



FOR LEASE

# 650 ROCK BLVD SUITE 3

*±3,115 SF Industrial Flex Space*

SPARKS, NV

±3,115 SF of Industrial flex space, ±550 SF office, ±2,565 SF warehouse/flex space

Approx ±550 SF office, includes 2 offices, and one restroom

Excellent central location in proximity to multiple I-80 ramps, services, shipping hubs, & private airport terminal

One 12'x14' grade-level drive-in door

***\$1.05/SF***

LEASE RATE

***\$0.20/SF***

2024 EST. NNN

**ALEX HILGENBERG**

First Vice President

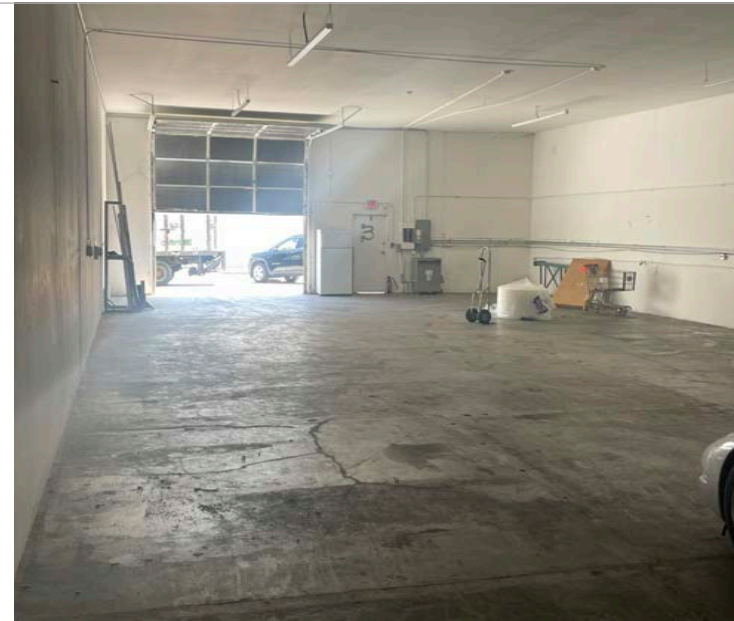
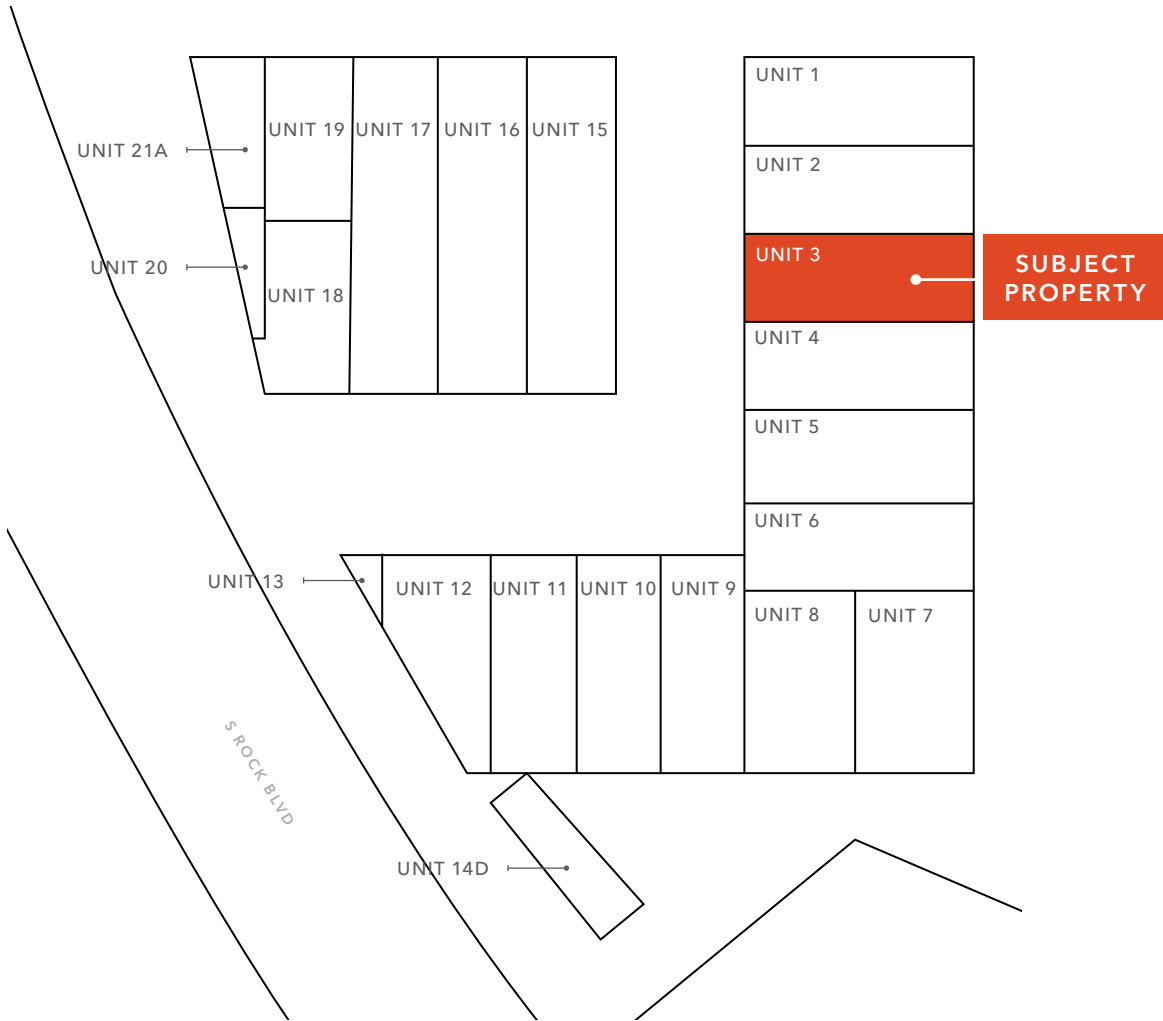
775.470.8862

