

FOR LEASE

120-250 GREG STREET



Industrial
PRODUCT TYPE



±13K - 37K
AVAILABLE SIZE (SF)



Sparks
LOCATION



NAI Alliance



Brian Armon SIOR, CCIM
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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	120 Greg Street Sparks, NV 89431	250 Greg Street Sparks, NV 89431
Total SF	±93,900	±84,684
Available SF	±19,566 - 29,359	±13,893 - 37,007
Lease Rate	Contact Broker	Contact Broker
Lease Type	NNN	NNN
OPEX	\$0.19 PSFM	\$0.21 PSFM
Private Office	Yes	Yes
Parking	86 Auto Spaces	93 Auto Spaces
APN	034-353-07	034-353-26
Year Built	1995	1980
Year Renovated	2025	2025
Zoning	I - Industrial	I - Industrial

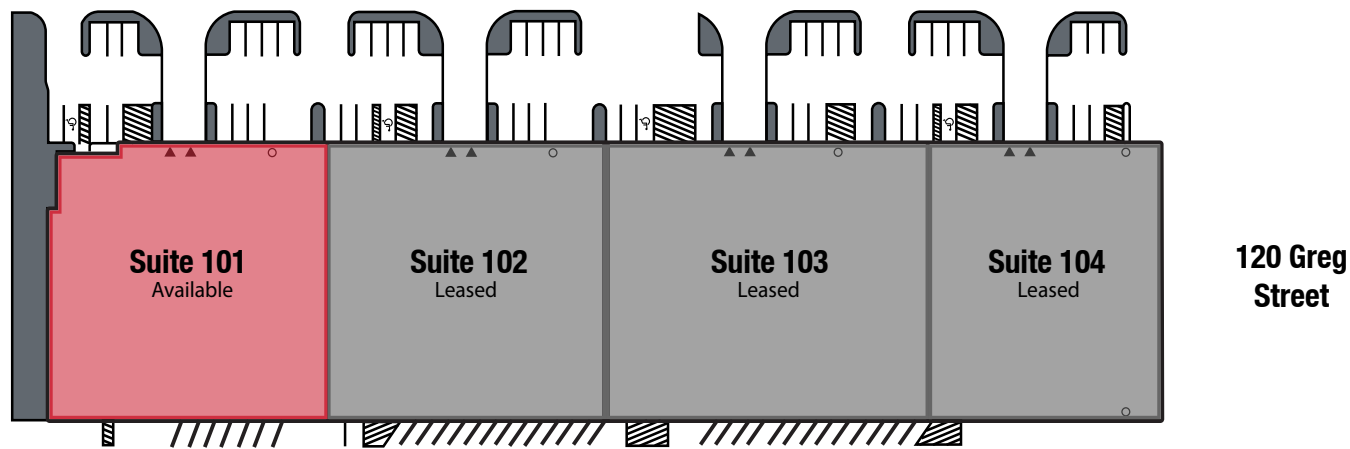
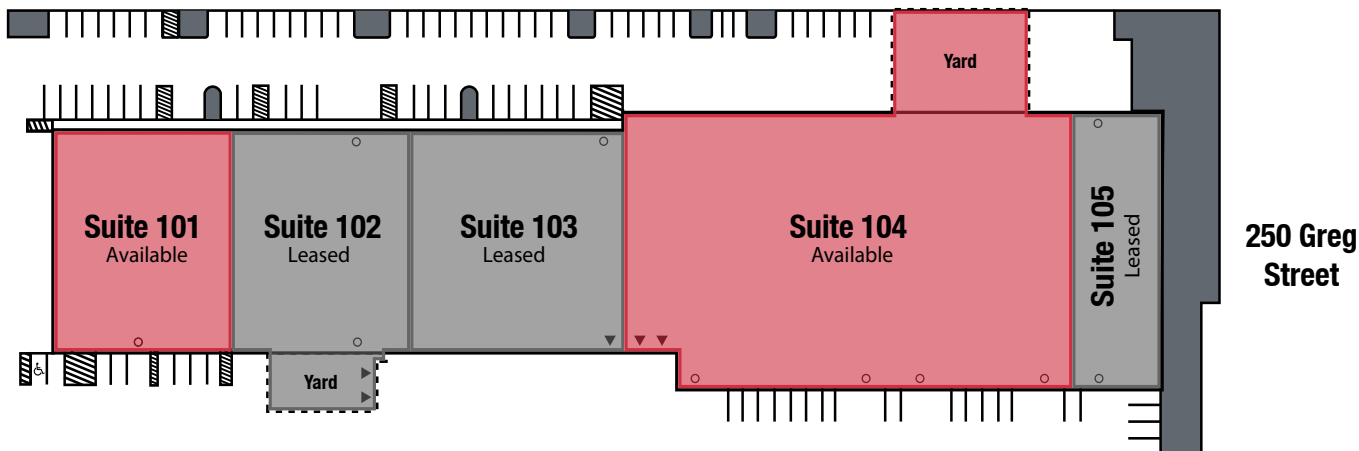


