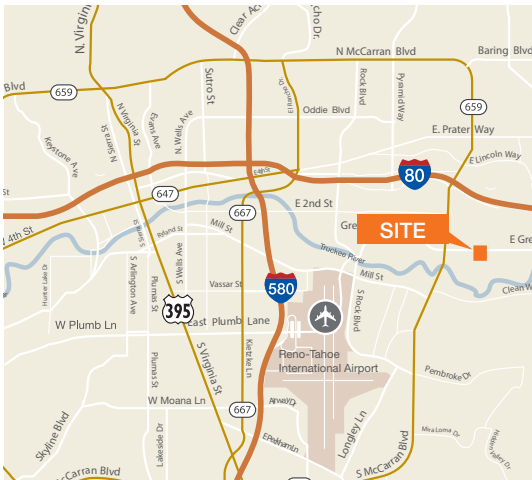


For Lease

Sierra Commerce Park I Building 5



**902-920 Kleppe Lane
Sparks, NV**



Lease Rate \$0.32/SF NNN

±88,292 SF with ±4,502 SF office
manufacturing bulk distribution space

Suite 902: ±39,996 SF with ±1,506 SF office

Suite 920: ±48,296 SF with ±2,996 SF office

NNN \$0.07/SF estimated

Recently completed market ready work

Excellent access to I-80 and McCarran Loop

Professionally managed 1.5M SF project

Contact

Michael Nevis, SIOR, CCIM
775.470.8855
mnevis@kiddermathews.com

J. Michael Hoeck, SIOR
775.470.8888
jmhoeck@kiddermathews.com

Steve Kucera, CCIM
775.470.8866
skucera@kiddermathews.com





