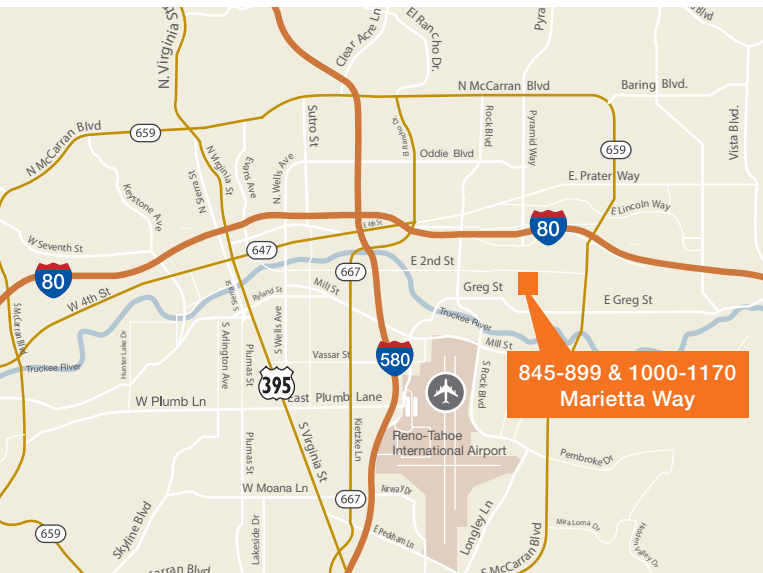


FOR LEASE

Marietta Industrial Park

845-899 & 1000-1170 Marietta Way, Sparks, NV



±1,250 - ±10,000 SF OF INDUSTRIAL MANUFACTURING OR DISTRIBUTION SPACE

±2,500 SF available, including ±725 SF of office

\$0.75 PSF/Mo. NNN - Yards: \$0.15 PSF/Mo. NNN

Great location on Marietta Way between Glendale Avenue and Greg Street

Fenced yard available with some units (\$0.15/SF)

Private office and reception area with warehouse

12' roll-up doors (grade level roll-up doors and pick-up height docks) 14' minimum clear height

Power varies by unit. Up to 200A per suite (tenant to verify)

T-5 lighting in some suites

Restrooms in each suite

CONTACT

Brad Lancaster

Vice President, Industrial Services

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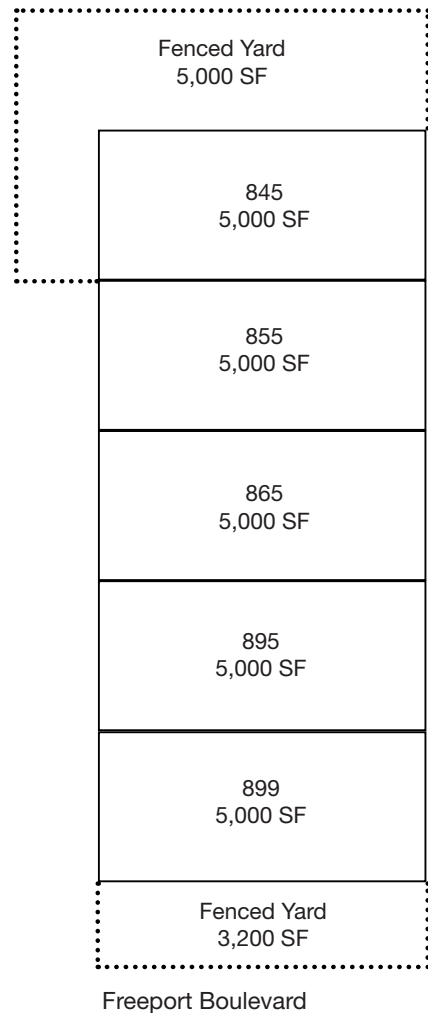
bradl@kiddermathews.com



FOR LEASE

Marietta Industrial Park

845-899 MARIETTA WAY



SPACE AVAILABILITY					
Unit #	Total SF	Office	Lease Price	Status	Comments
845	5,000	TBD	\$0.55/Mo. NNN	Leased	Office/reception, 2 drive-in doors, 5,000 SF fenced yard
855	5,000	TBD	\$0.55/Mo. NNN	Leased	Office/reception, 1 drive-in door
865	5,000	TBD	\$0.55/Mo. NNN	Leased	Office/reception, 1 drive-in door
895	5,000	TBD	\$0.55/Mo. NNN	Leased	Office/reception, 1 short dock door/ drive-in door
899	5,000	TBD	\$0.55/Mo. NNN	Leased	Small office, 3,200 SF yard, 2 drive-ins, 1 short dock



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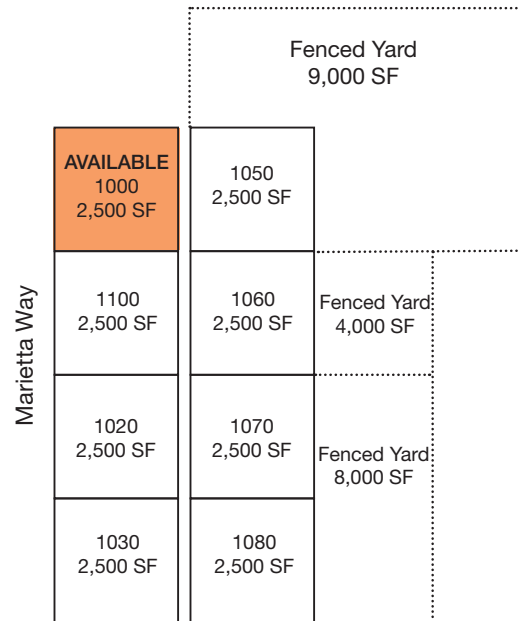
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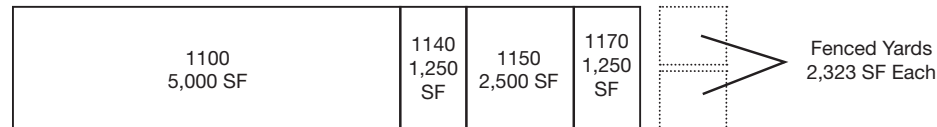
FOR LEASE

