

FOR LEASE



1485 SOUTHERN WAY

SPARKS, NV 89431



Industrial space available for lease, centrally located with easy access to I-80 in Sparks, Nevada

±28,800
AVAILABLE SF

NEGOTIABLE
LEASE RATE

26'
CLEAR HEIGHT

0.45/2668
SPRINKLER SYSTEM



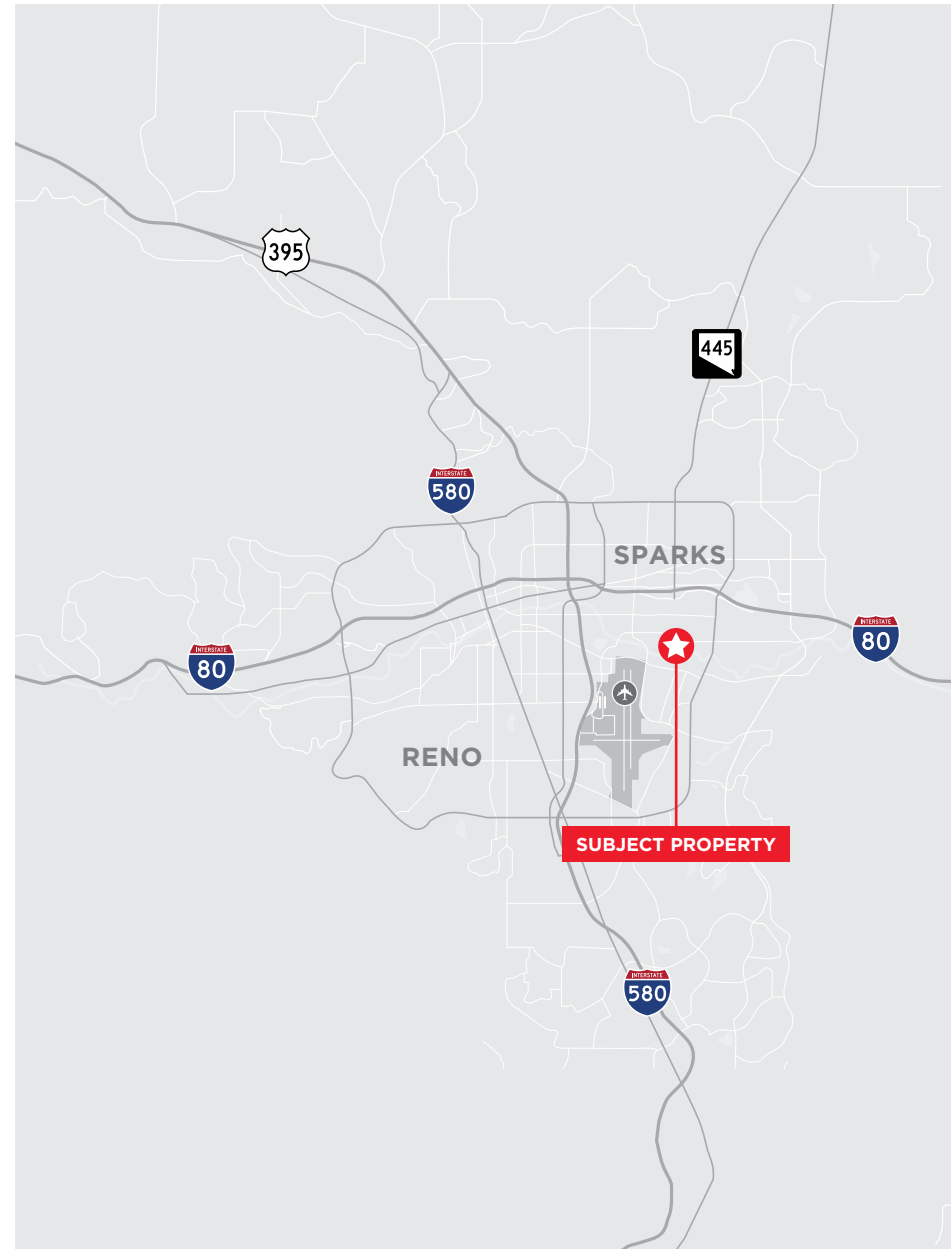
FOR LEASE

PROPERTY FEATURES

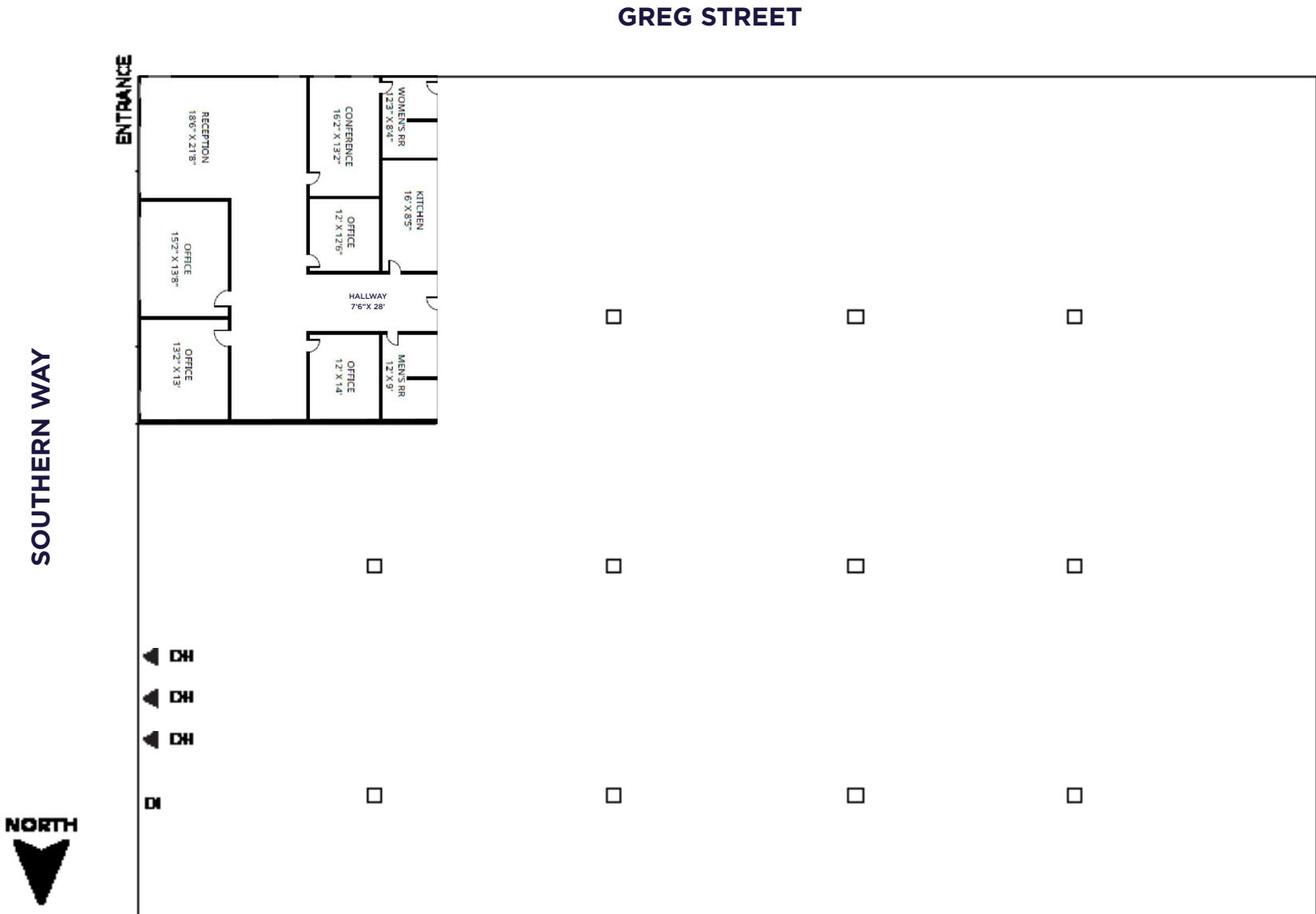
Lease Rate	Negotiable
OPEX	\$0.12/PSF
Lease Type	NNN
Space	±28,000 SF
Zoning	Industrial (I)
Availability Date	Now

