

Sparks, NV 89431



# 475 E. GREG STREET SUITES 101-103

## PROPERTY DESCRIPTION:

Conveniently located in the heart of Industrial Sparks near the intersection of East Greg St and Spice Island Dr, this high-visibility property provides immediate access to the nearby I-80 freeway, McCarran Blvd and Sparks Blvd. The building features luxury office finishes and oversize grade level doors; making it well suited for a variety of users.

**FOR LEASE AND/OR SALE | CALL FOR PRICING!**

## PROPERTY HIGHLIGHTS:

-  ±10,334 SF Available
-  ±1,656 SF Office with Luxury Finishes
-  18' - 20' Clear Height
-  Two 12' x 14' Grade-Level Doors
-  Two Exterior Docks
-  T-5 Lights
-  400 Amps, 480 Volt, 3-Phase Power
-  Traffic Count: ±13,200 Vehicles Per Day on East Greg St
-  Built in 2004

## CONTACT US:

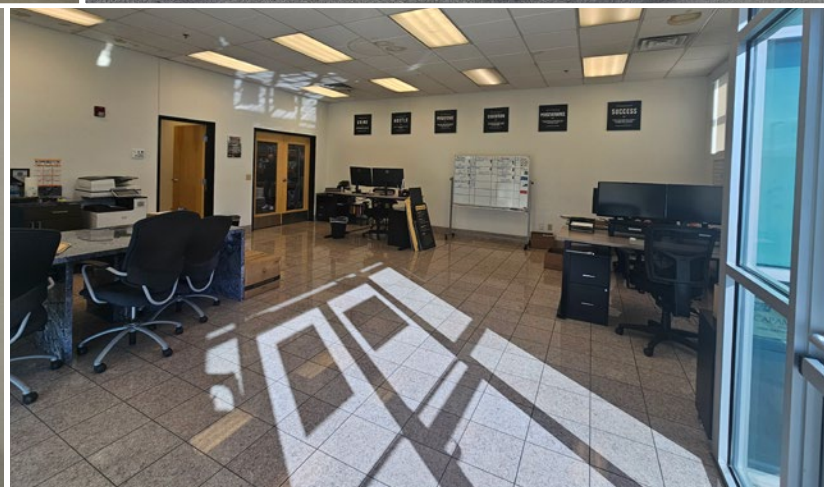
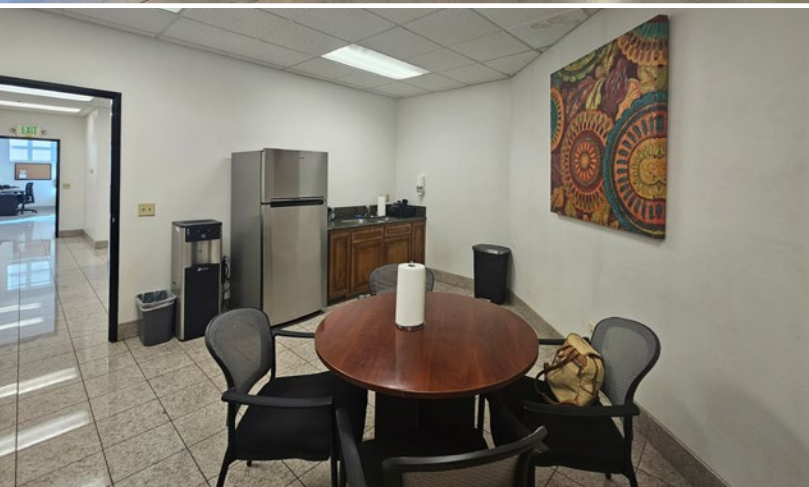
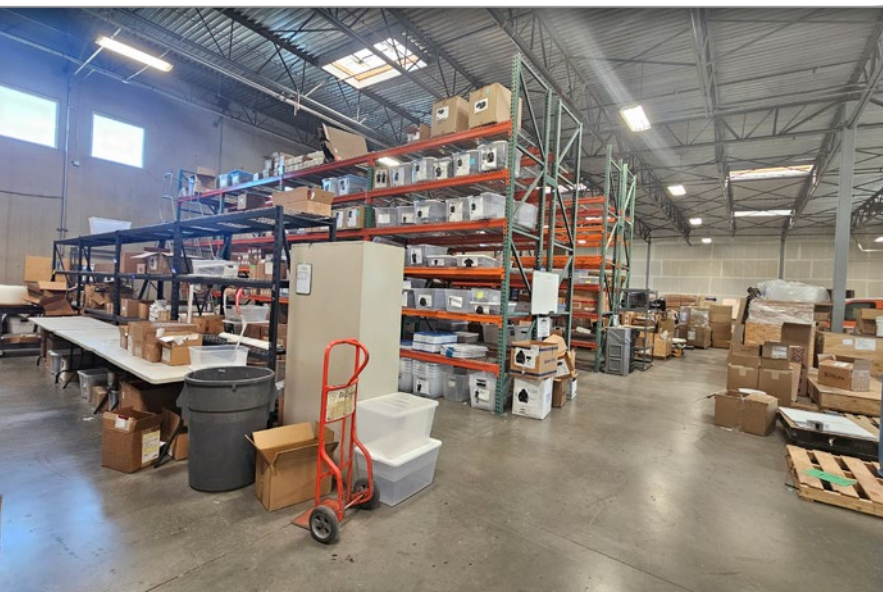
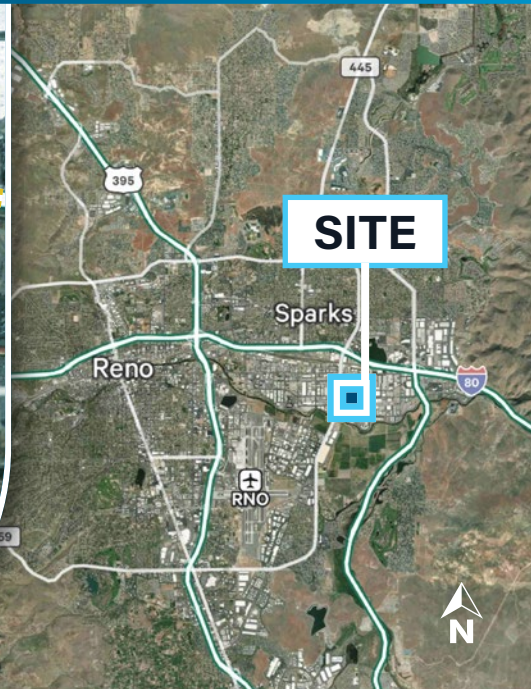
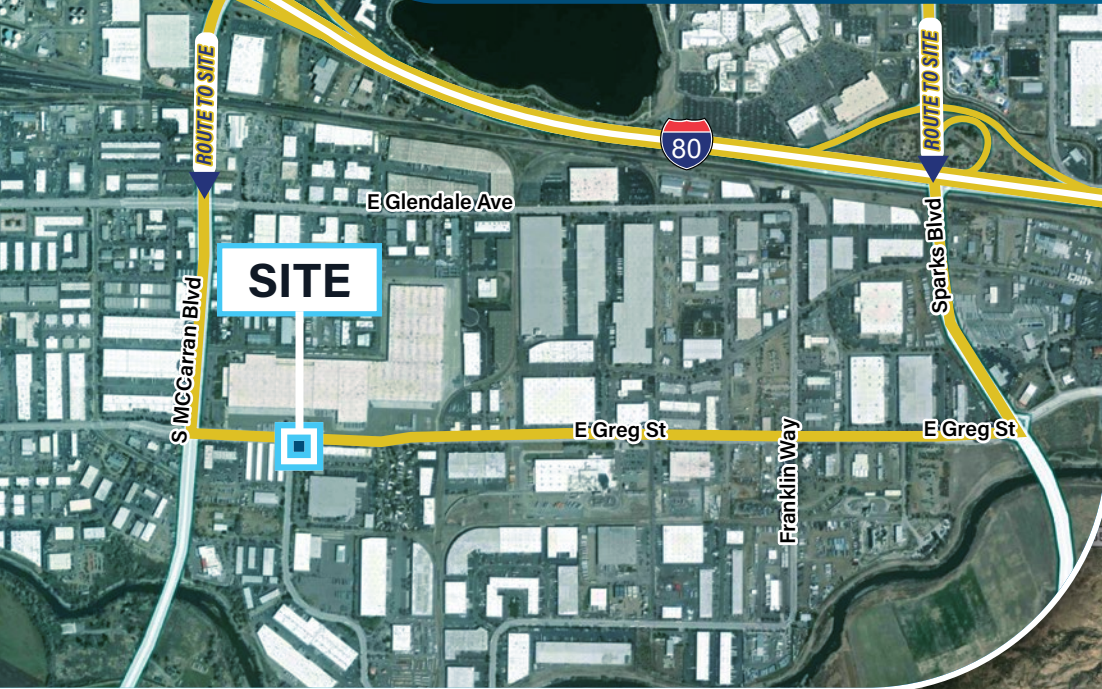
**DAN BUHRMANN**  
Executive Vice President  
+1 775 823 6929  
daniel.buhrmann@cbre.com  
Lic. S.0053815

**GARRETT SHUTT**  
Senior Associate  
+1 775 321 4451  
garrett.shutt@cbre.com  
Lic. S.0787110

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**CBRE**

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