



CBRE

475

LILLARD DRIVE

SPARKS, NV 89434

INDUSTRIAL | FOR LEASE

±383,380 SF Available

On a Five-Year Term:

- Year 1: \$.55 psf/month/NNN
- Year 2: \$.60 psf/month/NNN
- Year 3: \$.65 psf/month/NNN
- 3.5% annual increases thereafter

GREG SHUTT, SIOR

Executive Vice President

+1 775 250 3069

Greg.Shutt@cbre.com

Lic. BS.0046346

ERIC BENNETT

Executive Vice President

+1 775 813 3794

Eric.Bennett@cbre.com

Lic. S.0046241

PROPERTY HIGHLIGHTS

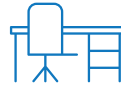
Building Specifications



Available Space:
±383,380 SF



Divisible To:
±276,660 SF & ±106,720 SF



Office Space:
±8,000 SF



Dock Doors:
45



Grade Level Doors:
3



Column Spacing:
48' x 50'



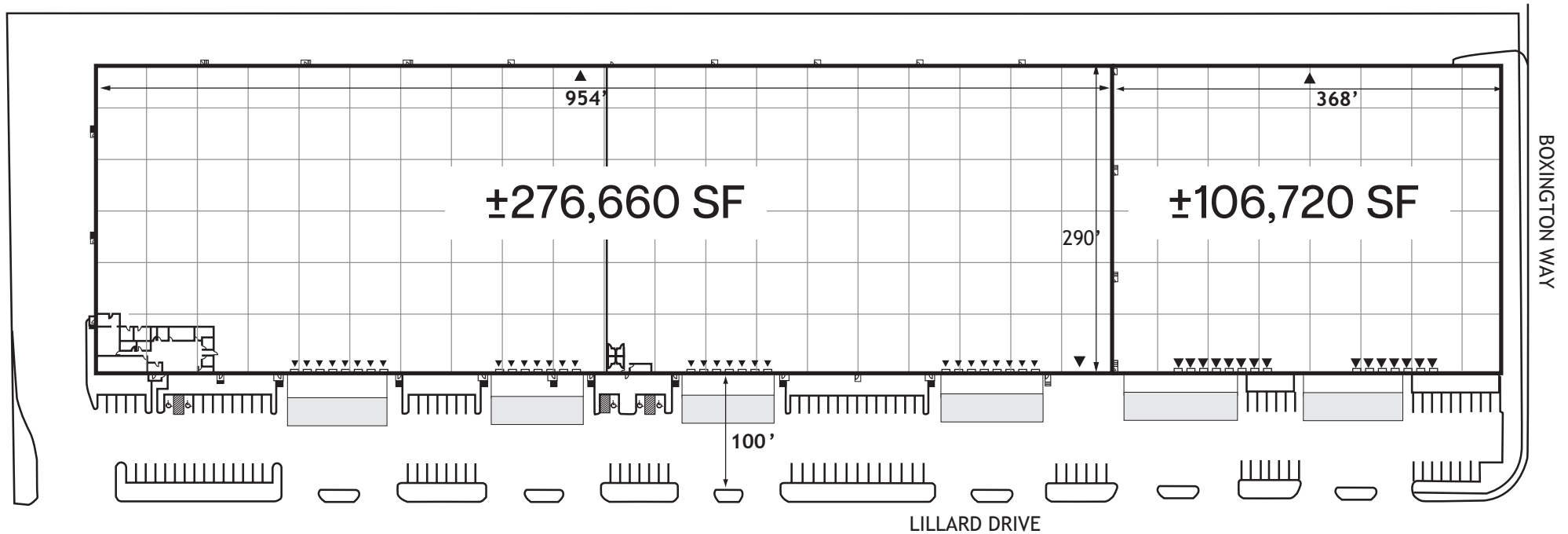
Clear Height:
24'



