

FOR LEASE

120-250 GREG STREET


Industrial
PRODUCT TYPE


±7K - 44K SF
SIZE


Sparks
LOCATION



NAI Alliance



Brian Armon SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



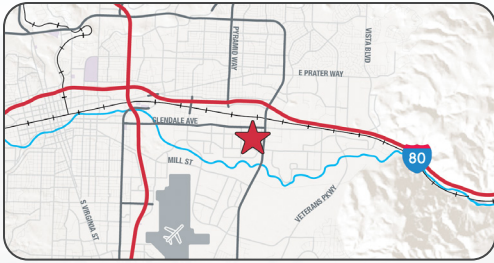
Tony Machabee SIOR, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll SIOR, CCIM
Director
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.0145531



Mason La Fond
Associate
(775) 336 4628
mlafond@naialliance.com
NRED N°: S.202632



Property Highlights

This newly renovated industrial building is well-located on Greg Street in Sparks—one of the region's most established industrial corridors. The property offers excellent connectivity to I-80, I-580, and the greater Reno-Sparks area, providing efficient access to transportation, labor, and services. Its proximity to the Truckee River and just minutes from downtown Sparks and Reno enhances its appeal for both logistics and light manufacturing users. Recent renovations make it a modern, functional space ideal for a variety of industrial operations.

Property Details

| | | |
|-----------------------|-------------------------------------|-------------------------------------|
| Address | 120 Greg Street Sparks, NV 89431 | 250 Greg Street Sparks, NV 89431 |
| Total SF | ±93,900 | ±84,684 |
| Available SF | ±19,566 - 29,359 SF | ±7,500 - 37,007 SF |
| Lease Rate | Contact Broker | Contact Broker |
| Lease Type | NNN | NNN |
| OPEX | \$0.19 PSFM | \$0.21 PSFM |
| Private Office | Yes | Yes |
| Parking | 86 Auto Spaces | 93 Auto Spaces |
| APN | 034-353-07 | 034-353-26 |
| Year Built | 1995 | 1980 |
| Year Renovated | 2025 | 2025 |
| Zoning | I - Industrial | I - Industrial |

