

10

Greg St
SUITE 150
Sparks, NV 89431

INDUSTRIAL
FOR LEASE



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CORFAC
INTERNATIONAL

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About The Property

- Large 12' x 14' roll up doors.
- Estimated CAM of \$.06/SF.
- Well located, multi-tenant industrial facility offering good visibility and excellent access to I-80, Industrial Sparks, the Tahoe-Reno Industrial Center (TRIC) and the Southeast Connector.
- Industrial flex unit available immediately.
- The unit is in an industrial-zoned business park that includes Fly High Trampoline Park, Glory Cloud Coffee Roasters, Triple A Carpet, Sparks Diesel Service and others.
- Located on the corner of E. Greg Street and Stanford Way in Sparks, Nevada, the area boasts nearby amenities including restaurants, retail, and hospitality as well as easy access to I-80.
- The unit is in excellent condition with fresh paint and carpeting throughout.



Lease Rate | \$1.40/SF

NNN | \$0.10/SF

Size | 3,750 SF

APN | 034-481-17

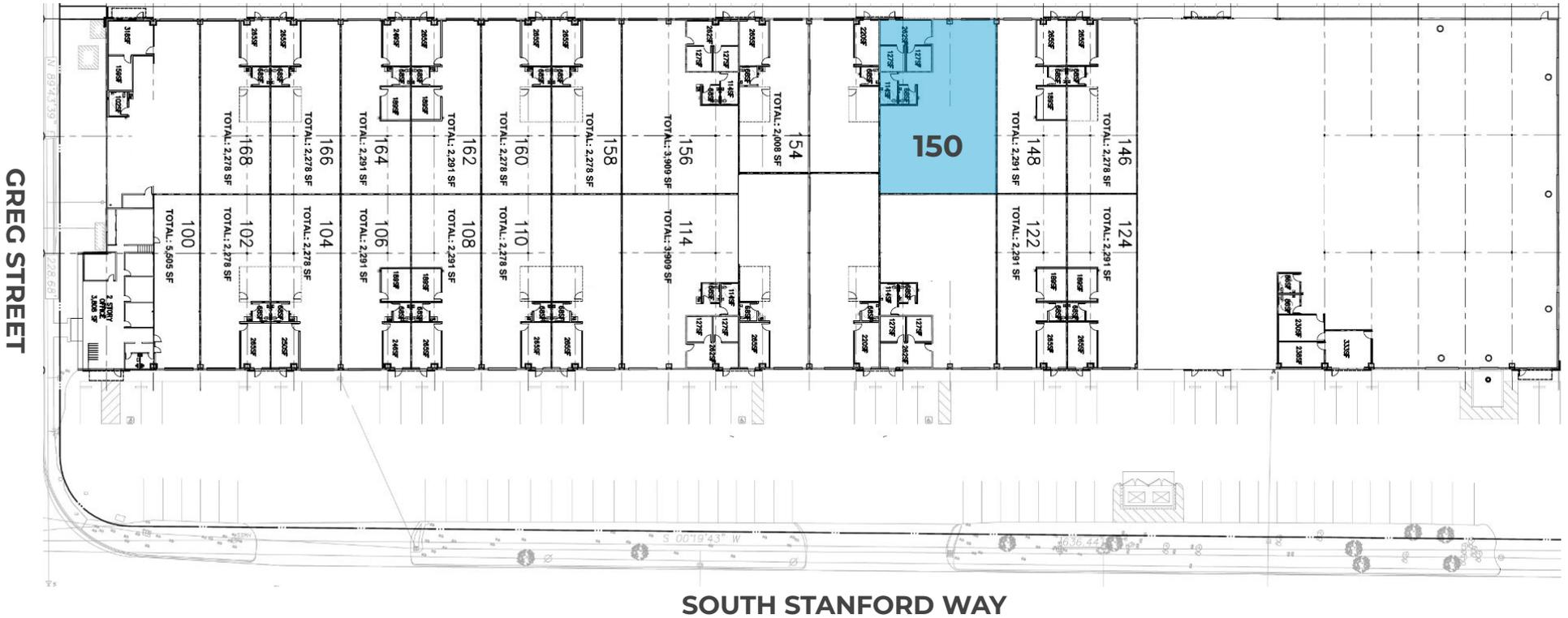
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SUITE	SIZE	LEASE RATE	AVAILABLE
150	3,750 SF	\$0/SF/MG	NOW



*Sizes and dimensions are approximate, actual may vary.

SUITE 150



SUITE 150



PARCEL MAP



SUITE 150
10 GREG STREET

GREG ST.

S. STANFORD WAY



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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