

LILLARD

BUSINESS CENTER



360 LILLARD DRIVE
SPARKS, NV 89434


WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

LEASE RATE:	Negotiable	DOCK-HIGH DOORS:	9	COLUMN SPACING:	50'x50'
DATE AVAILABLE:	05/01/2026	DRIVE-IN DOOR:	1	POWER:	1,000A, 3-phase, 277/480V
ESTIMATED NNN:	\$0.11/PSF/Mo	CLEAR HEIGHT:	26'	LOADING:	Front loading
AVAILABLE:	±85,566 SF	TRUCK COURT:	115'-160'	ROOF:	Installed in 2023
OFFICE:	±5,134 SF	SPRINKLER RATING:	ESFR	ZONING:	Industrial (I)

LOCATION HIGHLIGHTS



**CENTRALLY LOCATED IN
SPARKS SUB-MARKET**



**ADJACENT TO I-80 FREEWAY
ENTRANCE AND CLOSE
TO PUBLIC TRANSIT**



**ADJACENT TO
DINING, SHOPPING, AND
SPARKS MARINA**



**LARGE LABOR FORCE IN
SURROUNDING AREAS**



SITE PLAN



AMENITIES



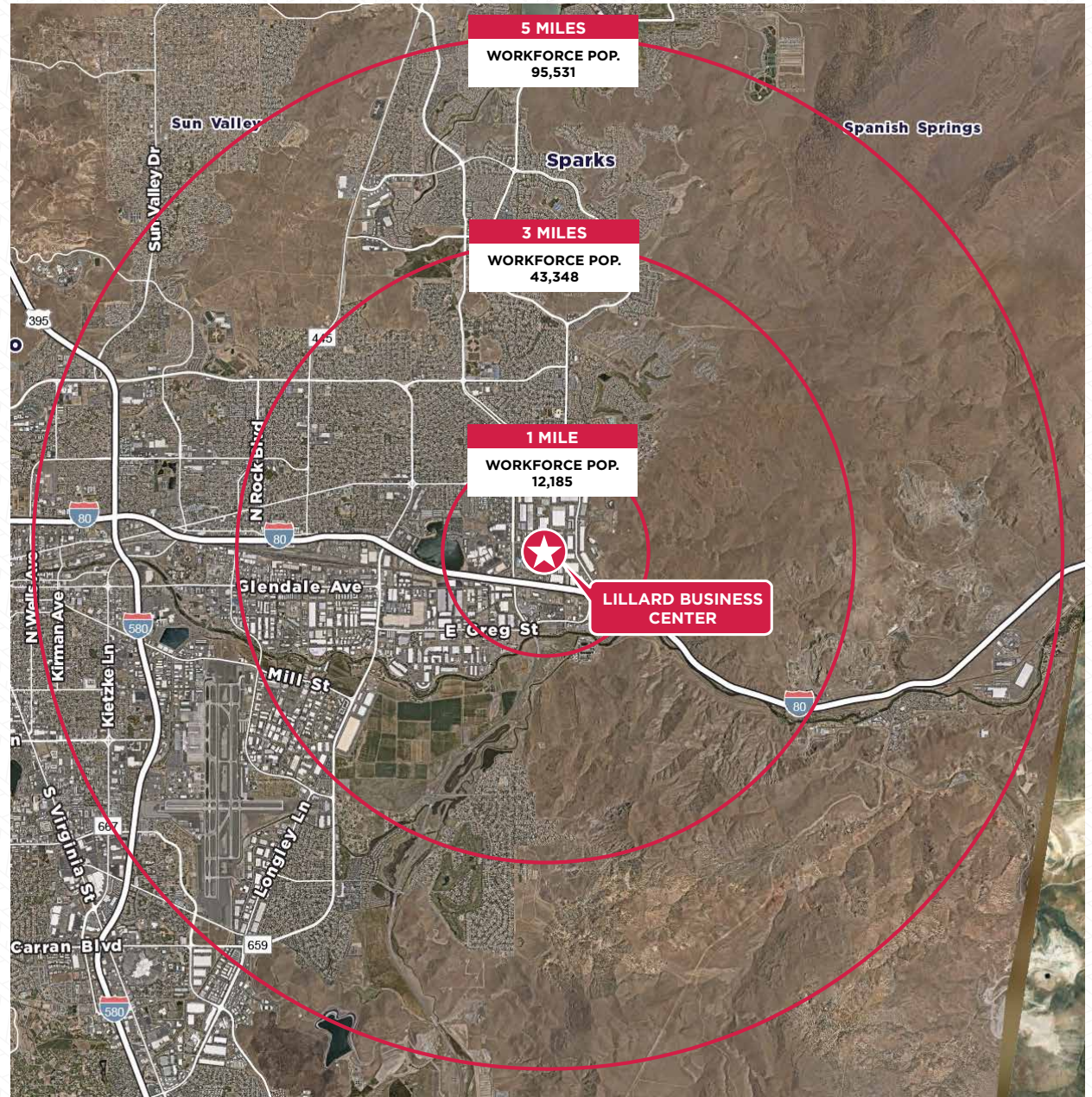
Lillard Business Center delivers an ideal mix of lifestyle amenities. Nearby dining, shopping and entertainment adds variety to the work week. The area also offers close access to Lake Tahoe and Pyramid Lake, offering year-round outdoor recreation.