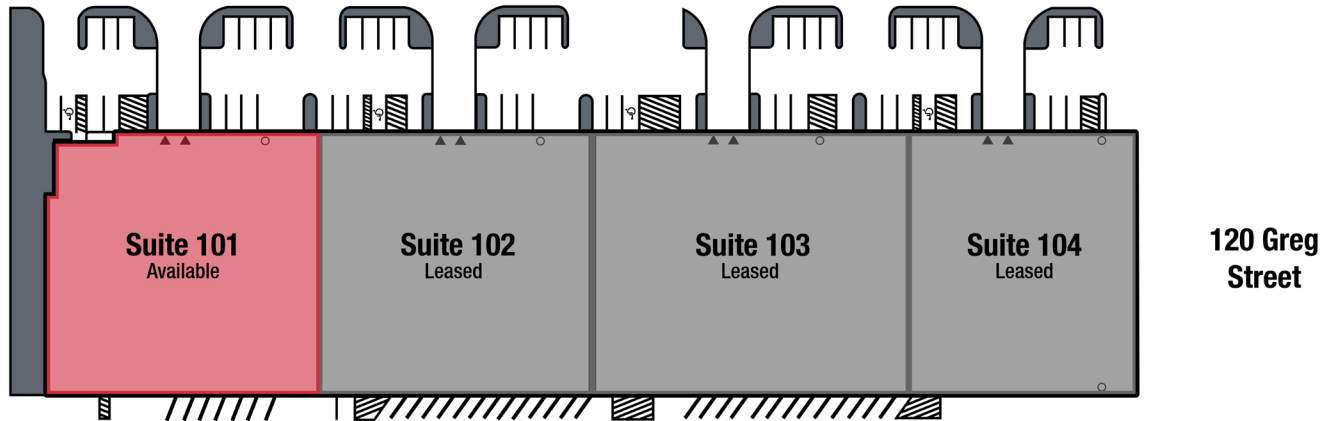
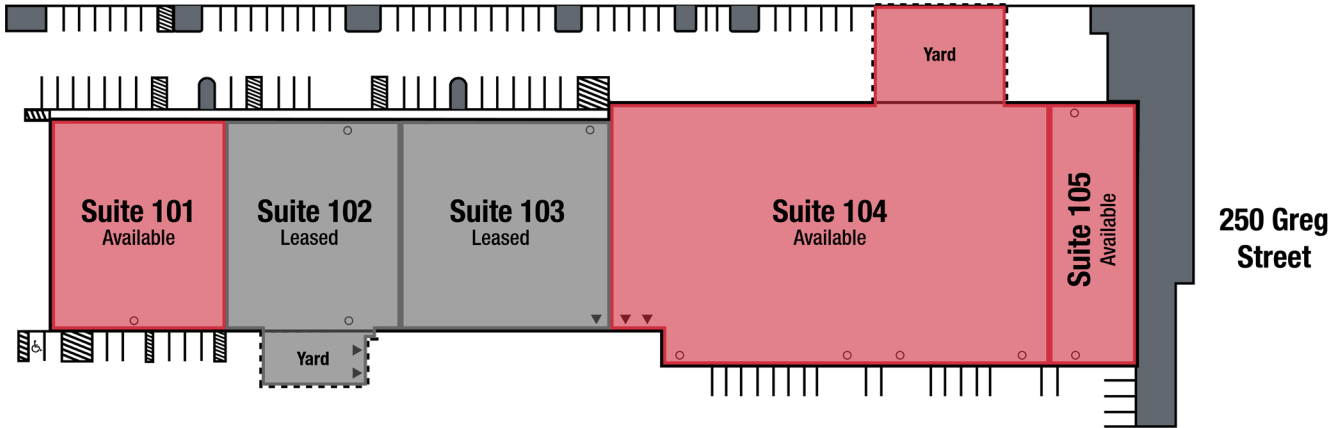


