CBRE

INDUSTRIAL SPACE FOR LEASE

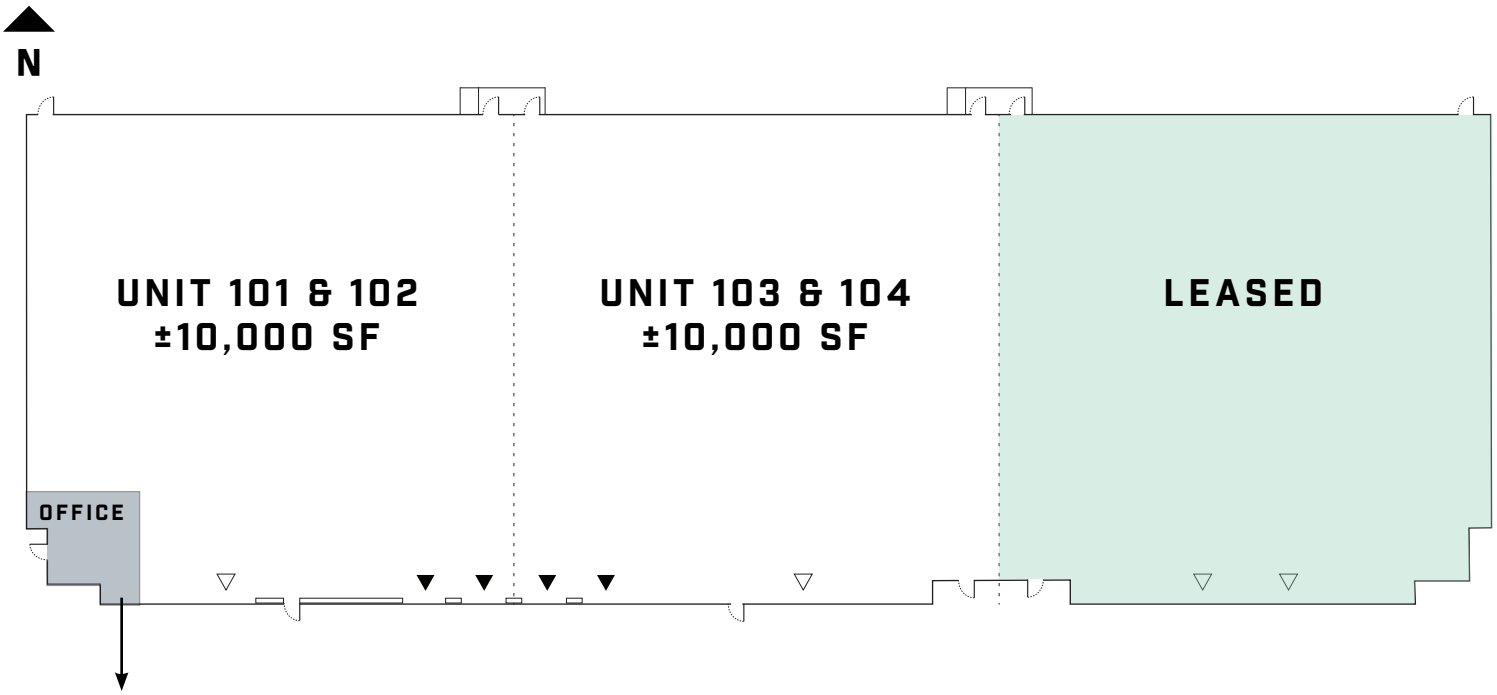
911 LINDA WAY SPARKS, NV 89431

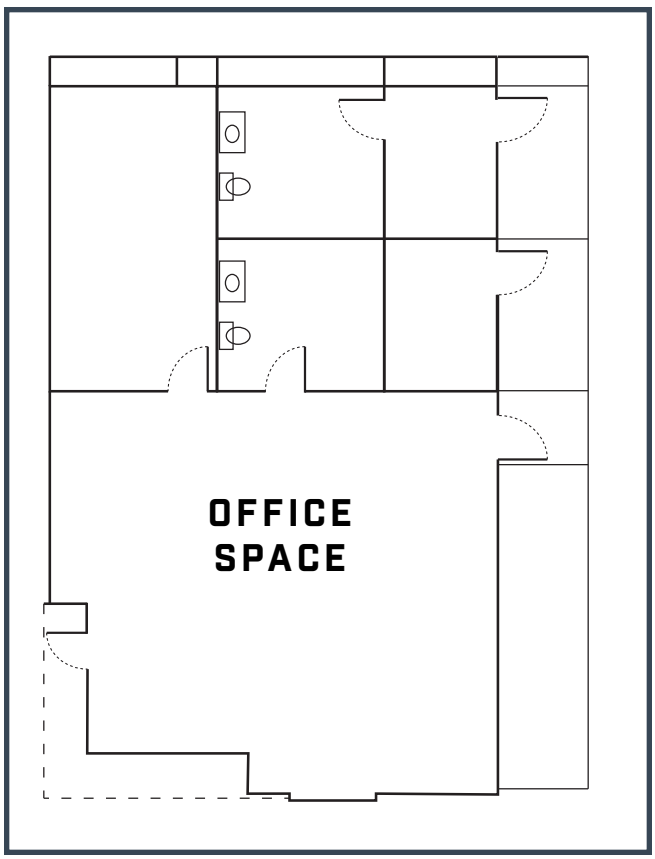


TOMI JO LYNCH, SIOR, CCIM
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±20,000 SF
NOW AVAILABLE

BUILDING SPECIFICATIONS