○ Grade Door

▼ Dock Door

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Site Plan

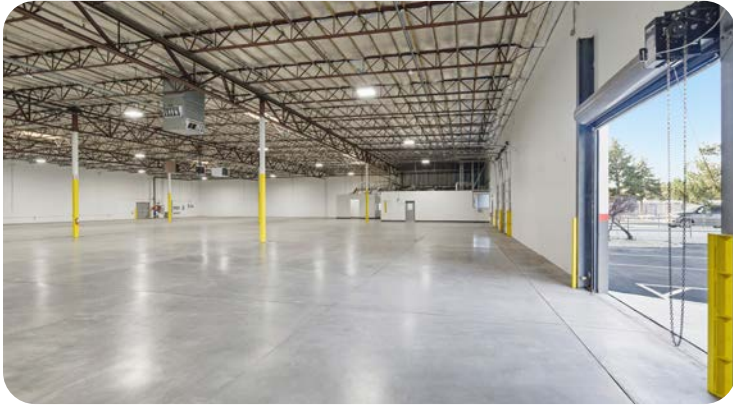

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Now
AVAILABLE

120 Greg St. - Suite 101



250 Greg St. - Suites 101 & 104



FOR LEASE || **120-250** GREG STREET



250 Greg St. Exterior



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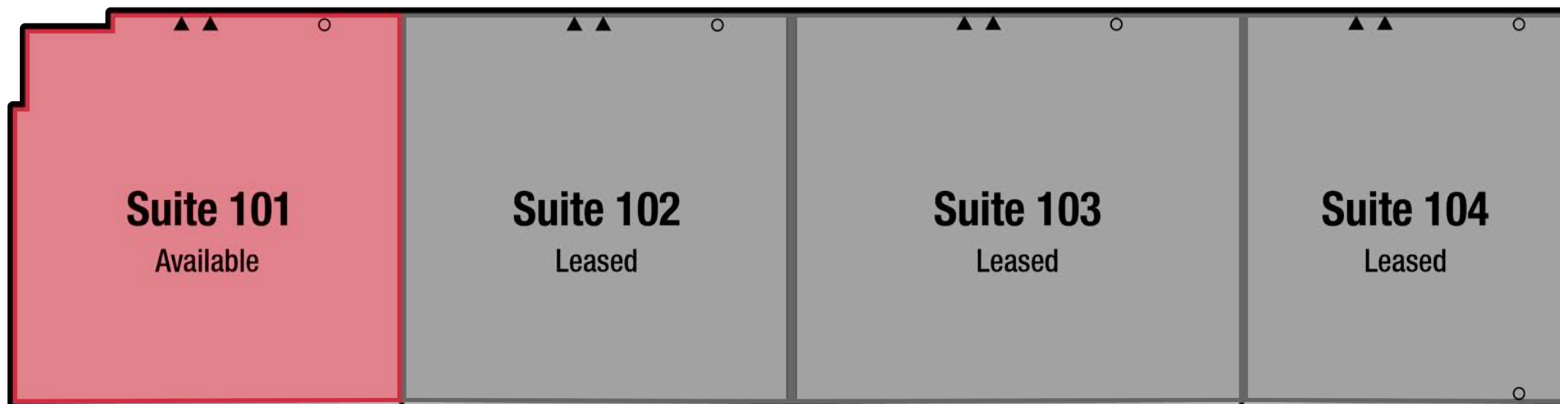


