

---

# Heavy power. Food-grade pedigree. Rail-served.

**1055 E Greg Street · Sparks, NV 89431**

±233,564 SF on ±25.87 acres

Presented by James Tucker Silver  
State Realty & Investments

# Disclaimer & Forward-Looking Information

---

This brochure is provided for general informational and discussion purposes only. It does not constitute an offer, a representation, or a warranty of any kind, express or implied, and nothing contained herein should be relied upon as a promise or guarantee.

All utility power figures, megawatt capacities, and delivery timelines are **targeted, not guaranteed**. They reflect current planning with the serving utility and remain subject to change, to the completion of utility studies and agreements, and to factors outside the owner's control. No specific capacity or in-service date is committed or assured.

All measurements, specifications, certifications, operating histories, and other property information are approximate, believed accurate, and provided without warranty. Silver State Realty & Investments makes no representation as to the accuracy or completeness of any information contained herein.

Any prospective tenant or party is responsible for conducting its own independent investigation, verification, and due diligence as to all matters — including power availability and timing, zoning, entitlements, building condition, certifications, and suitability for its intended use — and should rely solely on its own inquiries and professional advisors. Prospective parties should not rely on this material in lieu of independent verification.

# A rare fit for cold storage, heavy manufacturing, or a heavy power user — powered and rail-served

1055 E Greg Street is a ±233,564 SF poured-concrete food-production plant on ±25.87 acres in central Sparks. For decades it has operated as an FDA- and SQF-certified facility.

Its defining advantage is power: the site is positioned to deliver ±16 MW by December 2026 and ±26 MW by the end of Q1 2027 — utility-scale capacity that ground-up projects wait years to secure. Add dual-rail service, heavy water and sewer, existing refrigeration, and ±13 acres of excess yard, and an operator inherits a head start measured in years, not months.

**±233,564**

SQUARE FEET OF BUILDING

**±25.87**

ACRES OF LOW-COVERAGE SITE

**±26 MW**

TARGETED POWER BY Q1 2027

**Dual**

RAIL — UNION PACIFIC & BNSF

# 01

# Power

The constraint that defines power-intensive development — addressed here on a utility-planned timeline.

# ±26 MW, on a targeted utility timeline

Power is the longest pole in any energy-intensive development — cold storage, heavy manufacturing, advanced industrial — and securing new utility capacity routinely takes three to five years.

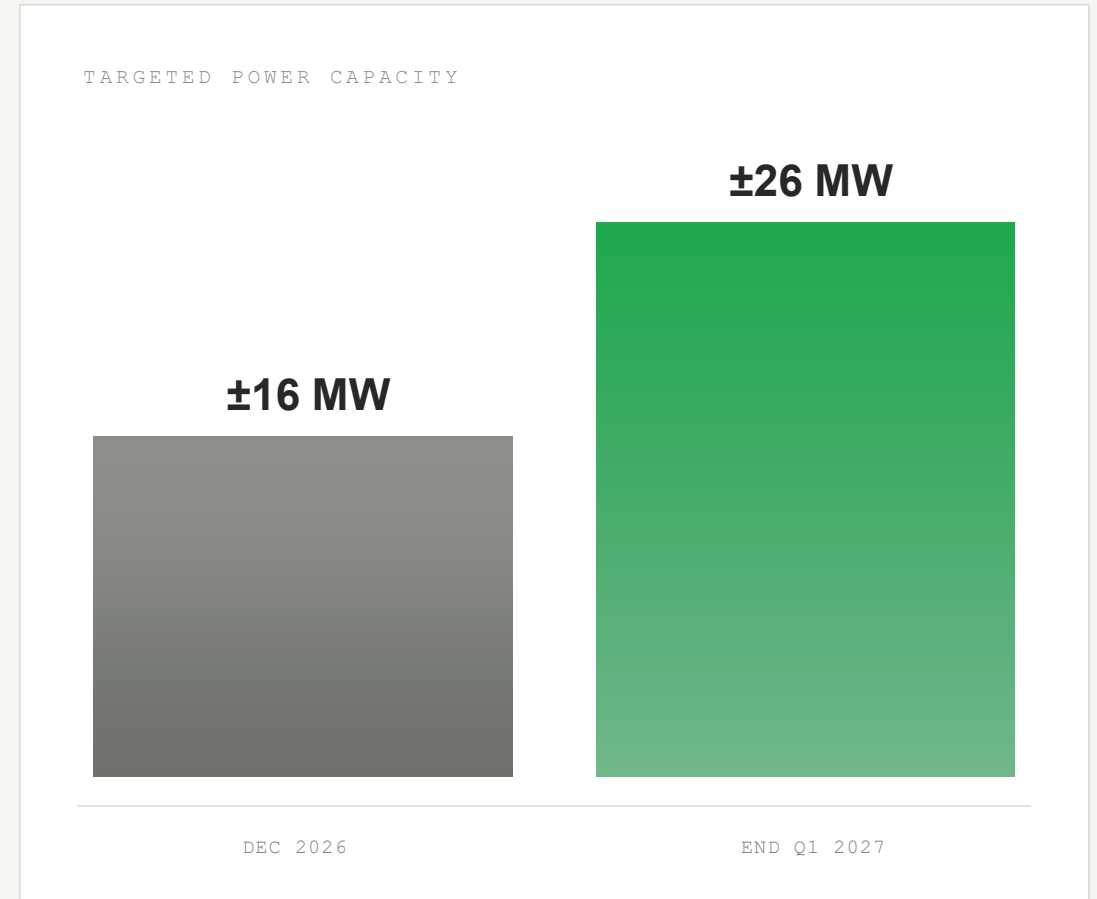
This site is positioned to remove that risk. Capacity is being planned on a defined schedule with the serving utility, built on an electrical backbone already rated to **36,000 amps at 480V**.

