



# FOR SUBLEASE



**INDUSTRIAL SPACE FOR SUBLEASE  
11,519 SQUARE FEET**

**1273 SPICE ISLAND DRIVE  
SPARKS, NEVADA 89431**

**Beki Dobson, SIOR**  
Vice President, Industrial Specialist  
Nevada License: S.185293

Direct: (775) 830-4428  
Office: (775) 828-4665  
Email: [beki@mipnv.com](mailto:beki@mipnv.com)

Miller Industrial Properties  
140 W Huffaker Lane, Suite 505  
Reno, Nevada 89511  
License: B.0023542.LLC

# PREMISE SPECIFICATIONS

1273 SPICE ISLAND DRIVE, SPARKS, NEVADA

11,519 square feet

950 square feet office

4 dock high doors

.33/3000 fire suppression system

Zoned Industrial (I)

Rear loading

22' clear height

39' x 49' column spacing

Dimensions: 100' x 115'

Truckee Meadows Water Authority (TMWA) water service

Sublease through July 31, 2027

200A / 480V 3-phase power (to be verified)

Asking Rate: \$1.51 PSF/mo. NNN

Estimated OPEX: \$0.206 PSF/month

Located in a professionally managed portfolio

Masonry construction

Built: 1989

City sewer

Washoe County APN: 034-152-19

NV Energy electric + gas service





**MILLER**  
INDUSTRIAL PROPERTIES

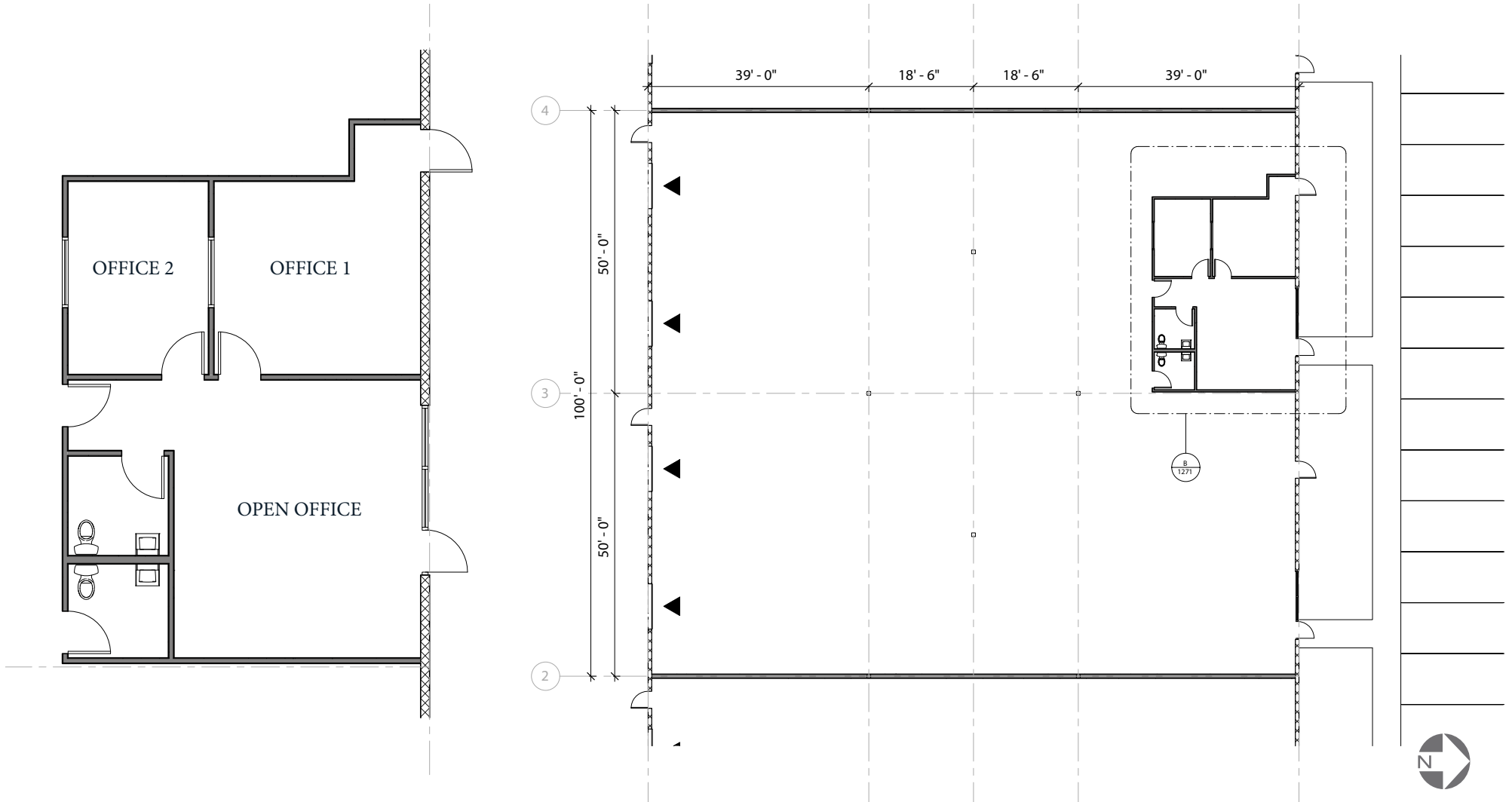
# AERIAL VIEW

1273 SPICE ISLAND DRIVE, SPARKS, NEVADA



# FLOOR PLAN

1273 SPICE ISLAND DRIVE, SPARKS, NEVADA



# MARKET OVERVIEW

---

Northern Nevada is ranked the #1 MSA for job growth (EDAWN.org and Milken Report 2020) and is ranked among the top U.S. cities for young professionals. Bay Area companies continue to move to Reno and the surrounding areas to lower their business operating costs and to provide their employees with a lower cost of living.

Widely known companies such as Tesla, Microsoft, Amazon, Apple, Polaris, Urban Outfitters, Switch, Google, Patagonia, Thrive Market and Panasonic call northern Nevada home for some of their largest and most important business functions.



amazon.com

URBAN  
OUTFITTERS

POLARIS

# MARKET AERIAL

NORTHERN NEVADA INDUSTRIAL MARKET



# WHY NORTHERN NEVADA?

## BUSINESS ADVANTAGE

### Logistics Hub - Transportation & Market Access

With borders on five states, Nevada provides efficient transportation to the eleven western states. Northern Nevada is a hub of an extensive transportation network on two major highway corridors: Interstate 80 and U.S. Highway 395. Interstate 80 connects Reno/Sparks to San Francisco to the west and Salt Lake City to the east. U.S. Highway 395 runs northbound to Oregon, Washington and Canada & southbound to Los Angeles.

The northern Nevada industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail, and air services. The Fernley location, located just outside of the Reno/Sparks area, allows for **overnight delivery to the majority of the eleven western states (53 million people)** and **two-day delivery to over 70 million people** via truck and rail freight shipping.