PROPERTY FEATURES

TOTAL BUILDING SF: ±30,000 SF

LEASE RATE:
- Base Rent: $1.25/SF NNN
- NNNs: $0.20/SF

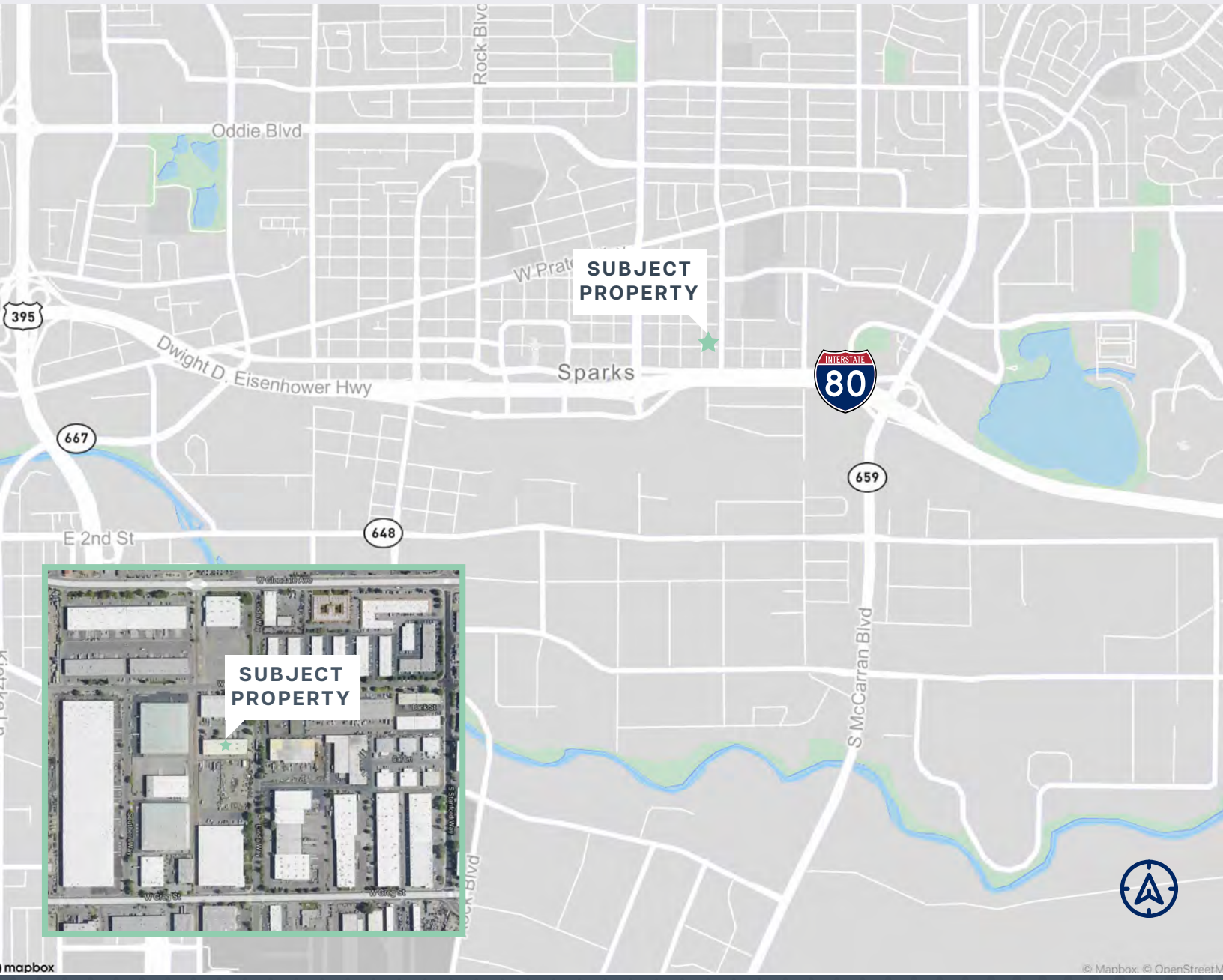
UNIT 101 & 102: ±10,000 SF AVAILABLE
- One (1) 14' grade level door
- Two (2) 9' dock doors
- Power: 225 Amps, 480 Volt, 3 Phase
- Office Space