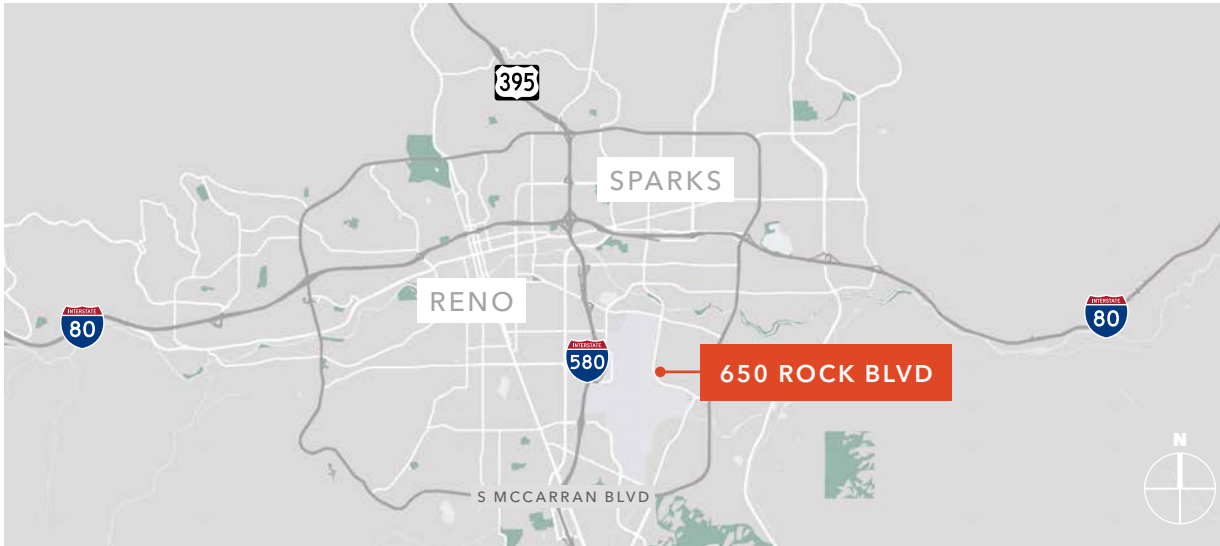
alex.hilgenberg@kidder.com

LIC N° 0194326



# SITE PLAN





### SPECIFICATIONS

Industrial flex space

Office space

200A/240V/3P power

One 12' x 14' grade-level drive-in door

Sprinklered - ESFR

14' clear height

Built in 1977

### LOCATION ADVANTAGES

Proximity to I-80 and Hwy 395/I-580 on/off ramps

Located within desirable metro industrial area

Proximity to FedEx, UPS and other shipping hubs

Access to large labor pool and services for employees

Proximity to Reno-Tahoe International Airport private and commercial terminals

Proximity to Tesla, Apple, Google, and many other high-profile corporate citizens

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	1,337	81,448	205,251
2020 CENSUS	1,410	89,219	224,809
2024 ESTIMATED	1,728	89,532	227,899
2029 PROJECTED	1,792	90,381	225,252

