

For Lease

± 10.55 Acres Industrial Land



0 Ingenuity Ave.
Sparks, NV 89441

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Listing Snapshot



± 10.55 AC
Available Acreage



\$0.10 PSF
Lease Rate



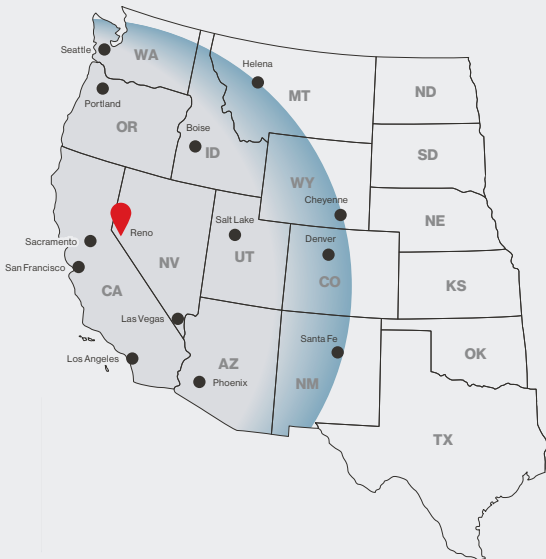
(I) Industrial
Zoning

Property Highlights

This ± 10.55-acre industrial-zoned property in the Spanish Springs Business Park, Sparks, NV, offers tenants the flexibility to develop a space tailored to their business needs, with owner-backed site improvements. The business park is home to major companies like U-Haul, Wurth, Foot Locker, and Mishimoto, offering a strong industrial ecosystem.

**The landlord is willing to put gravel on the entire site and fencing/screening around the perimeter. Gate, lights, and any utilities are the responsibility of the tenant. End use of the parcel will require approval from the business park and city.*

Northern Nevada Transit Times



1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM





Office / Industrial
Vitamix

Office / Industrial
Swanson Health Products

Office / Industrial
Sanmar Corporation

Office / Industrial
The Home Depot
Distribution Center

Office / Industrial
Clasen Quality Chocolate

Office / Industrial
Walkenhorst's

Office / Industrial
Monin Distribution

Office / Industrial
Pyramid Highway Storage

Office / Industrial
Ellsworth Dispensing
Solutions

SUBJECT
± 10.55 AC

Office / Industrial
Breakthrough Beverage

Office / Industrial
Quality Bicycle Products
Reno

Office / Industrial
Leviton Manufacturing

Office / Industrial
Worth USA Distribution
Center

Office / Industrial
New Deantronics



Retail
U-HAUL®

Industrial
LEVITON

Industrial
WÜRTH

Industrial
QUALITY BICYCLE PRODUCTS

Industrial
PARTS UNLIMITED

Retail
SPARKS STORAGE

SUBJECT
± 10.55 AC

Industrial
cleaner's SUPPLY

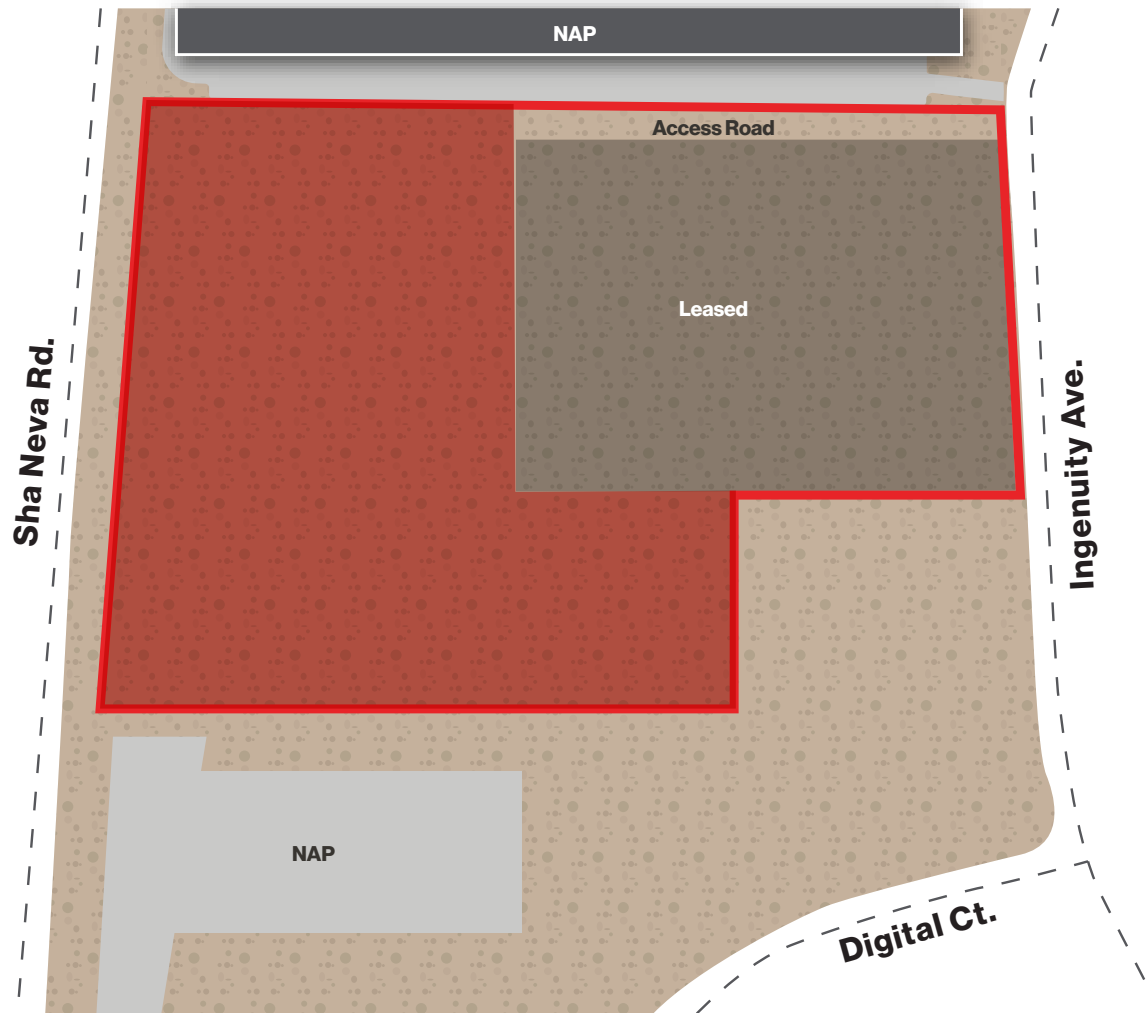
Industrial
VELUX®
Foot Locker
MISHIMOTO
Vitamix
SWANSON