UNIT 103 & 104: ±10,000 SF AVAILABLE
- One (1) 14' grade level door
- Two (2) 9' dock doors
- Power: 225 Amps, 480 Volt, 3 Phase

SPRINKLERS: .33/3000 RATING

CLEAR HEIGHT: 22'

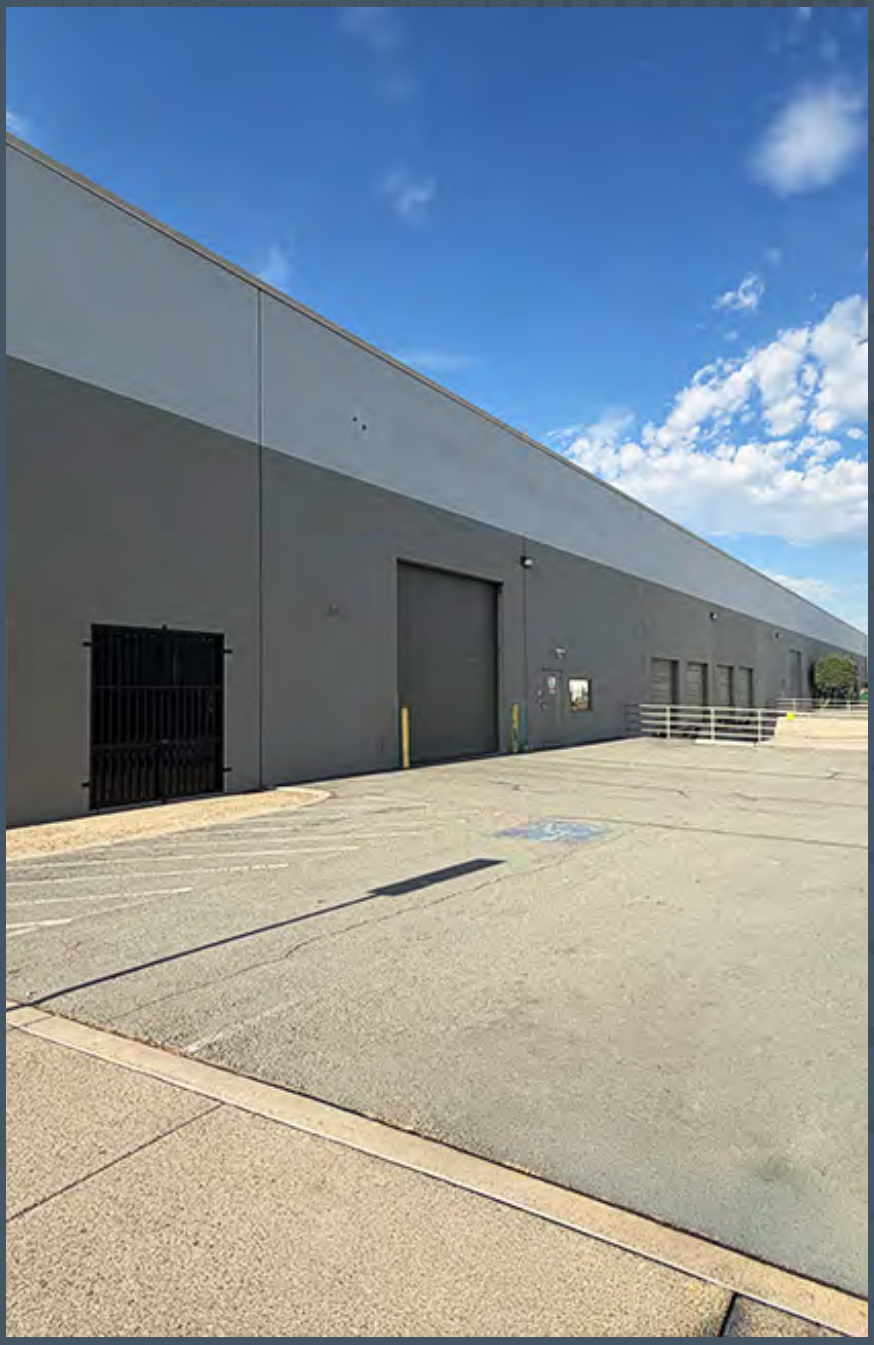
PROPERTY LOCATION



2-minute drive south to I-80 - serving Chicago and San Francisco/ Oakland

EASY ACCESS to U.S. Hwy 395 - serving Seattle and Los Angeles

LOCALIZED labor force and bus lines



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±20,000 SF
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