**±16 MW**

Targeted by December 2026

**±26 MW**

Targeted by end of Q1 2027



Source: Ownership utility-delivery plan, 2026. Existing service: 480V, 36,000 A.

# 02

# The Plant

A food-grade building with heavy power and refrigeration already in place.

# Industrial infrastructure already in place

Unlike a bare warehouse shell, the mechanical, process, and utility backbone is already here — a meaningful head start on cost and schedule, whether the end use is cold storage, manufacturing, or processing.

## Refrigeration in place

An 80' × 42' refrigerated room held at 50°F is already built and operating — a working cold asset on day one.

## Mechanical redundancy

Two boilers, two chillers and a compressor provide built-in process redundancy.

## Process-controlled envelope

Positive air pressure, production floor drains and a large solid separator — built for clean, controlled operations.

## Power & water for heavy loads

A 480V / 36,000A electrical backbone plus 1,000 gpm of process water — sized to feed refrigeration, manufacturing, or other high-demand systems.

# Decades of food-grade operating history — clean

Certification history matters for any food, beverage, or controlled-process tenant. 1055 E Greg Street has operated as an FDA-registered food-grade facility for decades, with the sanitary design and documentation history that come with it.

## PROCESSES PREVIOUSLY HOSTED HERE

- Mill & Flake — co-milled and pelletized
- Extruded product lines
- Rolled product lines



# Heavy concrete construction, ready to convert

SIZE	±233,564 SF
CONSTRUCTION	Poured-in-place concrete floors, columns & roof deck
OFFICE	±10,000 SF
CLEAR HEIGHT	22'–24'
COLUMN SPACING	28' × 38' typical
LOADING	14 dock-high · 3 grade · 2 truck-level · 2 rail-height
EXISTING COLD ROOM	80' × 42' at 50°F
SECURITY	Fenced perimeter · guard shack · 2 gates · truck scale
PARKING & YARD	129 stalls · graded gravel & concrete yard



Low-coverage concrete plant with heavy structure — the kind of building that is no longer economical to construct from the ground up.

# Heavy utilities, already connected

Power-intensive operations live or die on power, water and fire protection. This site carries all three at industrial scale.