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AVAILABLE

○ Grade Door

▼ Dock Door



Building Specs

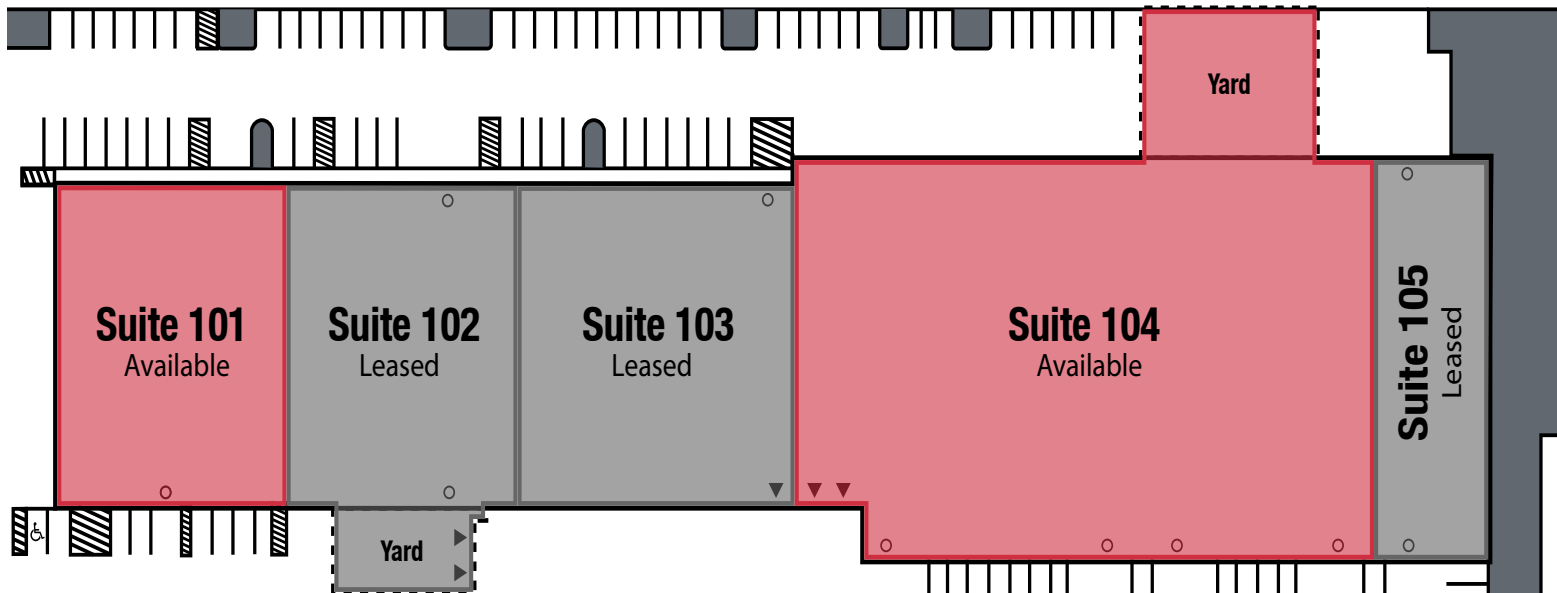
Address	Total SF	Parking	Clear Height	Total Building Power	Lighting	Slab Thickness	Water Line Size
120 Greg Street Sparks, NV 89431	±93,900	86 Shared Auto Spaces	19'	1600 Amp 277/480 Volt	20 FC LED Fixtures	6" Reinforced	1.25" - 1.50"

