision

DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
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avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.