**Power** 480V backbone rated to 36,000 A · ±16 MW targeted (Dec 2026) → ±26 MW targeted (Q1 2027)

**Water** 104.36 acre-feet · 4" meter · 1,000 gallons per minute

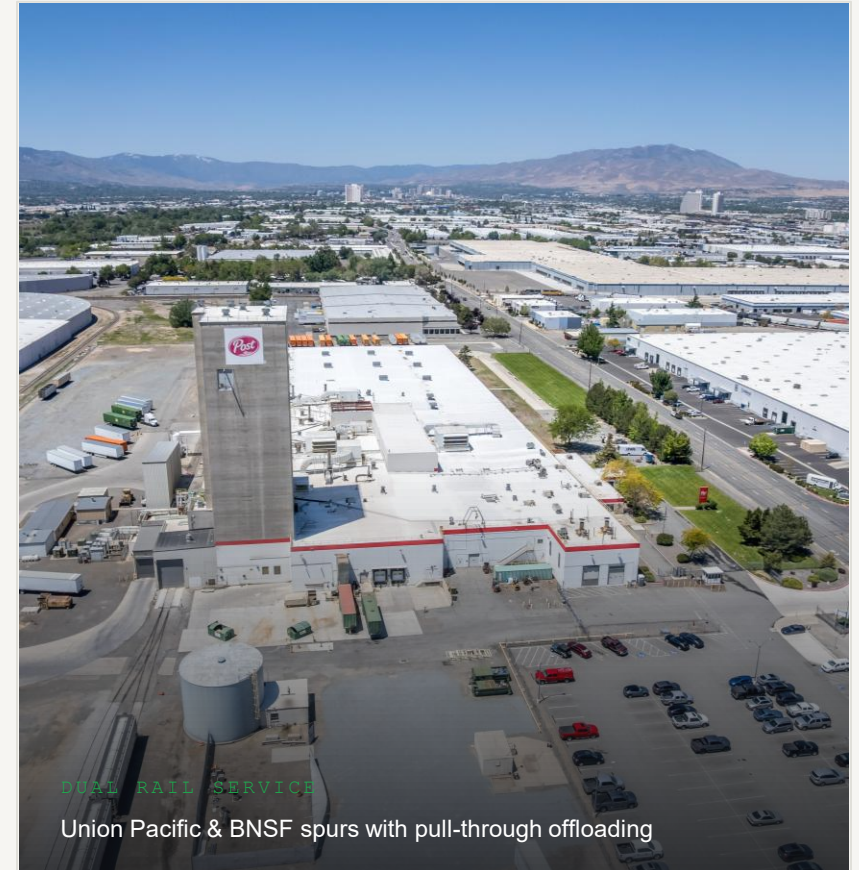
**Sewer** 8" drain · ~750 gpm · ~1,100,000 gallons per day estimated

**Gas** Two 4" lines

**Fire suppression** 300,000-gallon onsite tank with a dedicated pumphouse

**Rail** Dual service — Union Pacific & BNSF · active spurs · pull-through offloading

**Bulk storage** 44 dry food-grade silos · 16 bulk liquid tanks (available)



# ±25.87 acres, low coverage, rail-served

A ±233,564 SF footprint sits on ±25.87 acres, leaving roughly ±13 acres of excess yard.

That yard is ready for reefer and trailer parking, outdoor storage, or a purpose-built high-cube freezer addition as the operation scales — all behind a fully secured, gated perimeter.

