

CBRE

INDUSTRIAL SPACE FOR LEASE

911 LINDA WAY
SPARKS, NV 89431



TOMI JO LYNCH, SIOR, CCIM

First Vice President

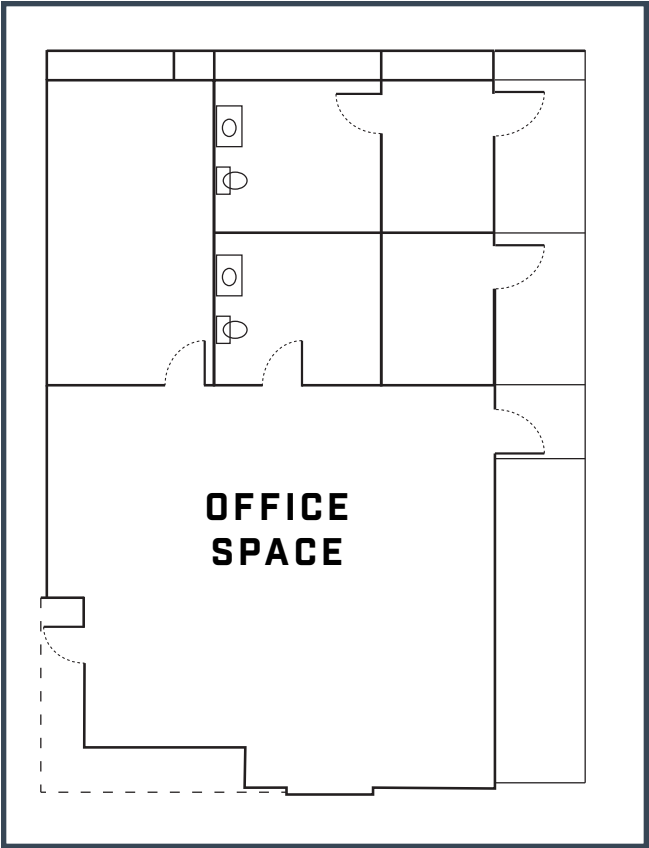
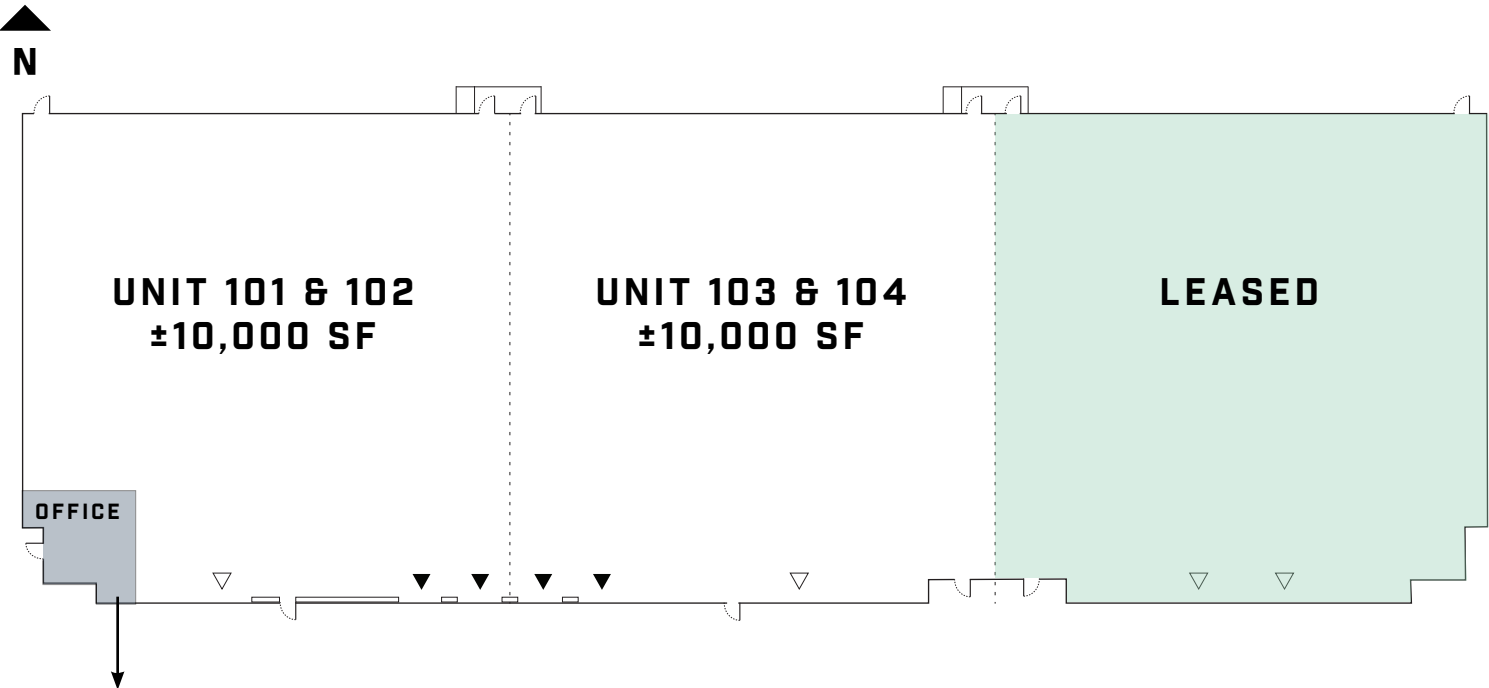
+1 775 530 2621