Industrial
SANMAR

Office
WALKENHORST'S

Ingenuity Ave.

Pyramid Way



Property Photos



Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024
Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024
Travel

4.8

Annual Visitors Reno-Tahoe Area



2024
Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

203%

Manufacturing Employment Growth
1990-2024

10%

2024 Summer Airport
Passenger Increases

479_k

Hotel Rooms Available in
Reno-Tahoe Area

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024

53%

Percentage of
Visitors from California

84%

Visitors Would Recommend
Reno-Tahoe for Travel



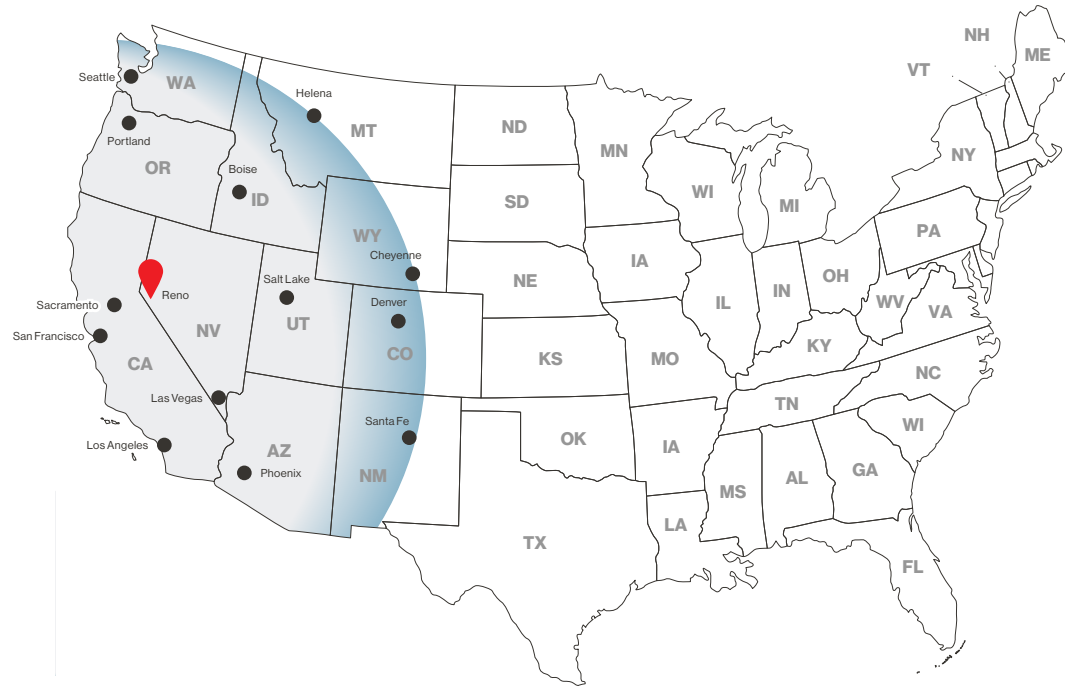
Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

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- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM Customers

1-Day Truck Service from Northern Nevada



Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

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