Power:
1000 Amps, 480V, 3 Phase



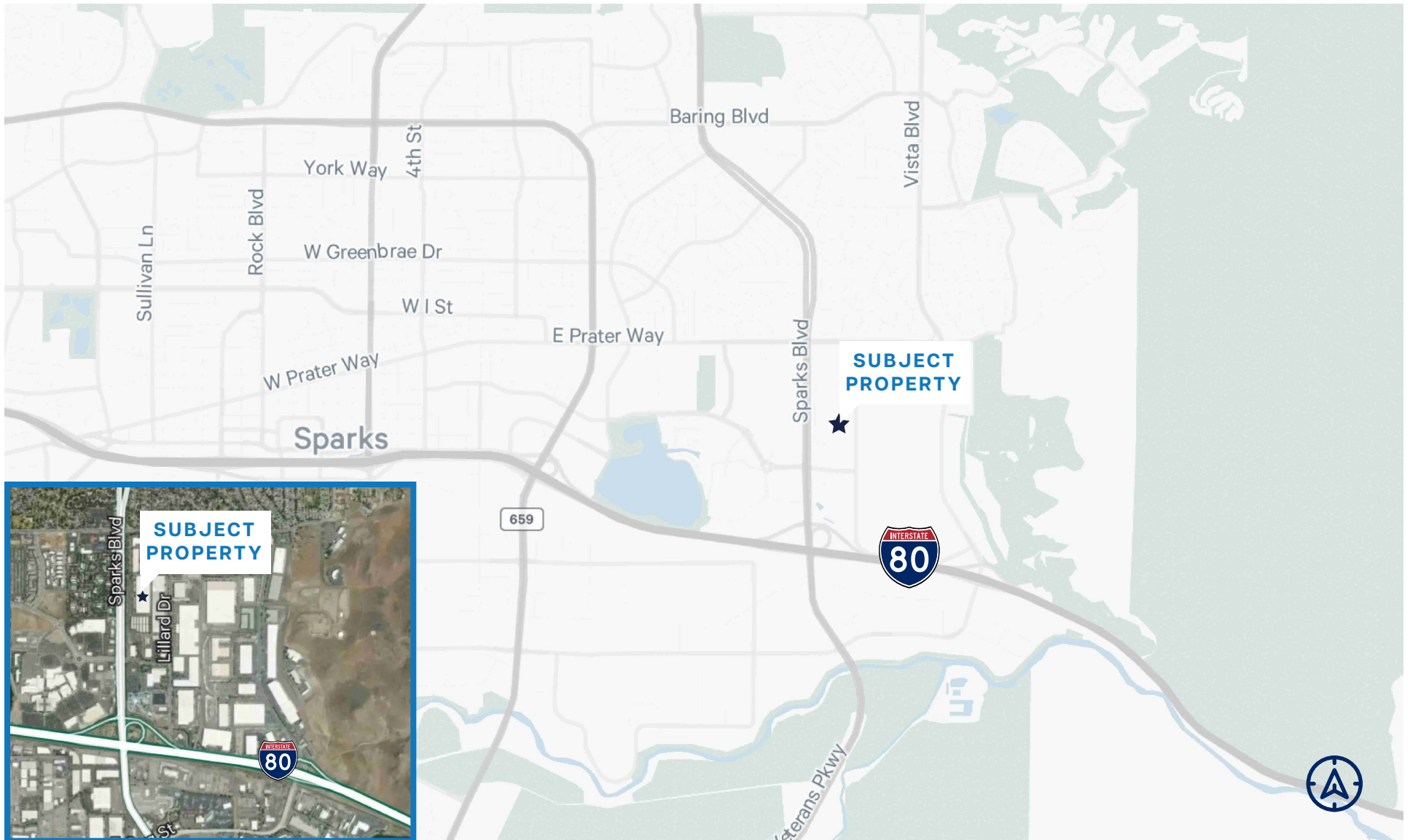
Sprinklers:
.45/2600



LOCATION

Immediate access to I-80!

475 Lillard Dr. consists of ±383,380 SF and is conveniently located less than one mile north of the I-80 / Sparks Boulevard interchange and is less than ten minutes from the Reno-Tahoe International Airport.





475

LILLARD DRIVE
SPARKS, NV 89434
INDUSTRIAL | FOR LEASE

GREG SHUTT, SIOR

Executive Vice President
+1 775 250 3069
Greg.Shutt@cbre.com
Lic. BS.0046346

ERIC BENNETT

Executive Vice President
+1 775 813 3794
Eric.Bennett@cbre.com
Lic. S.0046241

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE