

FOR LEASE

250 GREG STREET



Industrial
PRODUCT TYPE



±37,007
AVAILABLE SIZE (SF)



Sparks
LOCATION

HEAVY POWER
2,000 AMP | 480 V



NAI Alliance



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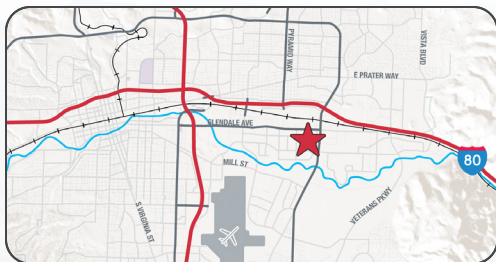
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Property Highlights

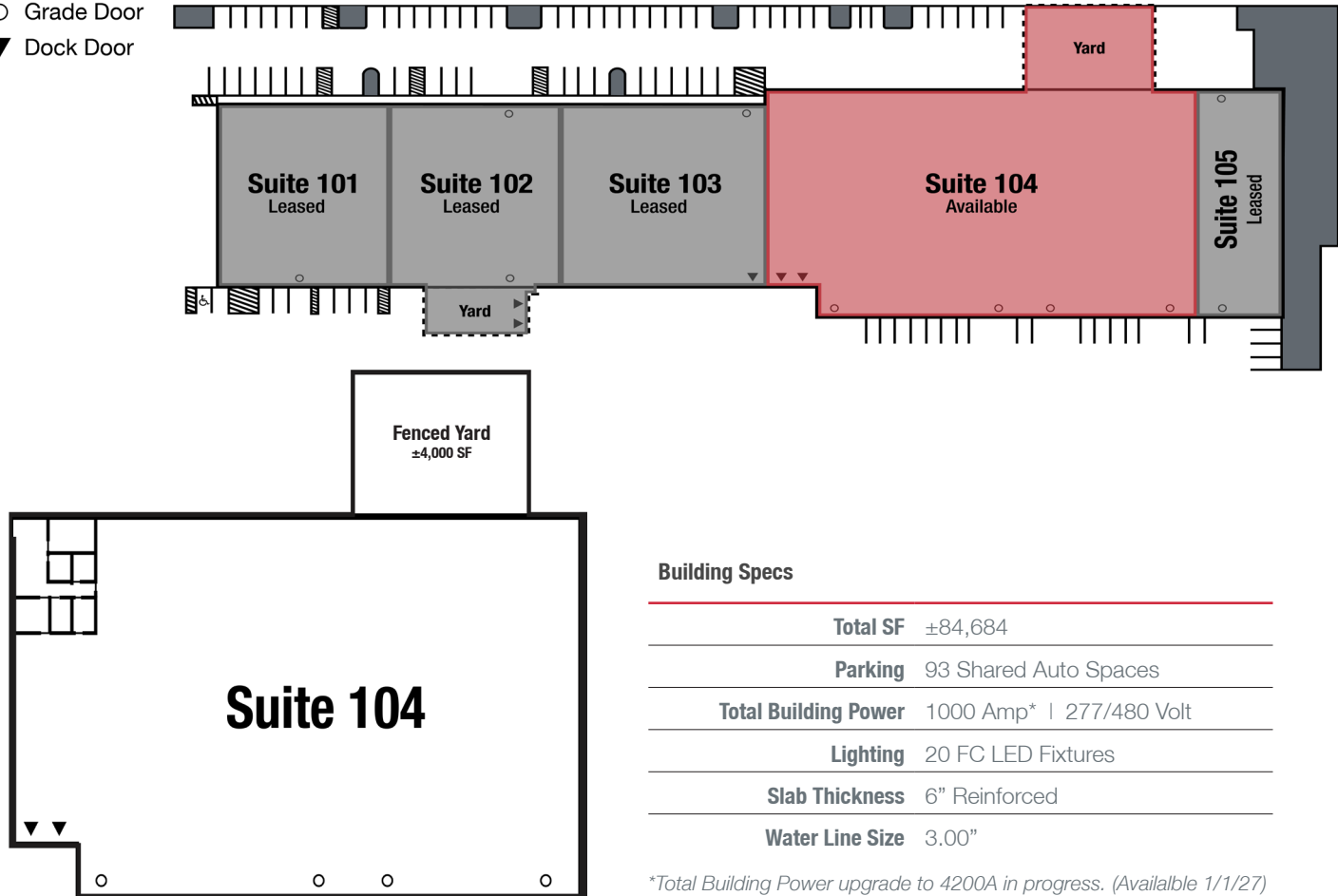
This newly renovated industrial building is well-located on Greg Street in Sparks—one of the region's most established industrial corridors. The property offers excellent connectivity to I-80, I-580, and the greater Reno-Sparks area, providing efficient access to transportation, labor, and services. Its proximity to the Truckee River and just minutes from downtown Sparks and Reno enhances its appeal for both logistics and light manufacturing users. Recent renovations make it a modern, functional space ideal for a variety of industrial operations.