○ Grade Door

▼ Dock Door

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AVAILABLE SF

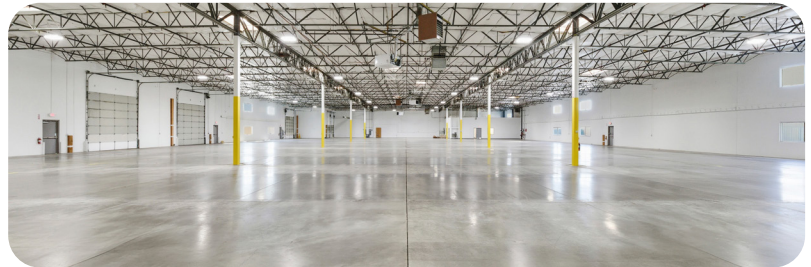

Contact Broker
RATE


Now
AVAILABLE

120 Greg St. - Suite 101



250 Greg St. - Suites 101, 102, 104, 105



FOR LEASE || **120-250** GREG STREET




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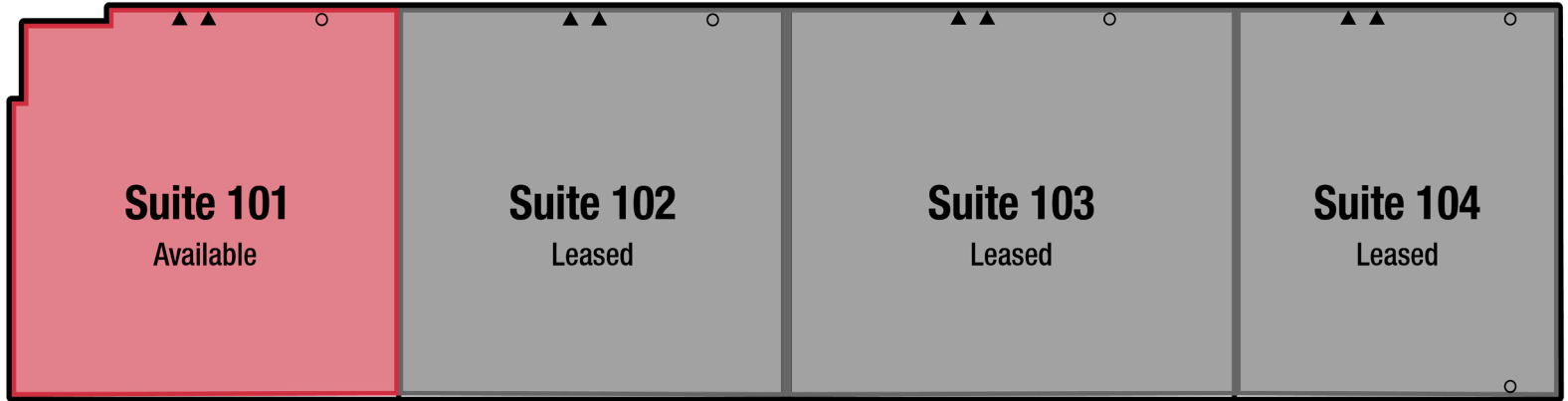

±7K - 44K SF
AVAILABLE SF


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○ Grade Door

▼ Dock Door



Building Specs

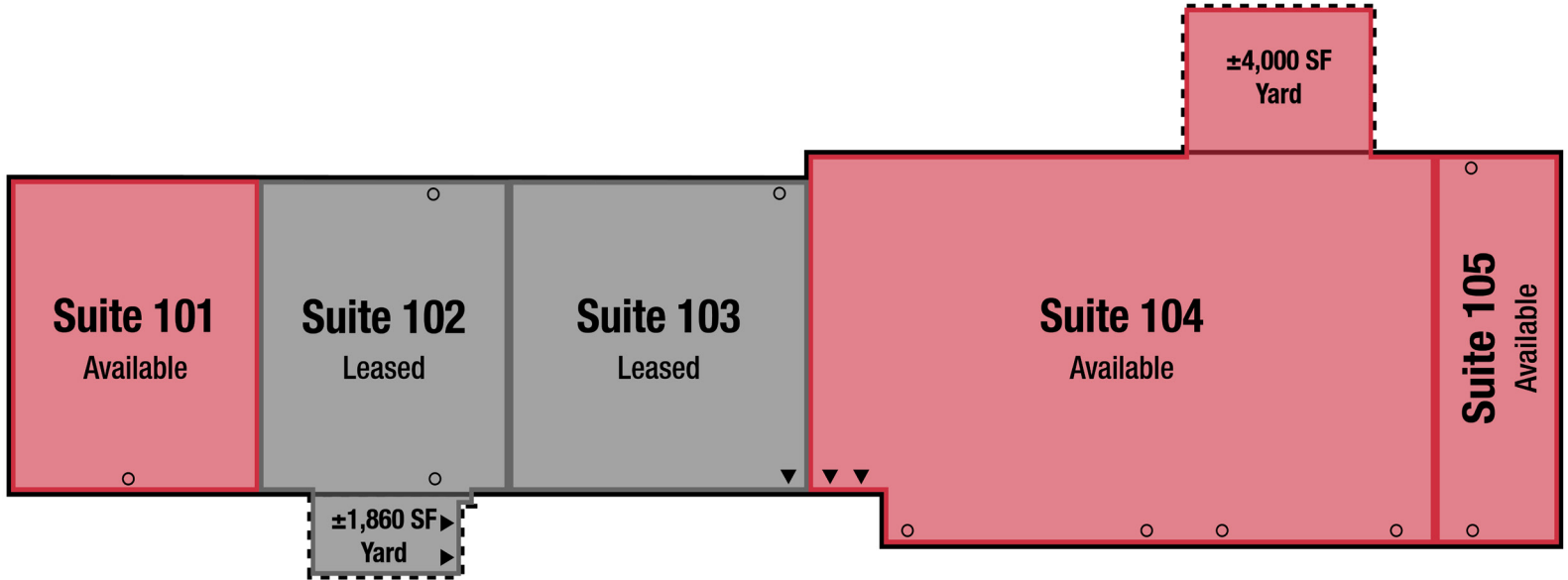
| Address | Total SF | Parking | Clear Height | Total Building Power | Lighting | Slab Thickness | Water Line Size |
|-------------------------------------|----------|-----------------------|--------------|--------------------------|-----------------------|----------------|-----------------|
| 120 Greg Street Sparks, NV 89431 | ±93,900 | 86 Shared Auto Spaces | 19' | 1600 Amp 277/480 Volt | 20 FC LED Fixtures | 6" Reinforced | 1.25"-1.50" |

