

For Lease

Class A Industrial Building



255 Distribution Drive, Suite 104
Spanish Springs Business Center
Sparks, NV

Listed at \$1,785/mo (\$0.75/sf Industrial Gross)

±2,380 SF industrial flex space

±400 SF office

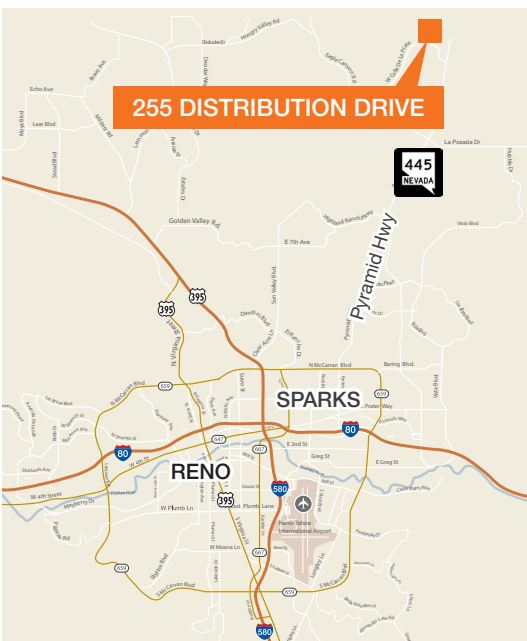
Above standard finishes and quality

14' drive-in roll up door

Well insulated with excellent energy efficiency

Professionally managed and well maintained

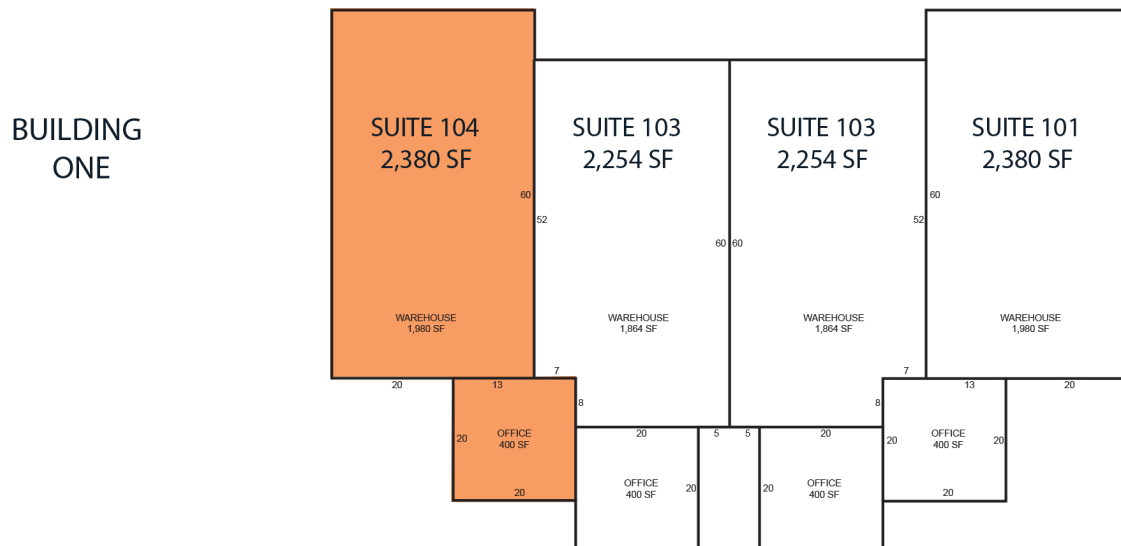
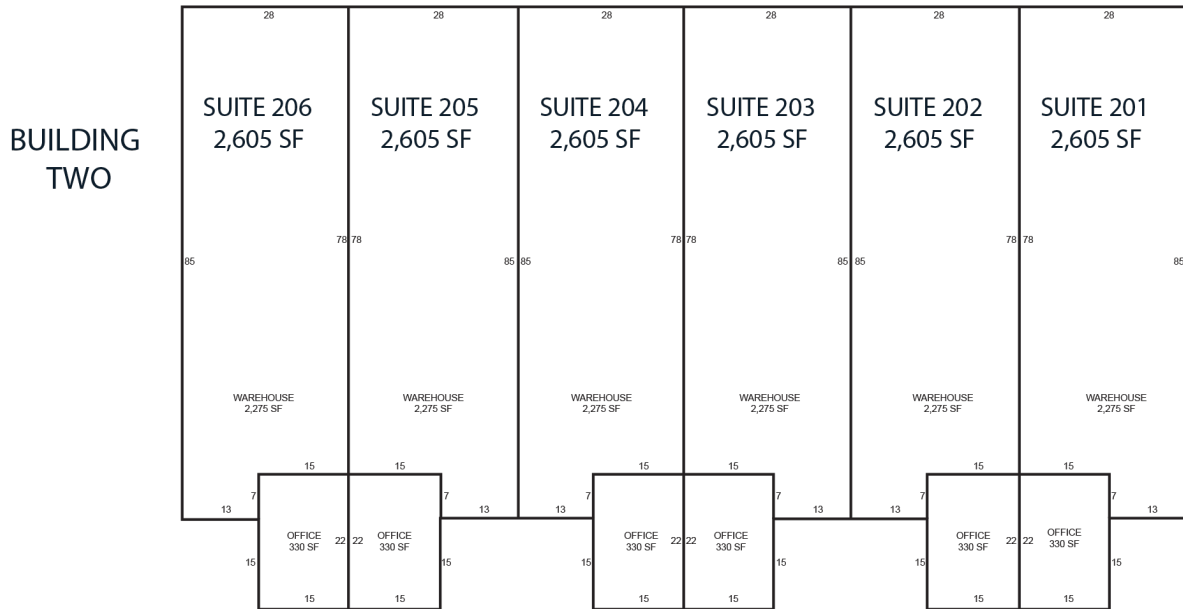
±25,610 SF multi-tenant industrial property (10 suites)



Contact

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Specifications

Suite 104: 2,380 SF

Rent: \$1,785/mo (\$0.75/sf Industrial Gross)

APN: 538-190-01 through 10

2 buildings of approximately 9,385 SF and 16,225 SF parceled and demised into 10 separate units of 2,300-2,605 SF each

Zoned Industrial (I)

16' clear height

1 drive-in door per unit (14' height)

200 amps | 208 volt | 3-phase power

Area Descriptions

Located in the 511 acre, master planned Spanish Springs Business center

Pyramid Highway offers easy access to both Interstate 80 and US-395/Interstate 580

Outside of the 500 year floodplain

On a bus route and close to a large labor pool

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Business Friendly Environment for Corporate Users

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, personal income taxes, unitary taxes, inheritance taxes or special intangible taxes.

Strategic Centralized Logistics Hub

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

