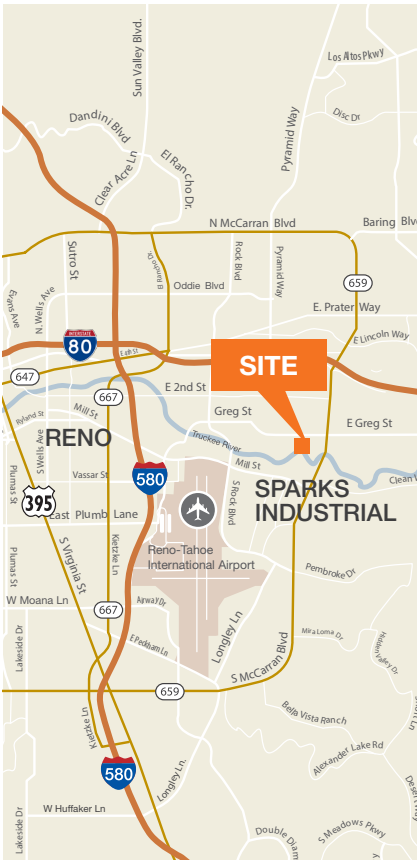


Sparks Industrial Warehouse

345 Coney Island Drive,
Suite A
Sparks, NV



Rate: \$0.34/SF NNN

±24,680 SF available

Includes ±3,612 SF of office

3 dock doors

800 amps | 240 volt power |
T5 lighting

20' - 22' clear height; 40' x 40'
column spacing

Skylights in warehouse

.19/1500 sprinkler rating

Contact

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

Mezzanine above office

Industrial zoning (I)

Built in 1996

Located in the heart of the Sparks
industrial area

Minutes from I-80 and the
McCarran loop

Estimated NNN's: \$0.085/mo

Dave Simonsen, SIOR
775.470.8877
simonsen@kiddermathews.com

345 Coney Island Drive, Suite A



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