120 Greg St. - Specs

○ Grade Door

▼ Dock Door

FOR LEASE || **120-250** GREG STREET



Building Specs

| Address | Total SF | Parking | Clear Height | Total Building Power | Lighting | Slab Thickness | Water Line Size |
|-------------------------------------|----------|-----------------------|--------------|---------------------------|--------------------|----------------|-----------------|
| 250 Greg Street Sparks, NV 89431 | ±84,684 | 93 Shared Auto Spaces | 20' | 1000 Amp* 277/480 Volt | 20 FC LED Fixtures | 6" Reinforced | 3.00" |

*Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.

Industrial
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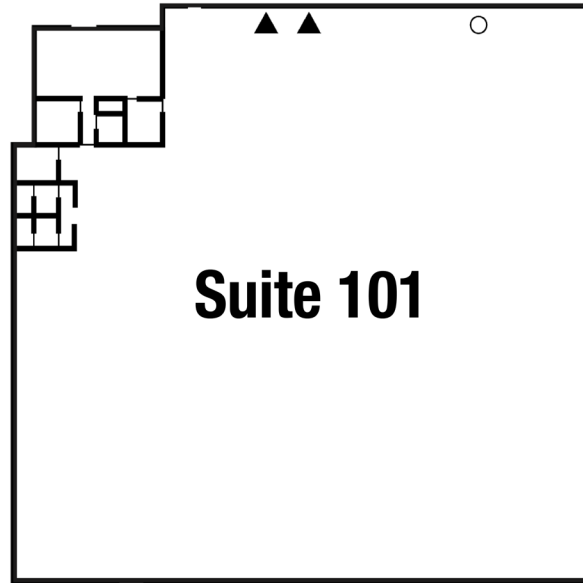
±7K - 44K SF
AVAILABLE SF

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○ Grade Door

▼ Dock Door



120 Greg St. Suite 101 Specs

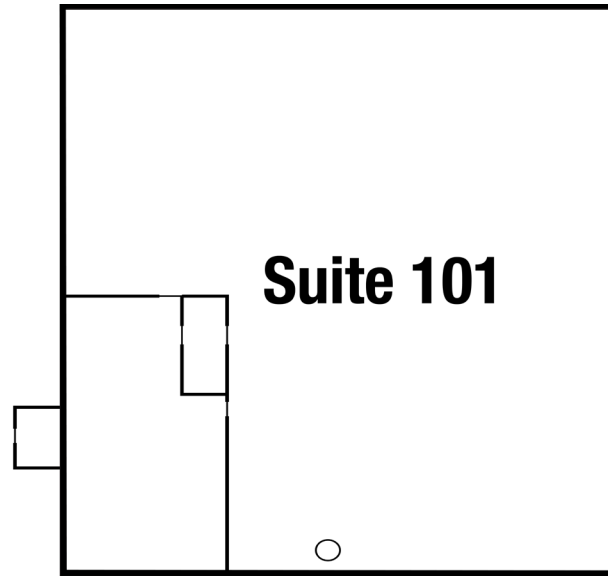
| Suite | Availability | Size (SF) | Office (SF) | Dock Positions | Grade Doors | Power | Column Spacing | Fire Suppression |
|-------|--------------|-----------|-------------|----------------|-------------|---------|-------------------|------------------|
| 101 | Available | ±23,587 | ±1,870 | 2 | 1 | 400 Amp | 37.5' D x 52.0' W | .33 GPM/3,000 |

