

For Lease

Coney Island Dr. & Linda Way



430 Coney Island Dr., Sparks, NV 89431



Negotiable*
Lease Rate



± 3,500 SF
Available Square Footage



Industrial
Zoning

**NNN Lease Rate Excludes: NNN expenses - estimated at \$0.12 PSF/Mo., utilities, telecommunications, maintenance and repair of premises. To be further detailed in lease.*

Property Highlights

- **Clear height:** 18'
- **Grade doors:** One (1)
- **Office space:** ± 500 SF
- **Power:** 100 Amp, 208 V, 3-phase*
- **Warehouse heating:** One (1) gas heaters
- **Car parking spaces:** Unreserved parking
- **Zoning:** Industrial (I)
- **Available now**

**Power specifications are based on existing electrical infrastructure and/or labeled equipment and have not been independently verified. Actual available utility capacity and service levels subject to Tenant/Buyer verification.*

Brokerage Team

Casey Prostinak, SIOR
Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Brad Lancaster, SIOR
Industrial Services
775.690.0535
brad.lancaster@kidder.com
B.0144389.CORP

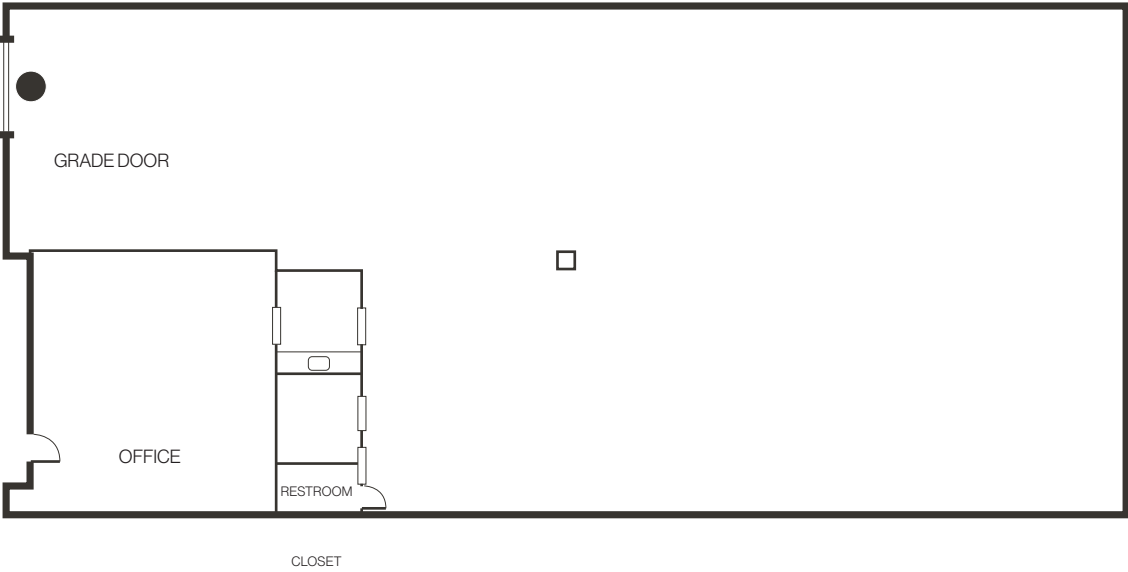
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Floor Plan

● Grade Level Door



Property Photos



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