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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: TBD
- Office Space

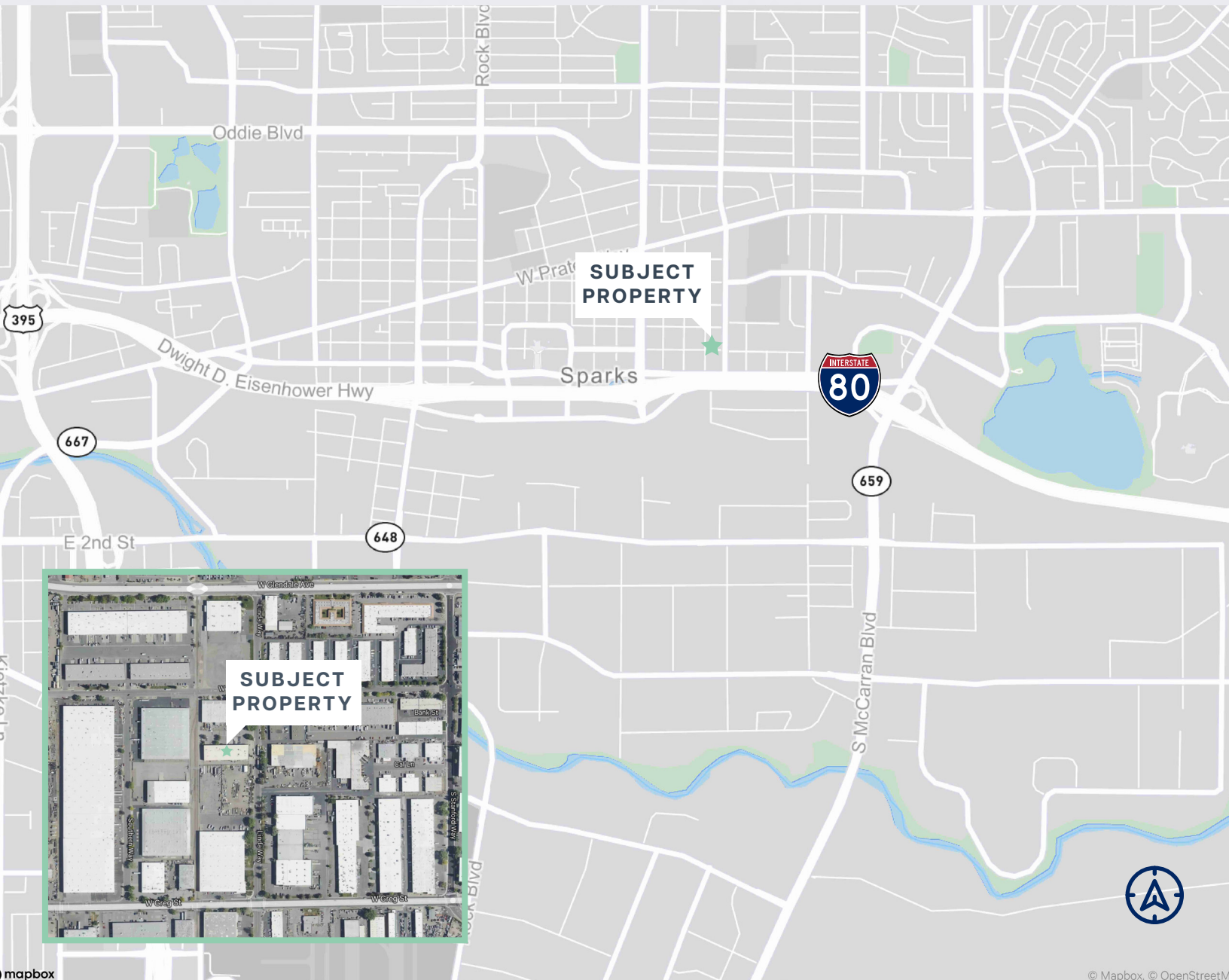
UNIT 103 & 104: ±10,000 SF AVAILABLE

- One (1) 14' grade level door
- Two (2) 9' dock doors
- Power: TBD

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



LOCALIZED labor
force and bus lines



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