

SUBLEASE

1257 GATOR WAY



Industrial
PRODUCT TYPE



±1,200 SF
AVAILABLE SF



Contact Broker
RATE



Sparks
LOCATION



Amanda Lavi, CCIM

Director

(775) 336 4626

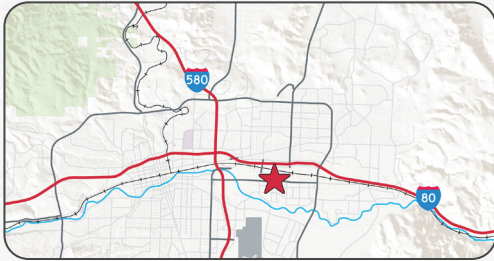
alavi@naialliance.com

NRED NO: S.180915

NAI Alliance

SUBLEASE

1257 GATOR WAY



Property Highlights

This well located Flex space for lease off Gator Way near S Rock Blvd / Glendale Ave. The suite offers upgraded office space, a restroom, and a heater in the warehouse. Building in the middle of the sparks industrial market with quick and easy access to I-80 & only minutes to Reno / Tahoe International Airport.

Property Details

Address	1257 Gator Way, Sparks, NV 89431
Available SF	±1,200 SF
Lease Rate	Contact Broker
Lease Type	NNN
OPEX	\$239/MO
Lease Expiration	11/30/2025
Drive In Bay	1
Parking	Unreserved
APN	032-302-20
Year Built	1987
Zoning	I - Industrial



Aerial Map + Property Highlights



±1,200

AVAILABLE SF



NNN

LEASE TYPE



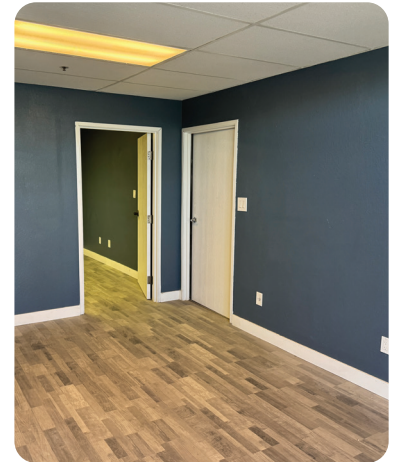
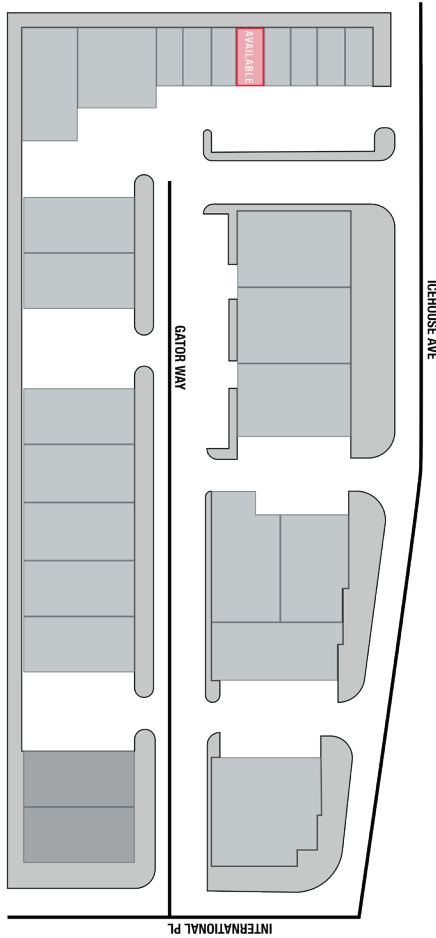
Contact Broker

RATE



11/30/2025

LEASE EXPIRES



Unit Photos + Site Plan



±1,200

AVAILABLE SF



NNN

LEASE TYPE



Contact Broker

RATE



11/30/2025

LEASE EXPIRES

5-MILE KEY FACTS



242,647

POPULATION



5.5%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)

37

MEDIAN
AGE

5-MILE INCOME FACTS



\$66,060

MEDIAN
HOUSEHOLD
INCOME



\$37,158

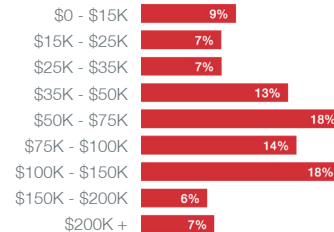
PER CAPITA
INCOME



\$99,154

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,199

BUSINESSES



181,818

EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



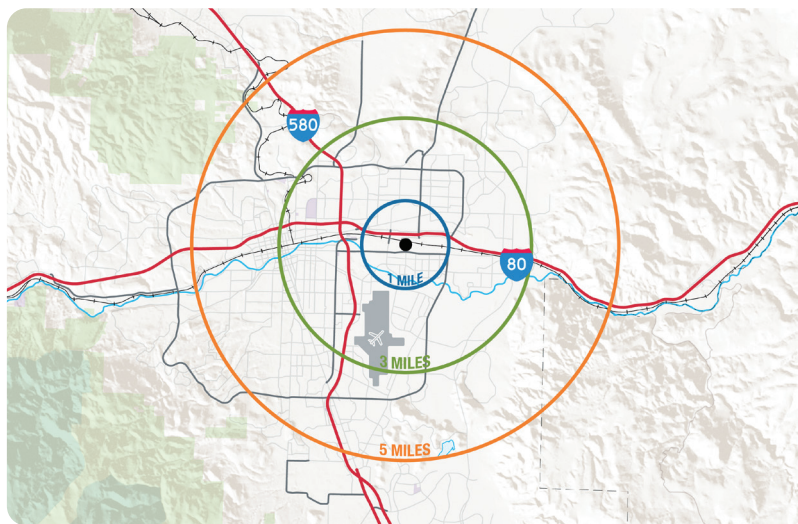
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

SUBLEASE

1257 GATOR
WAY

80

SUBJECT

S MCCARRAN BLVD

Area Map



±1,200

AVAILABLE SF



NNN

LEASE TYPE



Contact Broker

RATE



11/30/2025

LEASE EXPIRES









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



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

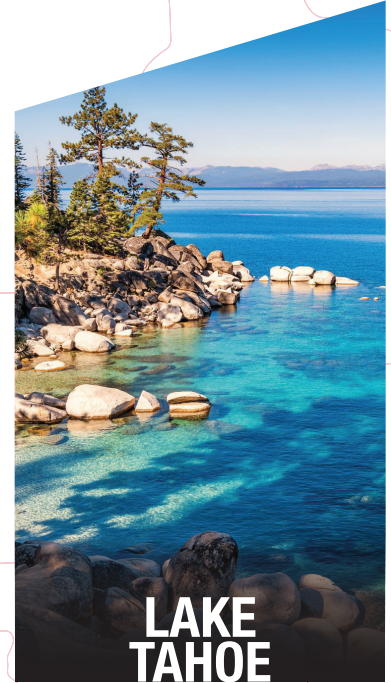
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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.

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