Marietta Industrial Park

1000-1170 MARIETTA WAY



SPACE AVAILABILITY					
Unit #	Total SF	Office	Lease Price	Status	Comments
1000	2,500	725	\$0.75	Available	3 offices, break nook, bath, large storage & office, drive-in door
1010	2,500	TBD	TBD	Leased	2 drive-in doors (drive thru space)
1020	2,500	360	TBD	Leased	2 drive-in doors (drive thru space)
1030	2,500		TBD	Leased	1 drive-in door, small office
1050	2,500		TBD	Leased	1 drive-in with 9,000 SF yard
1060	2,500	900	TBD	Leased	1 drive-in door, 4,000 SF fenced yard
1070	2,500		TBD	Leased	1 drive-in door, 4,000 SF fenced yard
1080	2,500		TBD	Leased	1 drive-in door, 4,000 SF fenced yard
1100	2,500		TBD	Leased	Office/reception, 2 drive-in doors
1140	1,250	450	TBD	Leased	Small office, 1 drive-in door
1150	2,500		TBD	Leased	Small office, 2 drive-in doors
1170	1,250		TBD	Leased	Small office, 1 drive-in door



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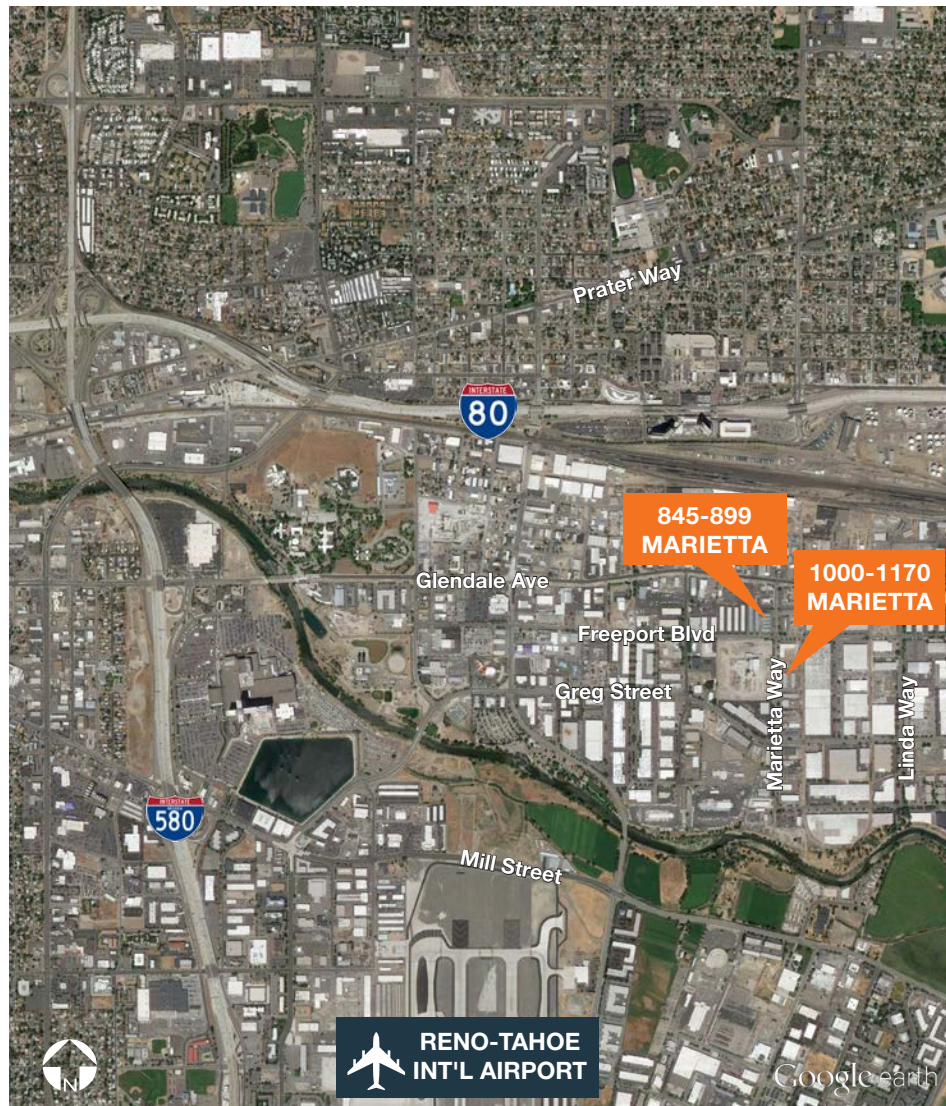
bradl@kiddermathews.com



FOR LEASE

Marietta Industrial Park

AREA DESCRIPTION



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.

PROPERTY DESCRIPTION

Centrally located in the Reno/Sparks industrial market

Easy access from main arterials Glendale Avenue, Greg Street and McCarran Boulevard

Immediate access to interstate 80 and minutes from interstate 580/highway 395

On bus route and close to labor pool

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