120 Greg St. - Specs

○ Grade Door

▼ Dock Door

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Building Specs

Address	Total SF	Parking	Clear Height	Total Building Power	Lighting	Slab Thickness	Water Line Size
250 Greg Street Sparks, NV 89431	±84,684	93 Shared Auto Spaces	20'	1000 Amp* 277/480 Volt	20 FC LED Fixtures	6" Reinforced	3.00"

**Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.*

250 Greg St. - Specs


Industrial
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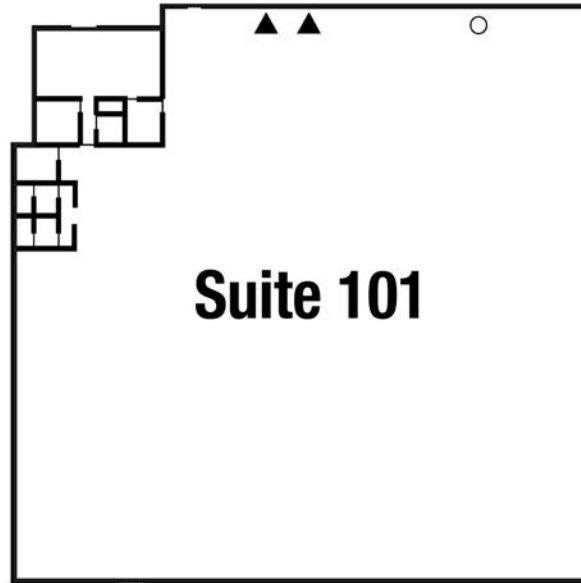

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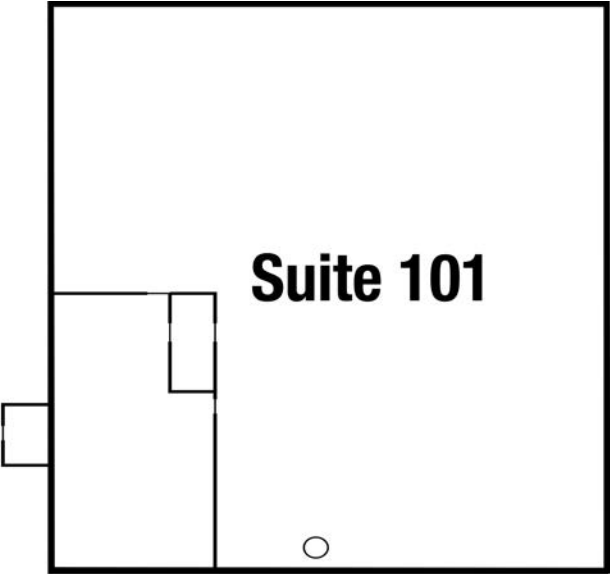


120 Greg St. Suite 101 Specs

Suite	Availability	Size (SF)	Office (SF)	Dock Positions	Grade Doors	Power	Column Spacing	Fire Suppression
101	Available	±23,587	±1,870	2	1	400 Amp	37.5' D x 52.0' W	.33 GPM/3,000

120 Greg St. - Suite 101

- Grade Door
- ▼ Dock Door



250 Greg St. Suite 101 Specs

Suite	Availability	Size (SF)	Office (SF)	Dock Positions	Grade Doors	Power	Column Spacing	Fire Suppression
101	Available	±13,893	±3,490	0	1	200 Amp*	40.0' D x 40.0' W	.40 GPM/2,000

*Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.



