



Southern Carlson



Sparks, NV 89431

# 1470 Kleppe Lane For Lease

For more leasing information, contact:

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NEGT

Lease Rate

±21,940

Square Feet Available

\$0.15

Est. Opex SF/Month

±1,208

Square Feet Office

24'

Clear Height

11

Dock Doors

1

Drive-in Door

# Property Highlights

- Lease rate negotiable
- Estimated NNN \$0.15/SF
- ±21,940 SF available
- ±1,208 SF office
- 11 dock-high doors
- 1 drive-in door
- 20' x 50' column spacing
- 24' clear height
- .38/3,900 sprinkler rating
- 400 amps | 277/480 volt | 3-phase power
- 9,000 SF fenced storage yard
- Built in 1976
- Zoned Industrial (I)

