

FOR LEASE



LEE & ASSOCIATES

- Flex - Industrial
- 1,028 to 5,267 SF units
- Industrial zoning
- Flexible layouts
- Roll up overhead doors
- 14' clear height
- Sparks location
- Office & warehouse
- Renovated in 2014



KLEPPE - GREG BUSINESS PARK

1220 EAST GREG STREET | SPARKS, NEVADA

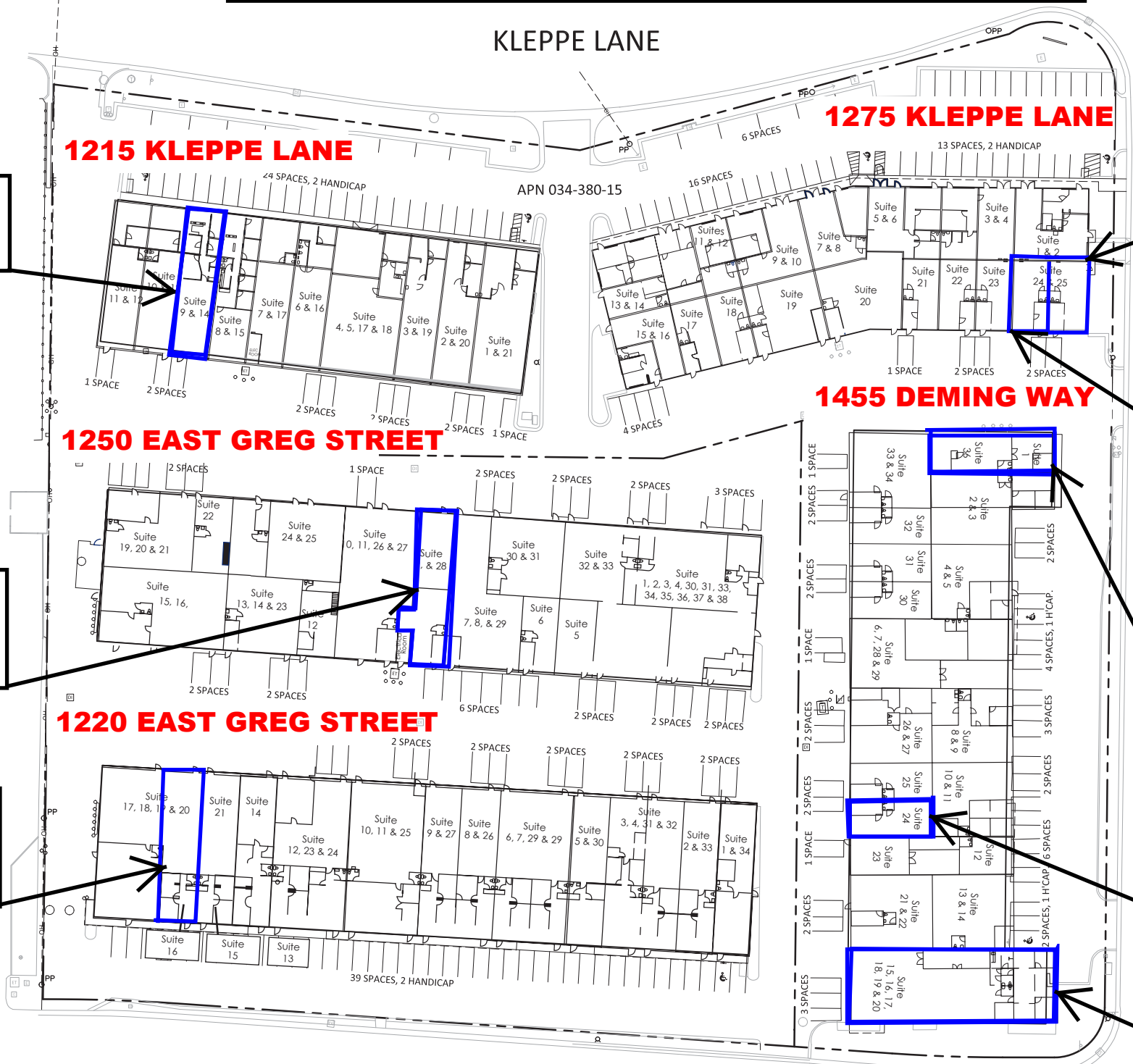


COMMERCIAL REAL ESTATE SERVICES

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KLEPPE - GREG BUSINESS PARK / SPARKS, NEVADA - AVAILABLE SPACES



NORTH

**Unit 9-14 =
1,881 SF
\$1.10 PSF**

**Unit 25
931 SF
\$1.15 NNN
PSF**

**Unit 24
936 SF
\$1.15 NNN
PSF**

**Unit 9-28 =
2,378 SF
\$1.10 NNN
PSF**

**Unit 1-36 =
1,558 SF
\$1.12 NNN
PSF**

**Unit 16-20 =
2,076 SF
\$1.10 NNN
PSF**

**Unit 24 =
1,026 SF
\$1.15 NNN
PSF**

**Unit 15-20 =
5,267 SF
\$1.05 NNN
PSF**

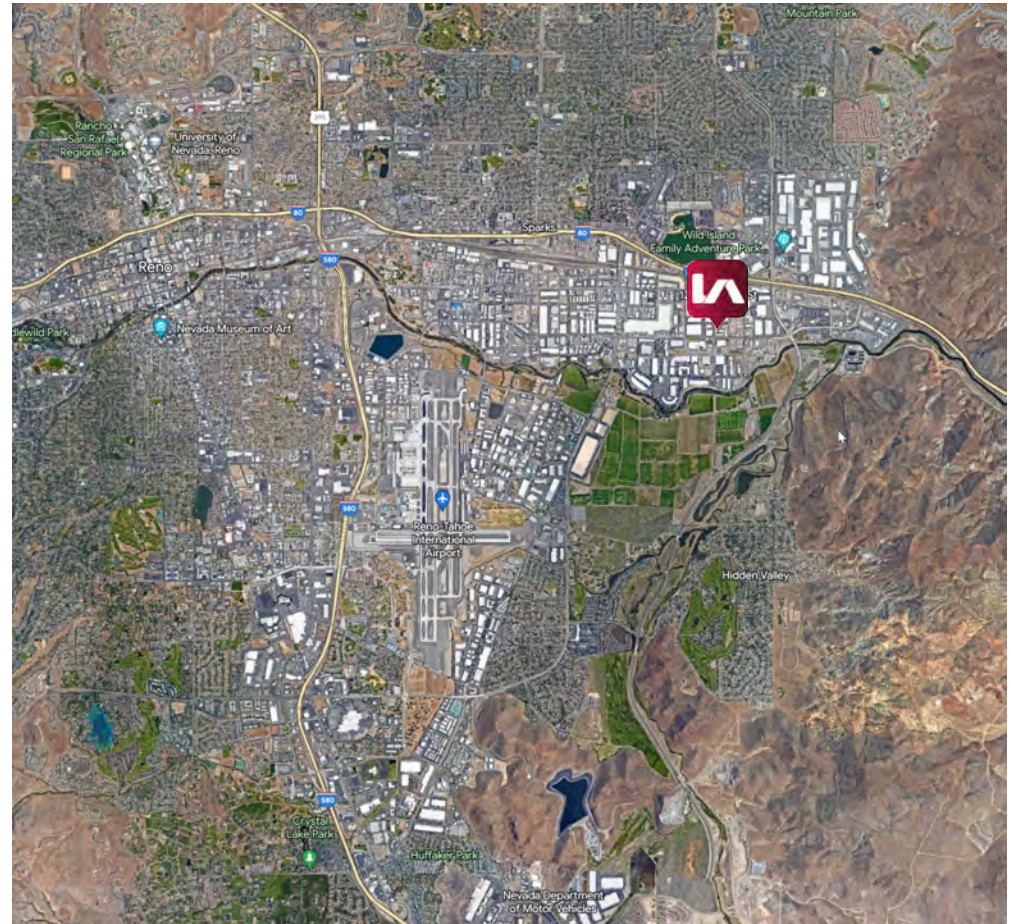
E. GREG ST.

PROPERTY HIGHLIGHTS



➤ Flex - Industrial Business Park

- Centrally located in Sparks, Nevada
- Great Access to I-80 & US 580 (395)
- 14' clear height
- Grade level roll up doors
- Industrial/Office Flex Units
- NNN costs est. @ \$0.23 /mo/sf
- Professional Property Management
- Renovated in 2014
- NV Tax Advantages



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SITE PLAN



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PROPERTY PHOTOS



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WHY RENO?



RENO, NEVADA - A GREAT PLACE TO DO BUSINESS

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. More Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location.

NEVADA TAX ADVANTAGES

- ❖ No corporate income tax
- ❖ No inventory tax
- ❖ No franchise tax
- ❖ No personal income tax
- ❖ No inheritance tax
- ❖ No estate tax
- ❖ No unitary tax
- ❖ No intangibles tax



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