Property Highlights

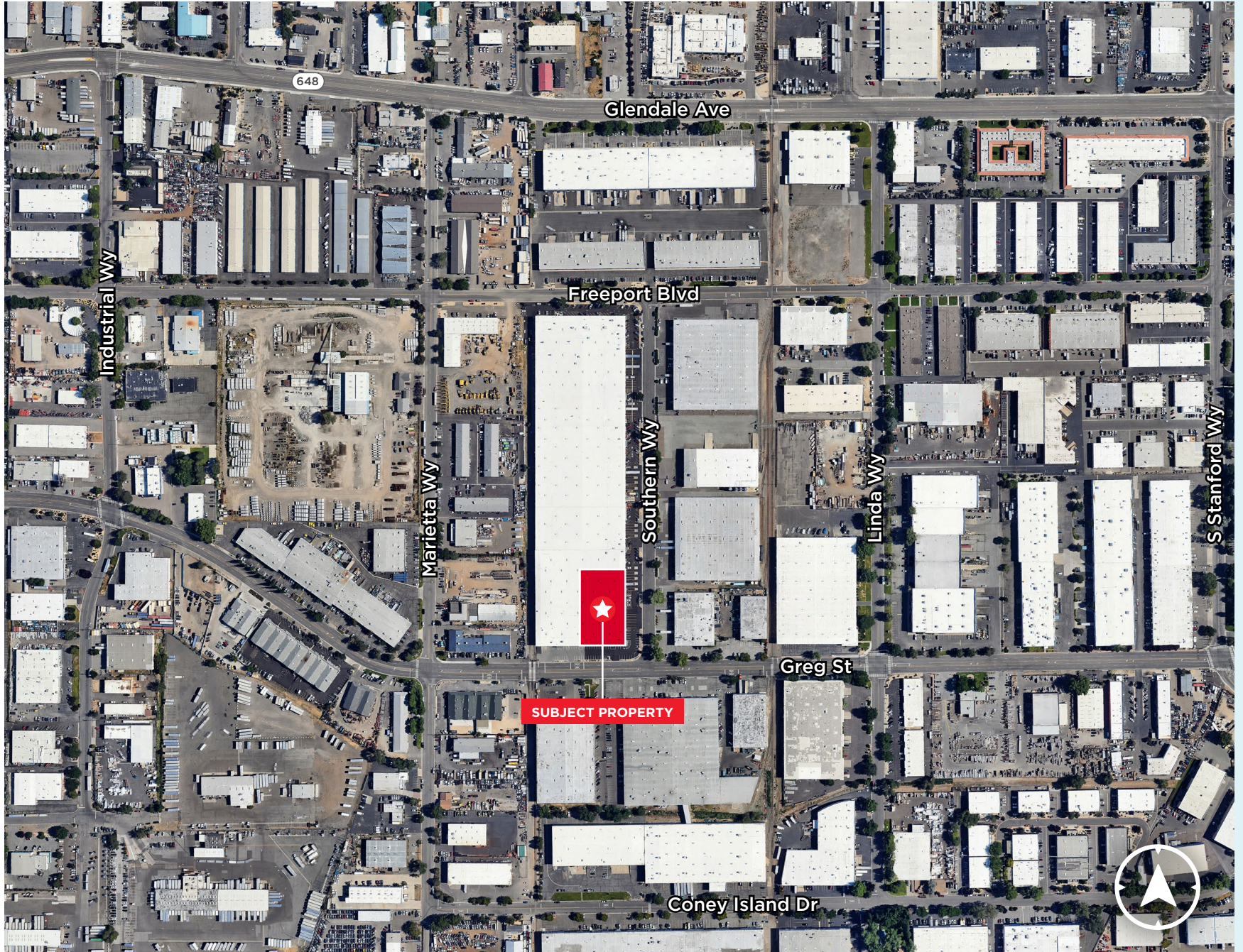
- Office SF: ±2,552 SF
- 3 dock-high doors
- 1 grade-level door
- 26' clear height
- 100 amps (expandable to 200), 480 volt, 3-phase power
- 40' x 40' typical column spacing
- 0.45/2668 sprinkler rating
- Front loading
- Built in 1976
- Central Sparks location



SITE PLAN



AERIAL MAP



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FOR MORE INFORMATION, PLEASE CONTACT:

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