

FOR LEASE

650 ROCK BLVD SUITE 3

±3,115 SF Industrial Flex Space

SPARKS, NV

 $\pm 3,115$ SF of Industrial flex space, ± 550 SF office, $\pm 2,565$ 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

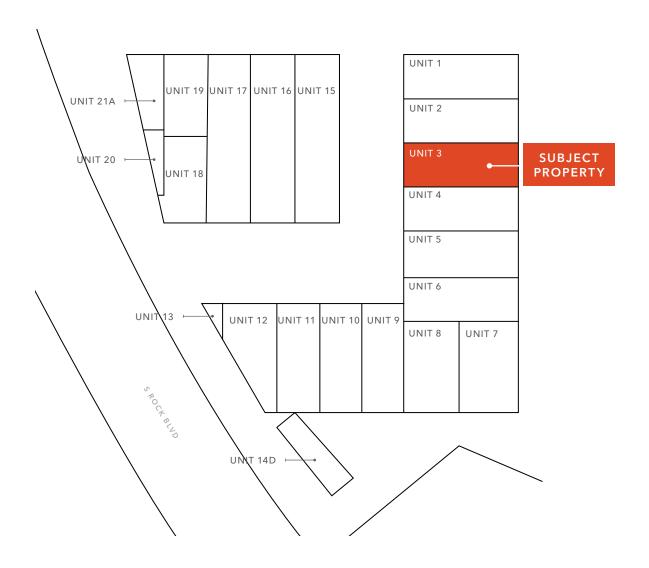
\$0.20/SF

2024 EST. NNN





SITE PLAN

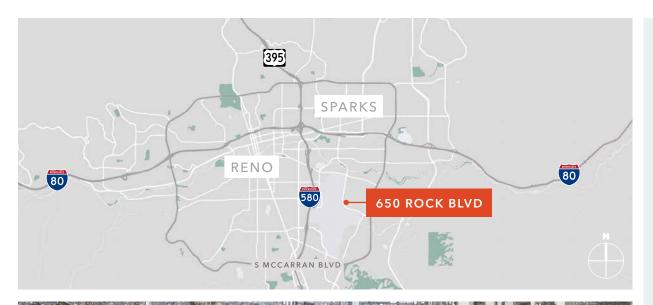






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SPECIFICATIONS

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

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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

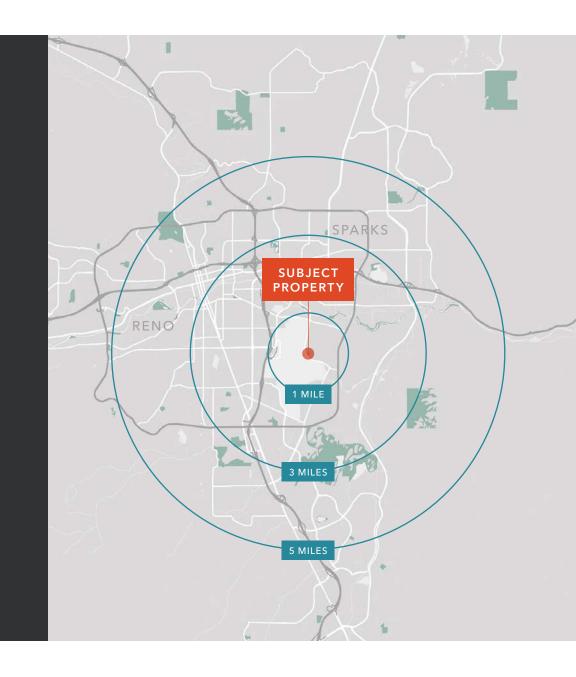
DAYTIME DEMOGRAPHIC

	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



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650 ROCK BLVD, SUITE 3

For more information on this property, please contact

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