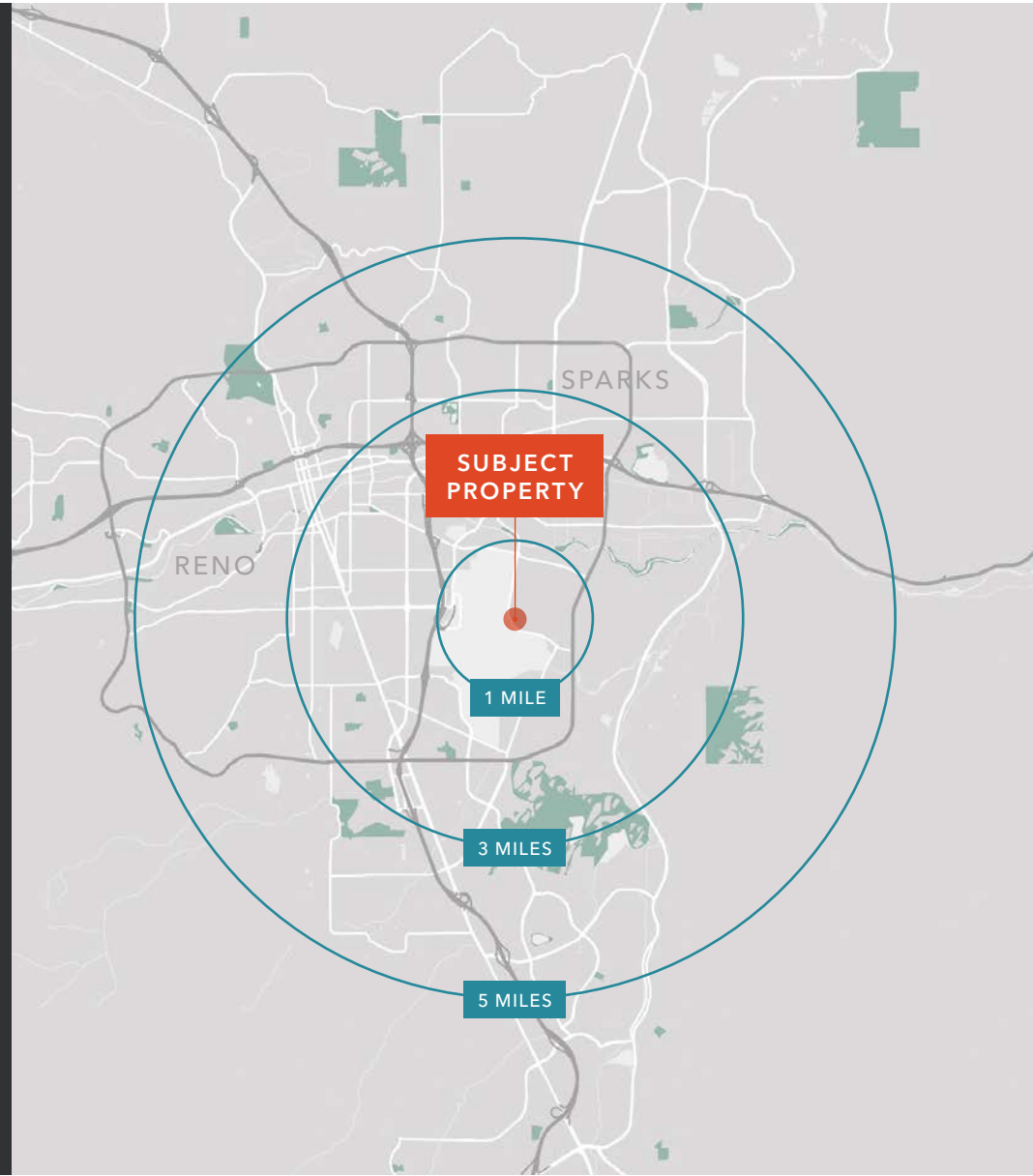
## DAYTIME DEMOGRAPHIC

	1 Mile	3 Miles	5 Miles
ADJ. DAYTIME POPULATION	8,812	112,138	211,646
TOTAL BUSINESSES	567	7,415	12,017
TOTAL EMPLOYEES	8,442	87,770	147,653

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$88,773	\$59,983	\$73,603
2029 MEDIAN PROJECTED	\$91,084	\$60,277	\$73,712
2024 AVERAGE	\$84,716	\$74,142	\$96,034
2029 AVERAGE PROJECTED	\$85,048	\$76,252	\$100,971

Data Source: ©2023, Sites USA





## 650 ROCK BLVD, SUITE 3

*For more information on  
this property, please contact*

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