

For Lease

Coney Island Dr. & Linda Way



430 Coney Island Dr., Sparks, NV 89431



\$1.35 PSF NNN*
Lease Rate



± 3,500 SF
Available Square Footage



Industrial
Zoning

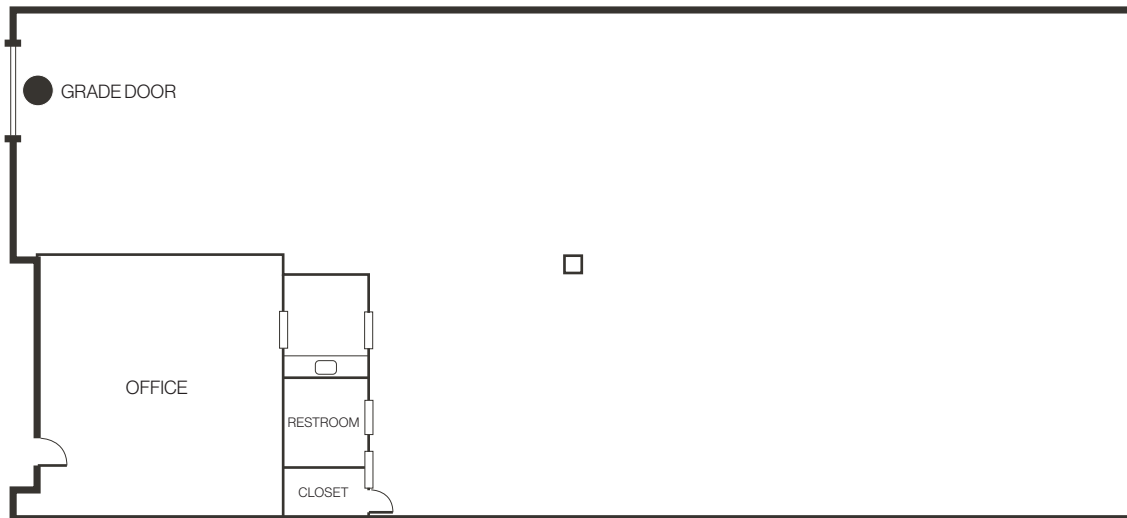
*NNN Lease Rate Excludes: NNN expenses - estimated at \$0.12 PSF/Mo., utilities, telecommunications, maintenance and repair of premises. To be further detailed in lease.

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Property Highlights

- **Clear height:** 18'
- **Grade doors:** One (1)
- **Office space:** ± 500 SF
- **Power:** 100 Amp, 208 V, 3-phase*
- **Warehouse heating:** One (1) gas heaters
- **Car parking spaces:** Unreserved parking
- **Zoning:** Industrial (I)
- **Availability:** July 1st

**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.*