120 Greg St. - Suite 101

○ Grade Door

▼ Dock Door

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250 Greg St. Suite 101 Specs

| Suite | Availability | Size (SF) | Office (SF) | Dock Positions | Grade Doors | Power | Column Spacing | Fire Suppression |
|-------|--------------|-----------|-------------|----------------|-------------|----------|-------------------|------------------|
| 101 | Available | ±13,893 | ±3,490 | 0 | 1 | 200 Amp* | 40.0' D x 40.0' W | .40 GPM/2,000 |

*Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.

250 Greg St. - Suite 101


Industrial
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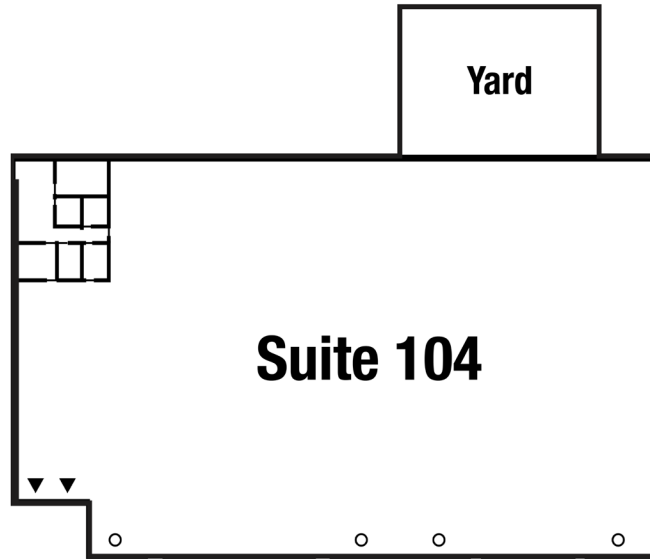

±7K - 44K SF
AVAILABLE SF


Contact Broker
RATE


Now
AVAILABLE

○ Grade Door

▼ Dock Door



250 Greg St. Suite 104 Specs

| Suite | Availability | Size (SF) | Office (SF) | Dock Positions | Grade Doors | Power | Column Spacing | Fire Suppression |
|-------|--------------|-----------|-------------|----------------|-------------|----------|-------------------|------------------|
| 104 | Available | ±37,007 | ±1,672 | 2 | 4 | 200 Amp* | 50.0' D x 50.0' W | ESFR |

*Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.

250 Greg St. - Suite 104

NAI Alliance

○ Grade Door

▼ Dock Door

FOR LEASE || **120-250** GREG STREET



250 Greg St. Suite 105 Specs

| Suite | Availability | Size (SF) | Office (SF) | Dock Positions | Grade Doors | Power (Amps) | Column Spacing | Fire Suppression |
|-------|--------------|-----------|-------------|----------------|-------------|--------------|-------------------|------------------|
| 105 | Available | ±7,500 | ±935 | 0 | 2 | 200 Amp* | 50.0' D x 50.0' W | ESFR |

*Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.