Property Details

Address	250 Greg Street, Suite 104 Sparks, NV 89431
Available SF	±37,007
Lease Rate	Contact Broker
OPEX	\$0.21 PSFM
Yard Space	±4,000 SF (Included)
Office Size	±1,672 SF
Dock Doors	2
Drive-In Doors	4
Power	2,000 A I 480 V I 3 P (Available 1/1/27)
Column	50.0' D x 50.0' W
Clear Height	20'
Fire Suppression	ESFR Sprinklers
Parking	40 Auto Spaces
Year Built/Renovated	1980/2025
Zoning	I - Industrial



○ Grade Door
▼ Dock Door



Building Specs

Total SF	±84,684
Parking	93 Shared Auto Spaces
Total Building Power	1000 Amp* 277/480 Volt
Lighting	20 FC LED Fixtures
Slab Thickness	6" Reinforced
Water Line Size	3.00"

*Total Building Power upgrade to 4200A in progress. (Available 1/1/27)



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AVAILABLE SIZE (SF)



Contact Broker

RATE



Now

AVAILABLE



Exterior Photos

NAIAlliance





DOWNTOWN RENO →

SUBJECT



DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1.5 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	3.5 MI 11 MIN DRIVE
OAKLAND CA	217 MI 3.5 HR DRIVE
SALT LAKE CITY	515 MI 7 HR DRIVE
LOS ANGELES	471 MI 7.5 HR DRIVE

80

5-MILE KEY FACTS



220,201
POPULATION



5.7%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$69,918

MEDIAN
HOUSEHOLD
INCOME



\$38,596

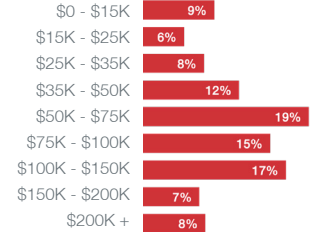
PER CAPITA
INCOME



\$91,339

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,768
BUSINESSES



171,099
EMPLOYEES

5- MILE EDUCATION FACTS



NO HIGH
SCHOOL
DIPLOMA



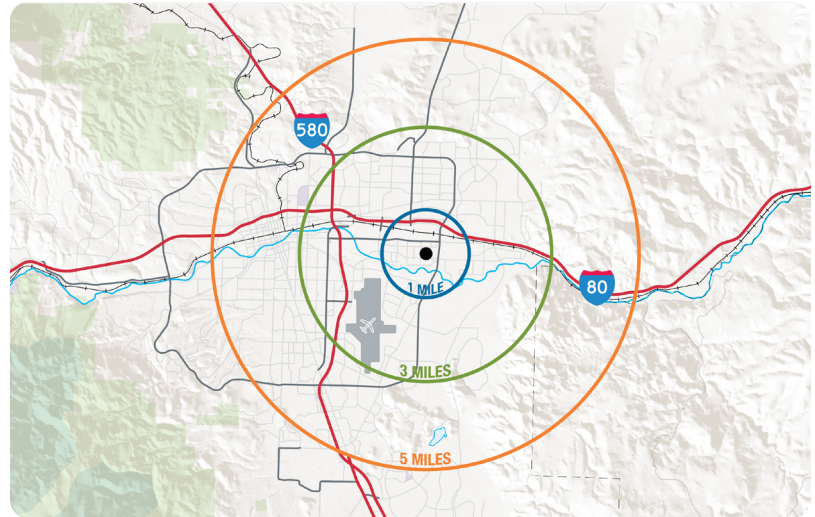
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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