**±13 ac**

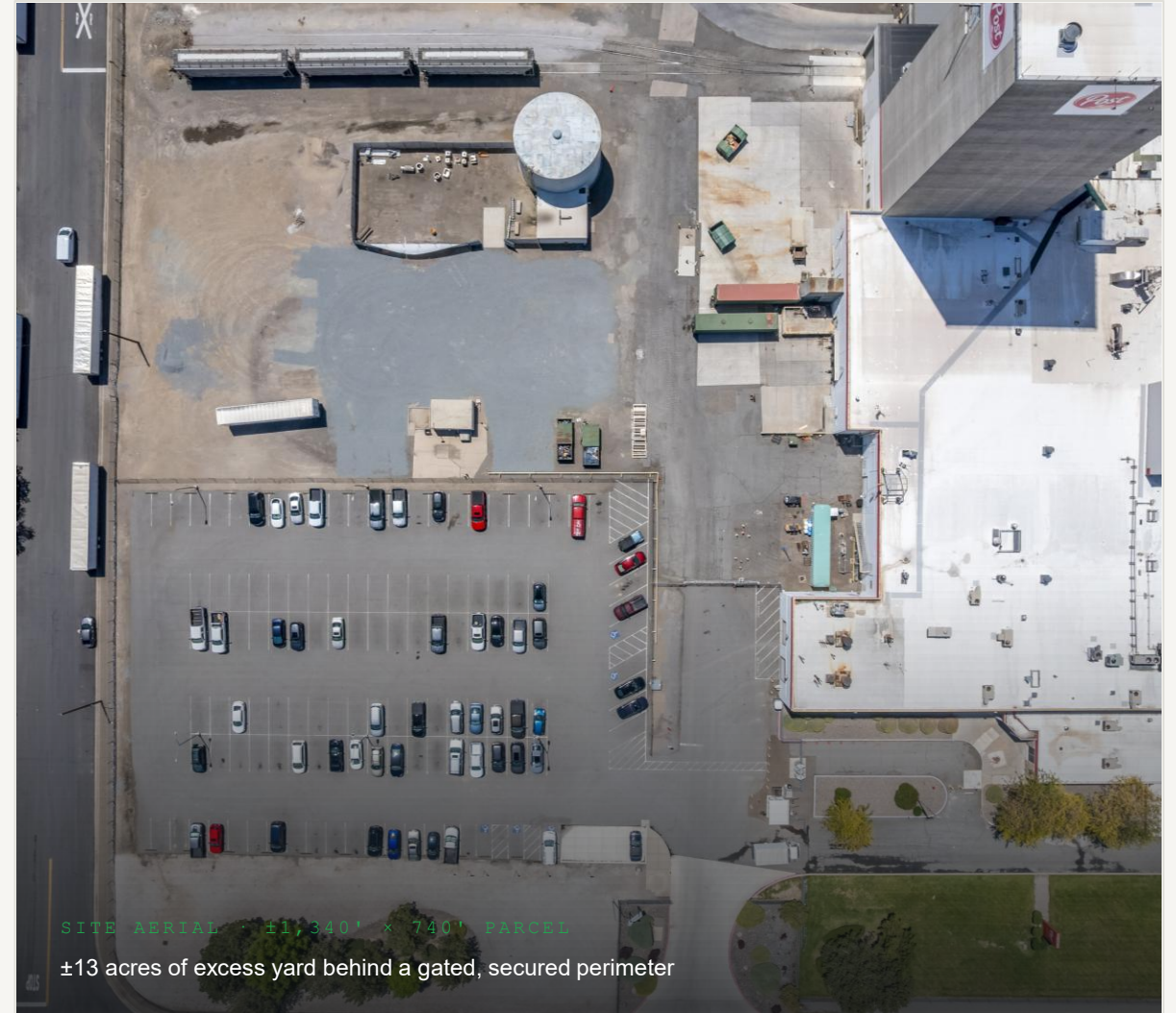
EXCESS YARD

**1,340'x740'**

PARCEL FOOTPRINT

**129**

PARKING STALLS



# 03

# The Place

Northern Nevada — the West's cold-chain crossroads.

# Built for West Coast distribution

- One-day drive to 7 Western states and 60M+ people
- Adjacent to California, Oregon, Washington & Idaho ag markets — produce in, distribution out
- Direct I-80 / I-580 access via S. McCarran and Sparks Blvd
- Deep labor pool · 24/7 operations · Right-to-Work · Opportunity Zone

## NEVADA TAX ADVANTAGE

- ✓ No personal income tax
- ✓ No corporate income tax
- ✓ No franchise tax
- ✓ No inventory tax
- ✓ No estate, inheritance or unitary tax