250 Greg St. - Suite 105


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AVAILABLE SF


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RATE


Now
AVAILABLE

5-MILE KEY FACTS



220,201
POPULATION



5.7%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$69,918

MEDIAN
HOUSEHOLD
INCOME



\$38,596

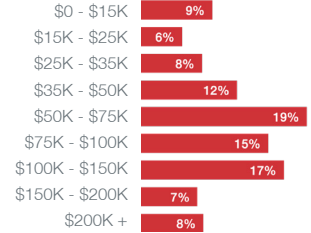
PER CAPITA
INCOME



\$91,339

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,768
BUSINESSES



171,099
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



27%

HIGH
SCHOOL
GRADUATE



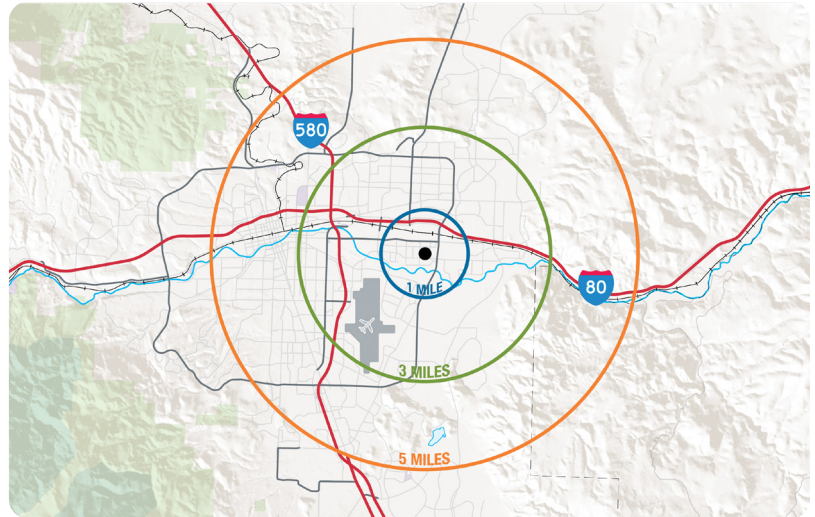
30%

SOME
COLLEGE



28%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



SUBJECT

DOWNTOWN RENO →



S MCCARRAN BLVD



| DISTANCE FROM SUBJECT | |
|-----------------------|-----------------------|
| NEAREST ON-RAMP | 1.5 MI 4 MIN DRIVE |
| RENO-TAHOE AIRPORT | 3.5 MI 11 MIN DRIVE |
| OAKLAND CA | 217 MI 3.5 HR DRIVE |
| SALT LAKE CITY | 515 MI 7 HR DRIVE |
| LOS ANGELES | 471 MI 7.5 HR DRIVE |

Nearby Businesses


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AVAILABLE SF


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RATE


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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

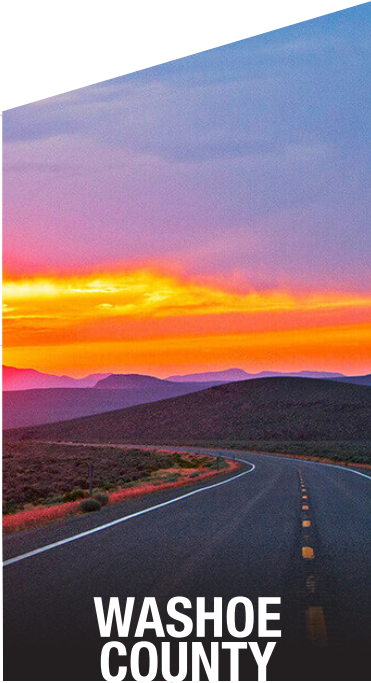
-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

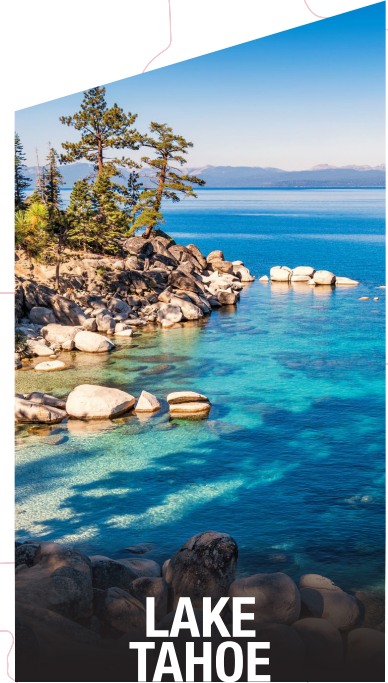
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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