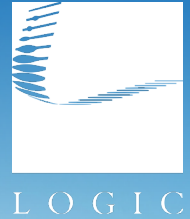


For Lease

Linda Way & Coney Island Dr.



1655 Linda Way, Sparks, NV 89431



Negotiable*
Lease Rate



± 9,240 SF
Total Square Footage



Industrial (I)
Zoning

**NNN Lease Rate Excludes: NNN expenses - estimated at \$0.12 PSF/Mo., utilities, telecommunications, maintenance and repair of premises. To be further detailed in Lease.*

Property Highlights

- **Clear Height:** 18'
- **Dock Doors:** One (1)
- **Grade Doors:** One (1) 12'x14'
- **Office Space:** ± 1,800 SF
- **Column Spacing:** 20'x40' & 20'x20'
- **Power:** 200 Amps, 280V, 3-phase*
- **Warehouse heating:** Two (2) gas heaters
- **Car Parking Spaces:** Unreserved Parking
- **Trailer Parking Spaces:** One (1)
- **Ideal Users:** Distribution, storage, industrial, heavy industrial, equipment repair, and contractors
- **Available Now**

**Power specifications are based on existing electrical infrastructure and/or labeled equipment and have not been independently verified. Actual available utility capacity and service levels subject to Tenant/Buyer verification.*

Brokerage Team

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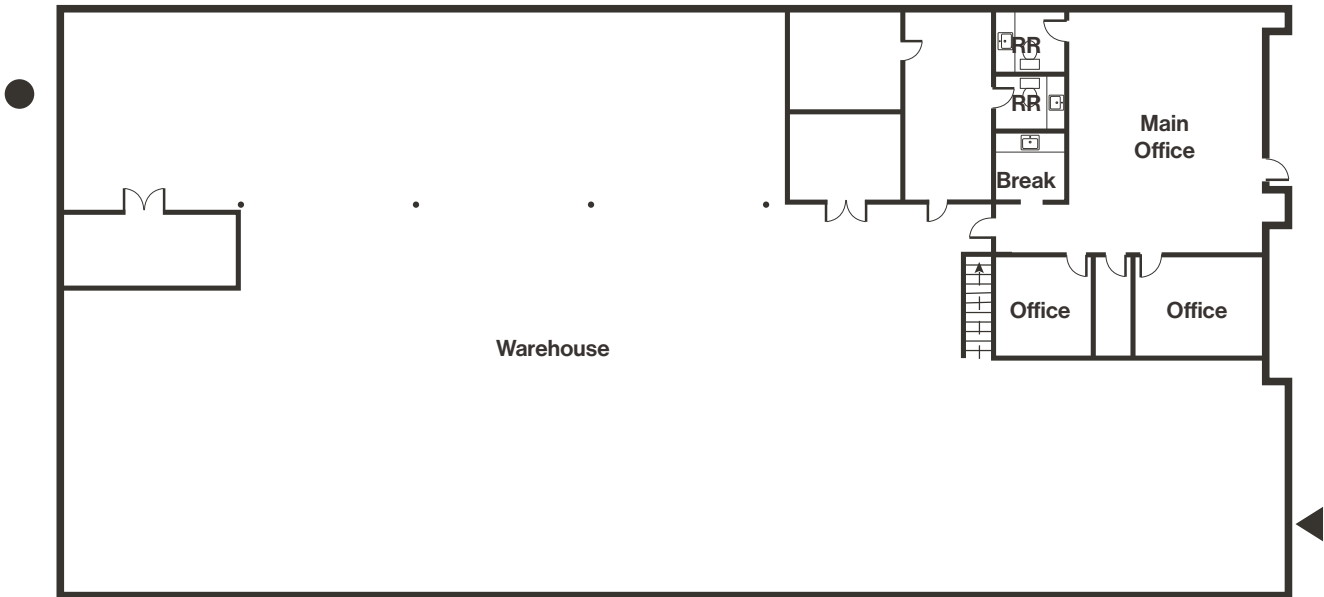
775.800.4100 | LogicCRE.com | 241 Ridge Street, Suite 100, Reno, NV 89501

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Floor Plan

● Grade Level Door ▲ Dock Door



Property Photos



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