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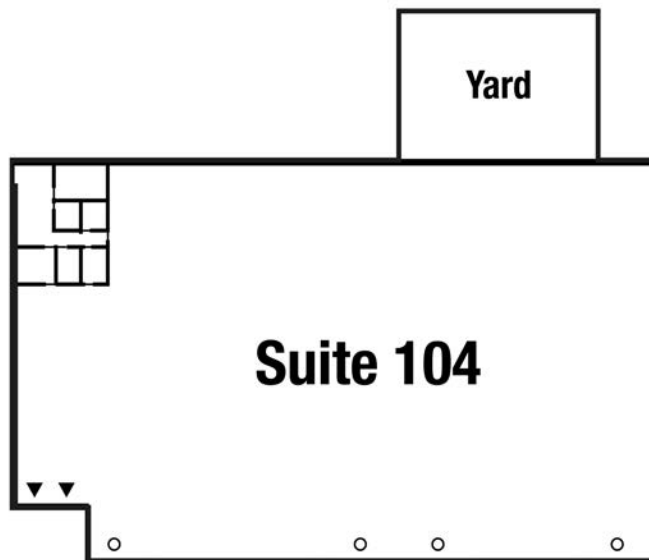


Now

AVAILABLE

○ Grade Door

▼ Dock Door



250 Greg St. Suite 104 Specs

Suite	Availability	Size (SF)	Office (SF)	Dock Positions	Grade Doors	Power	Column Spacing	Fire Suppression
104	Available	±37,007	±1,672	2	4	200 Amp*	50.0' D x 50.0' W	ESFR

*Total Building Power upgrade to 4200A in progress. Flexible power per suite up to 1200A.

250 Greg St. - Suite 104



DOWNTOWN RENO →



SUBJECT

S MCCARRAN BLVD

80

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

Nearby Businesses


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5-MILE KEY FACTS



220,201
POPULATION



5.7%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$69,918

MEDIAN
HOUSEHOLD
INCOME



\$38,596

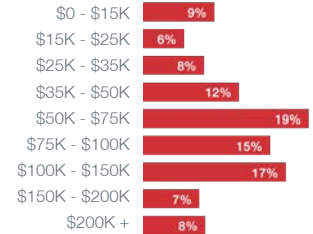
PER CAPITA
INCOME



\$91,339

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,768
BUSINESSES



171,099
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



27%

HIGH
SCHOOL
GRADUATE



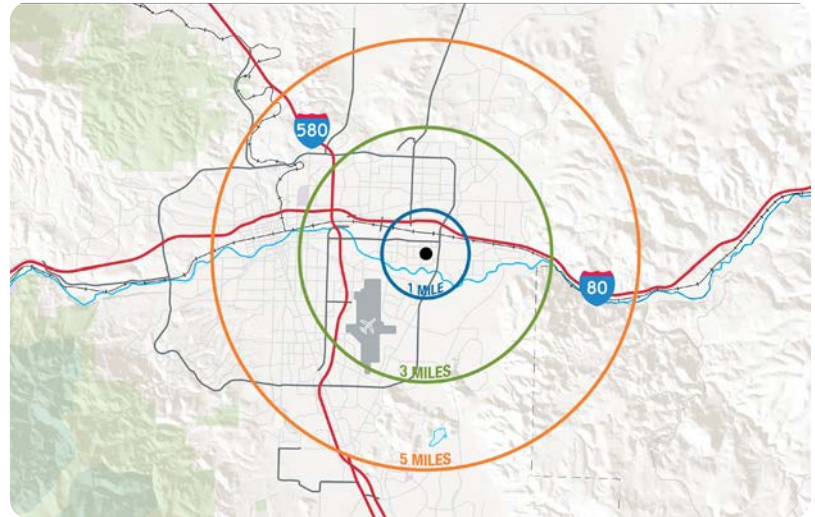
30%

SOME
COLLEGE



28%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

Meet the Team



Brian Armon SIOR, CCIM

Sr. Vice President & Principal | License N°: BS.23801
(775) 772 0957 | barmon@naialliance.com