## IN GOOD COMPANY — NEARBY OPERATORS

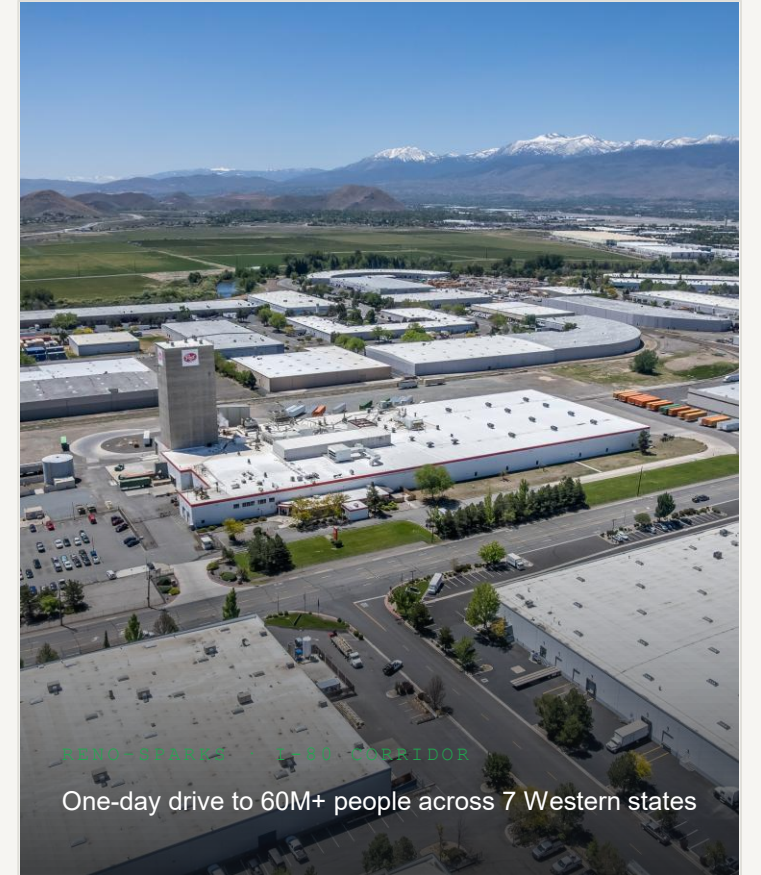
Amazon	Chewy	Petco	PetSmart	FedEx	Panasonic	Tesla	Mary's Gone Crackers
--------	-------	-------	----------	-------	-----------	-------	----------------------

# 1–2 day trucking to the entire West Coast

Two-day truck reach covers every major West Coast metro and port — with the Bay Area and California ports inside a single day.

CITY	MILES	PORT	MILES
Reno, NV	<b>6</b>	Port of W. Sacramento	<b>143</b>
San Francisco, CA	<b>233</b>	Port of Oakland	<b>219</b>
Boise, ID	<b>418</b>	Port of San Francisco	<b>222</b>
Las Vegas, NV	<b>437</b>	Port of Los Angeles	<b>494</b>
Los Angeles, CA	<b>471</b>	Port of Long Beach	<b>494</b>
Salt Lake City, UT	<b>514</b>		
Portland, OR	<b>534</b>		
Seattle, WA	<b>707</b>		
Phoenix, AZ	<b>739</b>		

Port of Oakland (≈219 mi) anchors refrigerated import/export; California's Central Valley supplies produce inbound.



# 04

# The Plan

From food-grade plant to cold storage, manufacturing or processing — the conversion path.

# A head start measured in years

The concrete structure, food-grade pedigree, existing refrigeration and heavy utilities suit this building to a range of power-intensive uses — cold storage and refrigerated distribution, food and beverage production, light manufacturing, and processing — wherever heavy power, water and an existing envelope shorten the path.

With 22'–24' clear heights and ±13 acres of yard, an operator can convert the existing envelope now and add a purpose-built high-cube building — freezer, production or distribution — on the excess land as volume grows.

## Now

Secure the building — food-grade envelope and existing refrigeration in place

## Dec 2026

±16 MW targeted — first heavy loads online

## Q1 2027

±26 MW targeted — full-scale operations

## Beyond

Expand into ±13 acres of excess yard

---

# Let's start the conversation.

**James Tucker**

Silver State Realty & Investments

---

**DIRECT** (760) 987-5477

---

**EMAIL** [jamest@ssrinow.com](mailto:jamest@ssrinow.com)