FOR LEASE



FOR LEASE



FOR LEASE

902 KLEPPE LANE

Sparks, NV

±39,996 SF available

±1,506 SF office

24' clear height

40' x 40' column spacing

5 dock doors; 1 ramped dock

400 amps, 227/480 volt, 3-phase

0.33/3000 sprinkler rating

NNN \$0.07/SF estimated

920 KLEPPE LANE

Sparks, NV

±48,296 SF available

±2,996 SF office

24' clear height

40' x 40' column spacing

4 dock doors; 1 interior dock

1,700 amps, 227/480 volt, 3-phase

0.33/3000 sprinkler rating

NNN \$0.07/SF estimated

902 & 920 KLEPPE LANE

Sparks, NV

±88,292 SF available

±4,502 SF office

24' clear height

40' x 40' column spacing

9 dock doors; 1 interior dock,
1 ramped dock

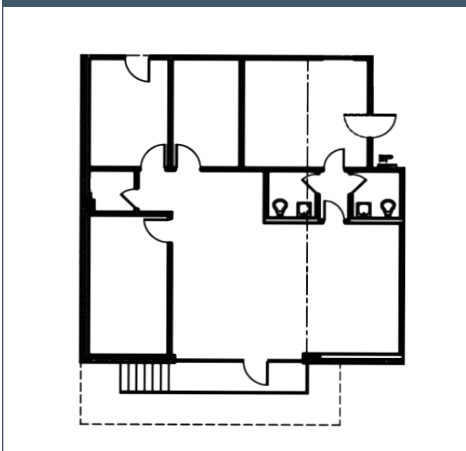
2,100 amps, 227/480 volt, 3-phase

0.33/3000 sprinkler rating

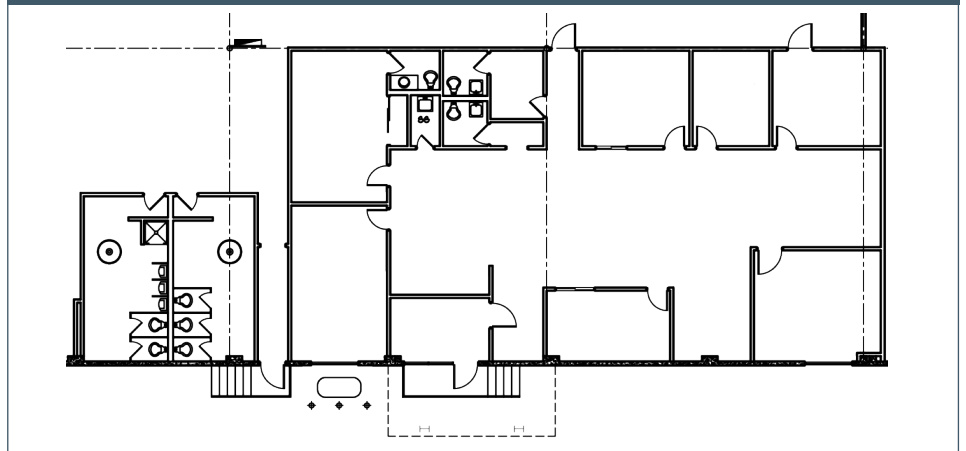
NNN \$0.07/SF estimated

Office Floor Plans

SUITE 902 | ±1,506 SF OFFICE

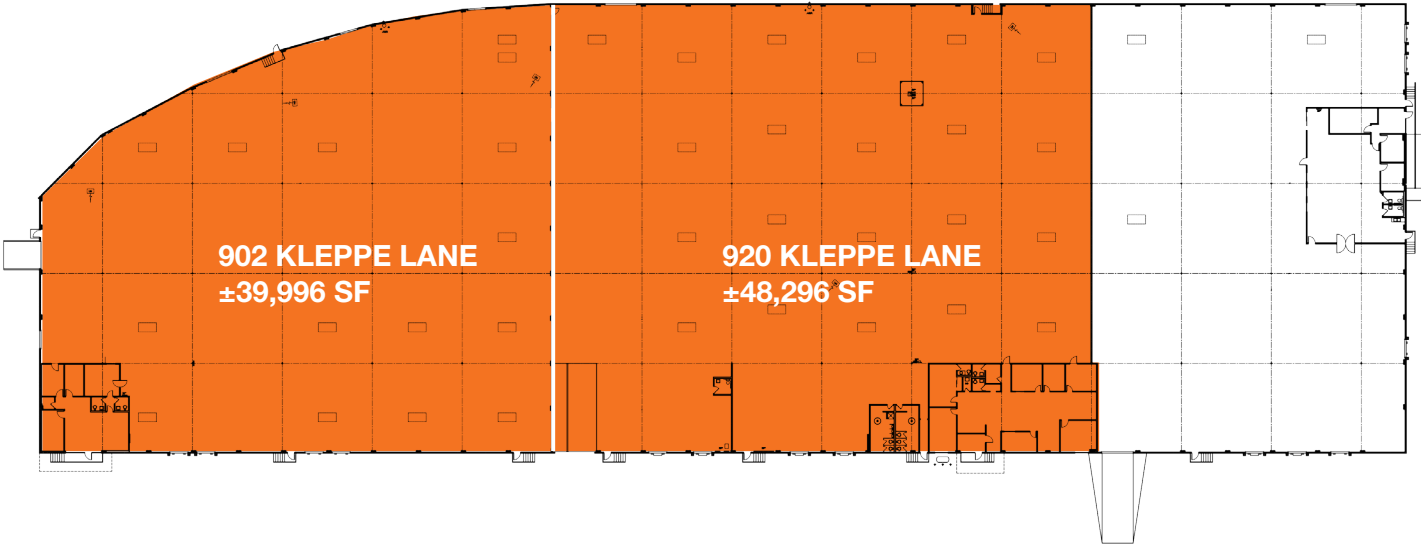


SUITE 920 | ±2,996 SF OFFICE

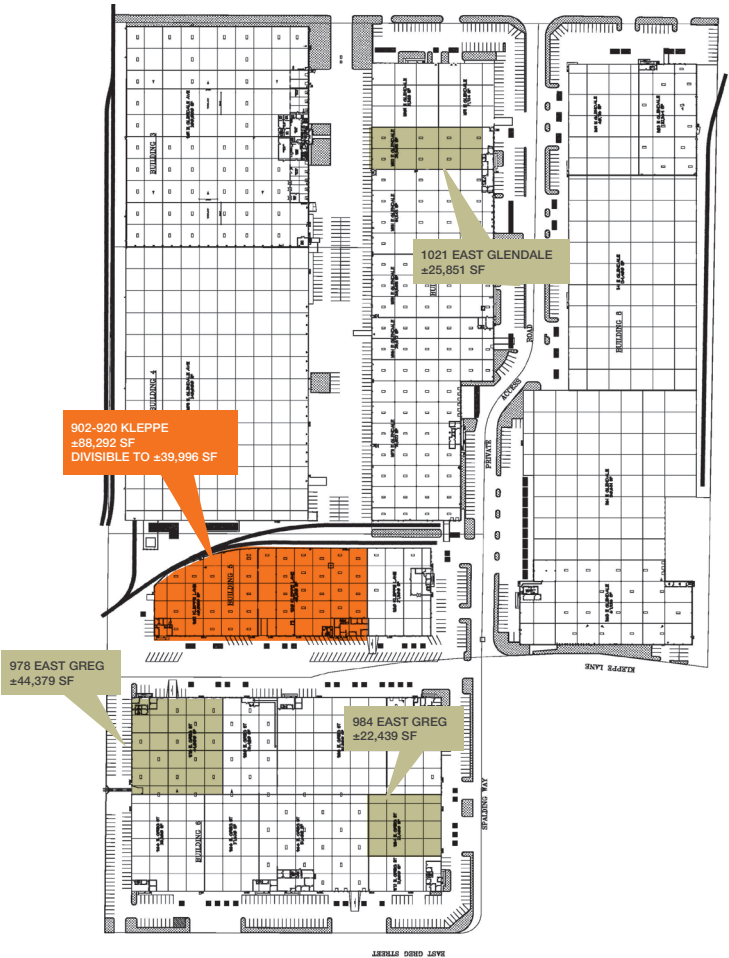


For Lease

Floor Plans



Site Plan

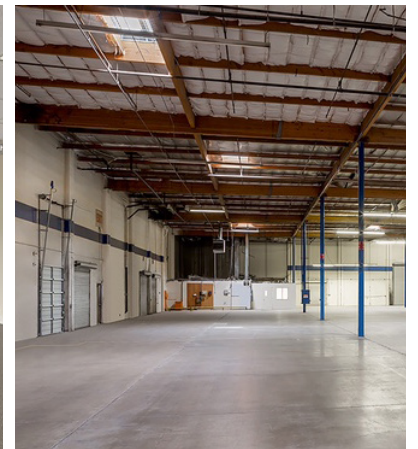
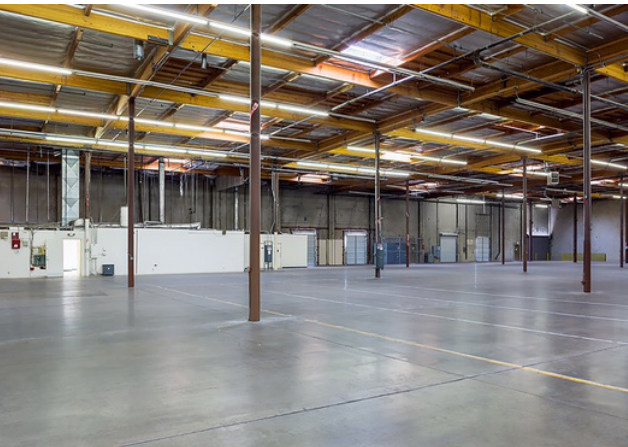


Additional Features

- Ready for immediate occupancy
- Great Sparks location
- Abundant labor force



Interior Photos



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