Brian Armon, Senior Vice President and Principal at NAI Alliance, leads the industrial team, representing investors and occupiers through all phases of industrial real estate—acquisition, leasing, and disposition. With over 25 years of experience, Brian holds CCIM and SIOR designations and has led many of Northern Nevada's major transactions, including the \$156M IGT Campus sale and large leases for Panasonic, Webstaurant, and S&S Activewear. Formerly Managing Partner at Cushman & Wakefield Reno and founder of Trinity Commercial, he combines deep market knowledge with strategic insight to help clients capitalize on real estate opportunities. A Reno native, he holds a B.S. in Business Management from the University of Nevada, Reno.



Tony Machabee SIOR, CCIM

Vice President | License N°: S.188595
(775) 848 1594 | tmachabee@naialliance.com

Tony Machabee, Senior Director at NAI Alliance, specializes in industrial and self-storage properties throughout the Reno/Tahoe region, representing clients in acquisitions, leasing, and sales. A CCIM and SIOR designee, he brings a strong background in investment analysis and transaction management. Tony joined NAI Alliance in 2021 after serving at Cushman & Wakefield. Prior to his real estate career, he spent over 30 years in the U.S. Air Force, retiring as a Colonel and Senior Director for FEMA Region 9. A Reno native, Tony holds a B.S. in Aerospace Engineering from Embry-Riddle and leverages his leadership, discipline, and market expertise to deliver value to his clients.



Derek Carroll SIOR, CCIM

Vice President | License N°: BS.0145531
(775) 225 4105 | dcarroll@naialliance.com

Derek Carroll, Director at NAI Alliance, specializes in industrial leasing and sales. A SIOR and CCIM designee, he is known for his deep market insight and use of advanced analytical tools. Derek began his real estate career at Tolles Development Company in 2017 and previously worked in civil construction, where he gained valuable experience estimating government projects. He also holds a (C-3) Carpentry License, allowing him to better support clients with tenant improvements. A graduate of the University of Nevada, Reno, with a B.S. in Business Finance, Derek enjoys woodworking, attending music festivals, and spending time with his wife and their dog, Rufus.



Mason La Fond CCIM

Associate | License N°: S.202632
(775) 336 4628 | mlafond@naialliance.com

Mason La Fond joined NAI Alliance in 2024 as an Associate on the industrial team, specializing in tenant and landlord representation. With a background in economics and business finance from Sacramento State, he delivers strategic, data-driven real estate solutions. Mason previously worked at Jackson Properties, gaining hands-on experience in leasing and asset management. He began his real estate career at ERA Carlile while attending college and playing on a national championship rugby team. A CCIM candidate, Mason is actively pursuing the designation to further enhance his expertise in the field.

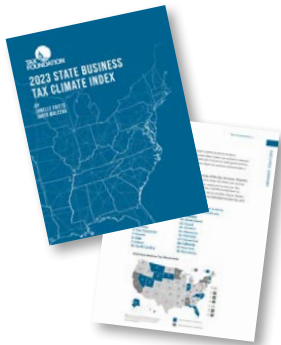

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

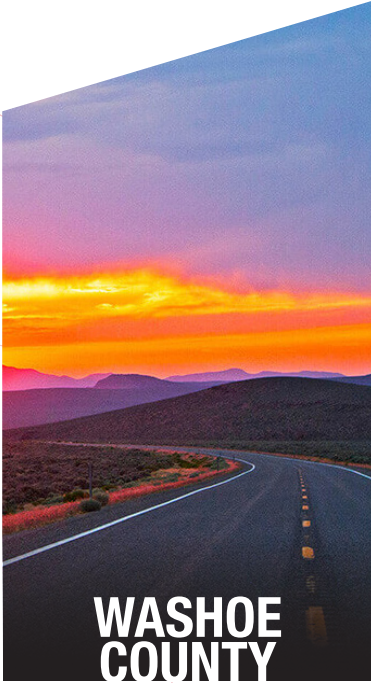
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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