DINING		RETAIL	HOTELS	ENTERTAINMENT
7-Spices Indian Restaurant	Jersey Mike's Subs	AT&T Store	Extended Stay America	Coconut Bowl
Beach Hut Deli	Jimmy John's	Chase Bank	Hampton Inn & Suites	Galaxy Theatres
Blaze Pizza	Olive Garden	Lowe's	Residence Inn by Marriott	Legends Bay Casino
BJ's Restaurant	Outback Steakhouse	Petco	Western Village Inn & Casino	Sparks Marina
Buffalo Wild Wings	Popeye's Louisiana Kitchen	T.J. Maxx		The Waterpark at Wild Island
Chick-fil-A	Taco Bell	Target		
Dave's Hot Chicken		The Outlets at Legends		
Dunkin' Donuts				
Everbowl				

LOCATION

LOCAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	5,393	56,306	147,292
PROJECTED POPULATION	5,788	57,288	151,220
2025 AVERAGE HOUSEHOLD INCOME	5,788	57,288	151,220
2025 MEDIAN AGE	38.6	38.4	37.4
2025 AVERAGE HOME VALUE	\$583,810	\$545,431	\$515,722



LOGISTICS HIGHLIGHTS

AIR TRANSPORT OPTIONS

RENO-TAHOE INT'L AIRPORT
6.7 MILES

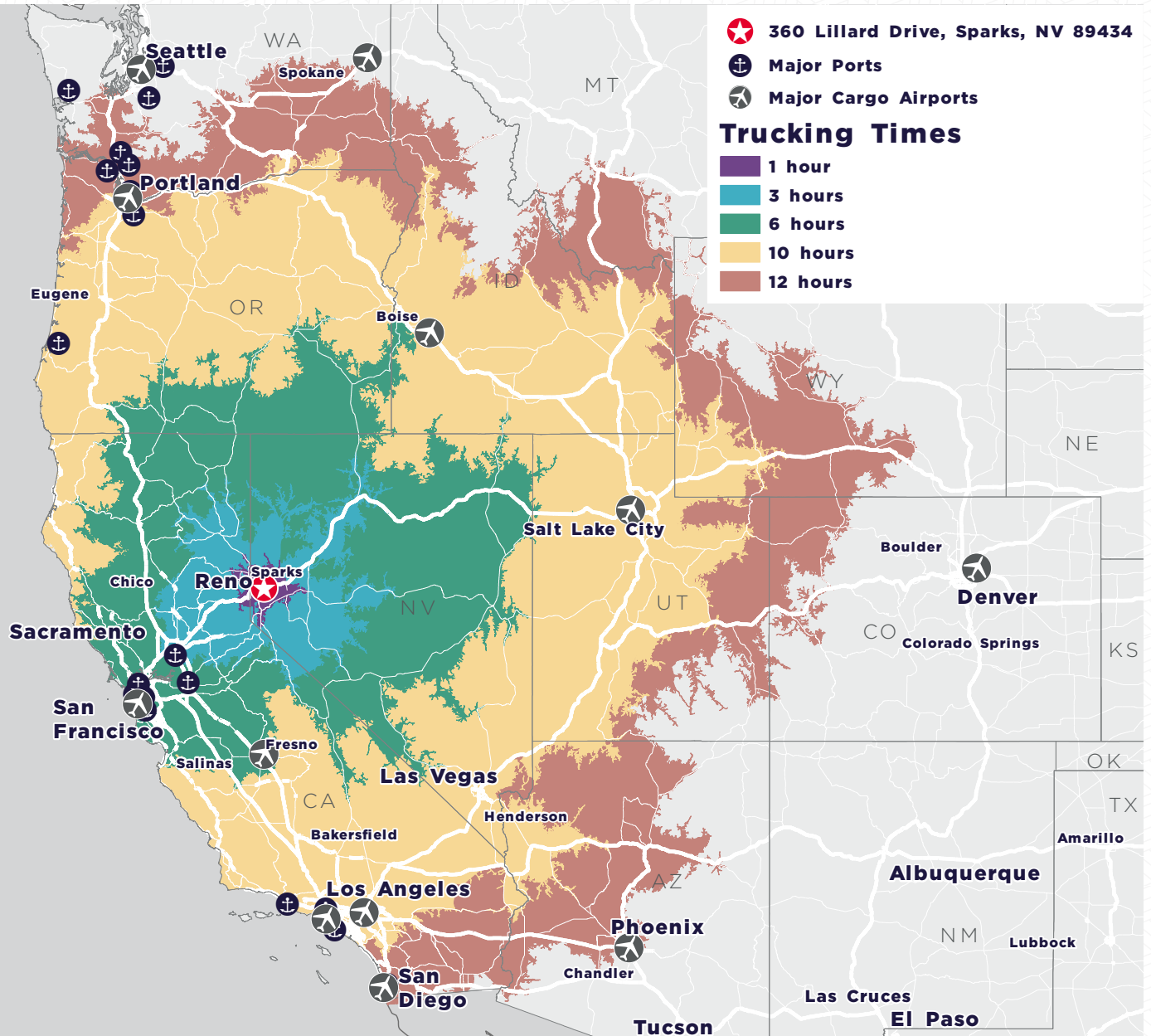
RENO-STEAD AIRPORT
14.7 MILES

UPS REGIONAL
1.3 MILES

FEDEX EXPRESS
4.5 MILES

FEDEX GROUND
4.4 MILES

FEDEX LTL
3.9 MILES



CORPORATE NEIGHBORS

Lillard Business Center is located in Sparks, Nevada, a growing submarket within Reno that currently leads the region in industrial absorption. Chosen by leading companies in logistics and distribution, Sparks offers companies a favorable business environment and significant strategic location advantages in Northern Nevada.

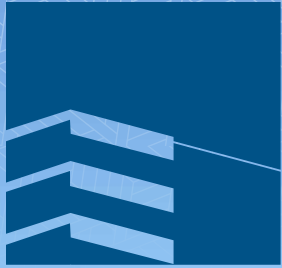
Why Businesses Choose Reno

Nevada businesses enjoy a low-regulation environment, a streamlined licensing and approval process, and a favorable tax environment for businesses and industry. Nevada also offers the workforce, education, and infrastructure to support economic development.

No Tax on:

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workman's compensation rates





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CONTACTS

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