



Reno Tahoe
Glass

Summit Food
Service

2



1484 Kleppe Lane, Sparks, NV 89431



South Sparks Business Park For Lease

For more leasing information, contact:

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NEGT

Lease Rate

±8K

Square Feet
Available

\$0.17

Est. NNN's
MO/PSF

±1,743

Square Feet Office

1

Drive-In
Doors

2

Dock High
Doors

Property Highlights

- Lease Rate Negotiable
- Estimated Opex \$0.17/SF/mo
- ±8,000 SF available
- ±1,743 SF office space
- 2 rear loading dock-high doors with 2 levelers
- 1 drive-in door
- 24' clear height
- .237/2,151 sprinkler rating (TBV)
- 20'X 50' column spacing
- Power 200A, 480V, 3-phase power (TBV)
- Zoned Industrial (I)
- Central industrial location
- Close proximity to I-80 and HWY 395/I-580
- Proximity to FedEx and UPS shipping hubs
- Access to large labor pools and services for employees

