

# For Lease

±17,300 SF Industrial Space



**964A United Circle  
Sparks, NV**

**±17,300 SF Dead Storage Space Available**

Lease rate: negotiable

Dead storage | No restrooms

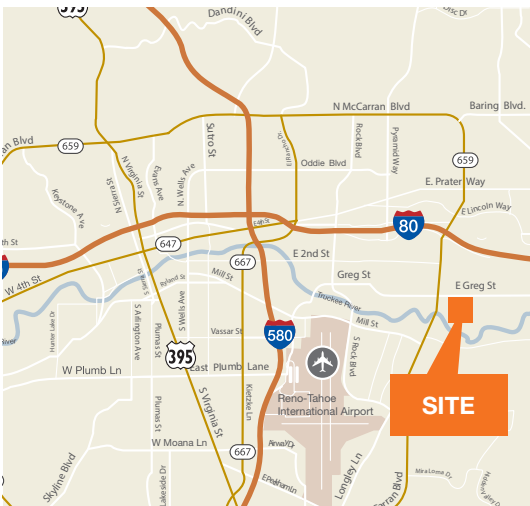
5 dock high loading doors

24' clear height

.33/3000 sprinkler system

400 amps | 277/280 volts | 3-phase power (TBV)

Estimated NNN \$0.07/SF/MO



## Contact

**Steve Kucera, ccim**  
775.813.4630  
skucera@kiddermathews.com

**J. Michael Hoeck, sior**  
775.470.8888  
mhoeck@kiddermathews.com

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## 964A United Circle

### Additional Features

Built in 1986 and zoned industrial

10 parking spaces | 1 floor

Large local workforce

Public transportation nearby

### 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 with moderate real estate costs

Low workers' compensation rates

### Demographics

2018	3 MI	5 MI	10 MI
Population	58,879	185,067	385,042
Households	23,065	73,284	151,194
Avg HH Income	\$62,326	\$57,487	\$77,304

### Transportation

LOCATION	DISTANCE
Reno-Tahoe Int'l Airport	5 miles
Reno-Stead FBO	16 miles
UPS Regional	2.8 miles
FedEx Ship Center	3.0 miles
FedEx Ground	3.1 miles
FedEx LTL	2.6 miles

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### Floor Plan



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