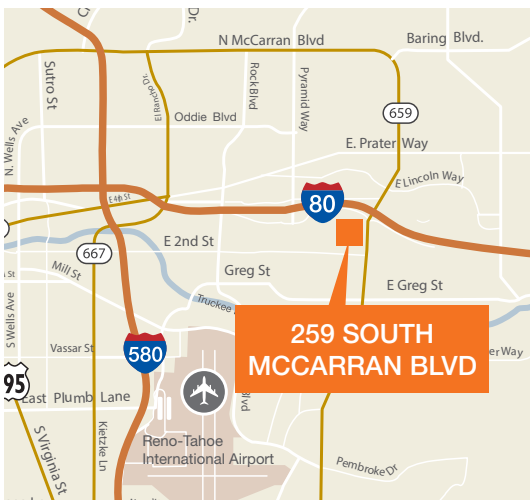




**259 South McCarran Blvd**  
Sparks, Nevada 89431



**±38,675 SF Industrial Warehouse Space**

±1,735 SF office space

4 dock high doors | 1 grade level door (14' x 18')

26' clear height

40' x 50' column spacing

T-5 lighting

0.425/2,000 sprinkler rating

150 amps | 480 volts | 3-phase power

±1.62 acre paved and partially fenced outside yard space

**Contact**

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## 259 South McCarran Blvd

### 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

2018	1 mi	3 mi	5 mi
Population	9,923	79,887	207,914
Households	4,219	30,480	82,191
Avg HH Income	\$47,559	\$59,555	\$58,742

### Transportation

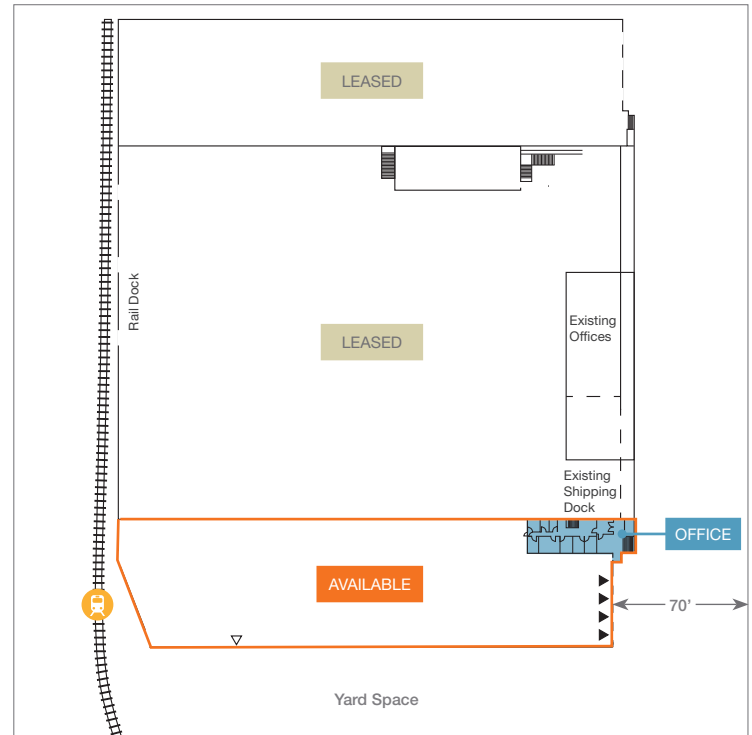
GROUND	
Reno-Tahoe Int'l Airport	4.8 miles
Reno-Stead FBO	13.7 miles
UPS Regional	4.9 miles
FedEx Express	3.3 miles
FedEx Ground	2.8 miles
FedEx LTL	1.2 miles

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### Site Plan



### Aerial