### Workforce

The great Reno-Sparks market has a **labor force of more 267,000 people**, with a close proximity to metro cities like Sacramento, Phoenix, and San Francisco, and the quality of life to attract young professionals.

### Favorable Tax Climate

- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax

(Source: EDawn, 2024)

**NEVADA RANKED TOP TEN STATES FOR ECONOMIC GROWTH POTENTIAL**

(Source: Economy.com)





# WHY NORTHERN NEVADA?

---

## LIFESTYLE ADVANTAGE



**RENO RANKED #1 IN AMERICA'S  
TOP SMALL CITY PROFILE**

(Source: Resonance 2020, MSA 100,000 - 500,00)

### **Reno-Tahoe: The City**

Affectionately known as "The Biggest Little City in the World," Reno has a population of 430,000 people and offers a quality of life that is hard to match.

Ranked in Top 100 Best Places to Live, Reno's residents experience many cultural activities including multiple museums, ballet, theatre companies, symphony, and opera. There are many venues for sporting events and concerts including the Reno Events Center, Reno Livestock Event's Center and Lawlor Events Center. Various districts and events in the city offer no shortage of things to do.

### **Outdoor Recreation**

Northern Nevada is also renowned for its outdoor beauty and variety of adventure options, including winter activities like skiing, snowboarding, snowshoeing, and ice skating and spring/summer/fall activities like golf, hiking, mountain biking, kayaking, whitewater rafting and fishing.

And with more than 300 days of sunshine every year, there's plenty of time to enjoy it all. Lake Tahoe is a 30-minute drive from downtown Reno, and Reno-Tahoe has the highest concentration of slopes in North America. The Truckee River flows from Lake Tahoe through the heart of Reno and Sparks, creating summertime activities like kayaking and whitewater rafting, fishing and tubing.

### **University of Nevada, Reno**

Established in 1874, the University of Nevada, Reno is a National Tier 1 University and one of the nation's top public research universities. Its College of Engineering has put Nevada researchers at the forefront nationally in a wide range of civil engineering, earthquake and large-scale structures testing and modeling.

# CONTACTS

## INQUIRIES & TOURS:

**Beki Dobson, SIOR**  
Vice President, Industrial Specialist  
Direct: (775) 830-4428  
Office: (775) 828-4665  
Email: [beki@mipnv.com](mailto:beki@mipnv.com)



Nevada License: S.185293

Miller Industrial Properties  
140 W Huffaker Lane, Suite 505  
Reno, Nevada 89511  
Brokerage License: B.0023542.LLC

## CORPORATE CRESA CONTACTS:

**Pat Crow, Principal**  
Direct: (314) 795-2012  
Email: [pcrow@cresa.com](mailto:pcrow@cresa.com)

**Paul McCauley, Senior Advisor**  
Direct: (617) 519-6918  
Email: [pmccauley@cresa.com](mailto:pmccauley@cresa.com)

280 Congress Street, Floor 10  
Boston, MA 02210