



LILLARD

BUSINESS CENTER



350 LILLARD DRIVE, SUITE 171
SPARKS, NV 89434


WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

LEASE RATE:	Negotiable	DRIVE-IN DOOR:	1	POWER:	200A, 208V, 3-phase
ESTIMATED NNN:	\$0.11/PSF/Mo	CLEAR HEIGHT:	24'	LOADING:	Front loading
AVAILABLE:	±77,273 SF	TRUCK COURT:	115'	ROOF:	Newly installed in 2023
OFFICE:	±1,543 SF	SPRINKLER RATING:	.60/2,500	ZONING:	Industrial (I)
DOCK-HIGH DOORS:	6	COLUMN SPACING:	40'x50'	YEAR BUILT:	1992-1996

LOCATION HIGHLIGHTS



**CENTRALLY LOCATED IN
SPARKS SUB-MARKET**



**ADJACENT TO I-80 FREEWAY
ENTRANCE AND CLOSE
TO PUBLIC TRANSIT**



**ADJACENT TO
DINING, SHOPPING, AND
SPARKS MARINA**



**LARGE LABOR FORCE IN
SURROUNDING AREAS**



SITE PLAN



AMENITIES



Lillard Business Center delivers an ideal mix of lifestyle amenities. Nearby dining, shopping and entertainment adds variety to the work week. The area also offers close access to Lake Tahoe and Pyramid Lake, offering year-round outdoor recreation.

DINING

7-Spices Indian Restaurant
Beach Hut Deli
Blaze Pizza
BJ's Restaurant
Buffalo Wild Wings
Chick-fil-A
Dave's Hot Chicken
Dunkin' Donuts
Everbowl

Jersey Mike's Subs
Jimmy John's
Olive Garden
Outback Steakhouse
Popeye's Louisiana Kitchen
Taco Bell

RETAIL

AT&T Store
Chase Bank
Lowe's
Petco
T.J. Maxx
Target
The Outlets at Legends

HOTELS

Extended Stay America
Hampton Inn & Suites
Residence Inn by Marriott
Western Village Inn & Casino

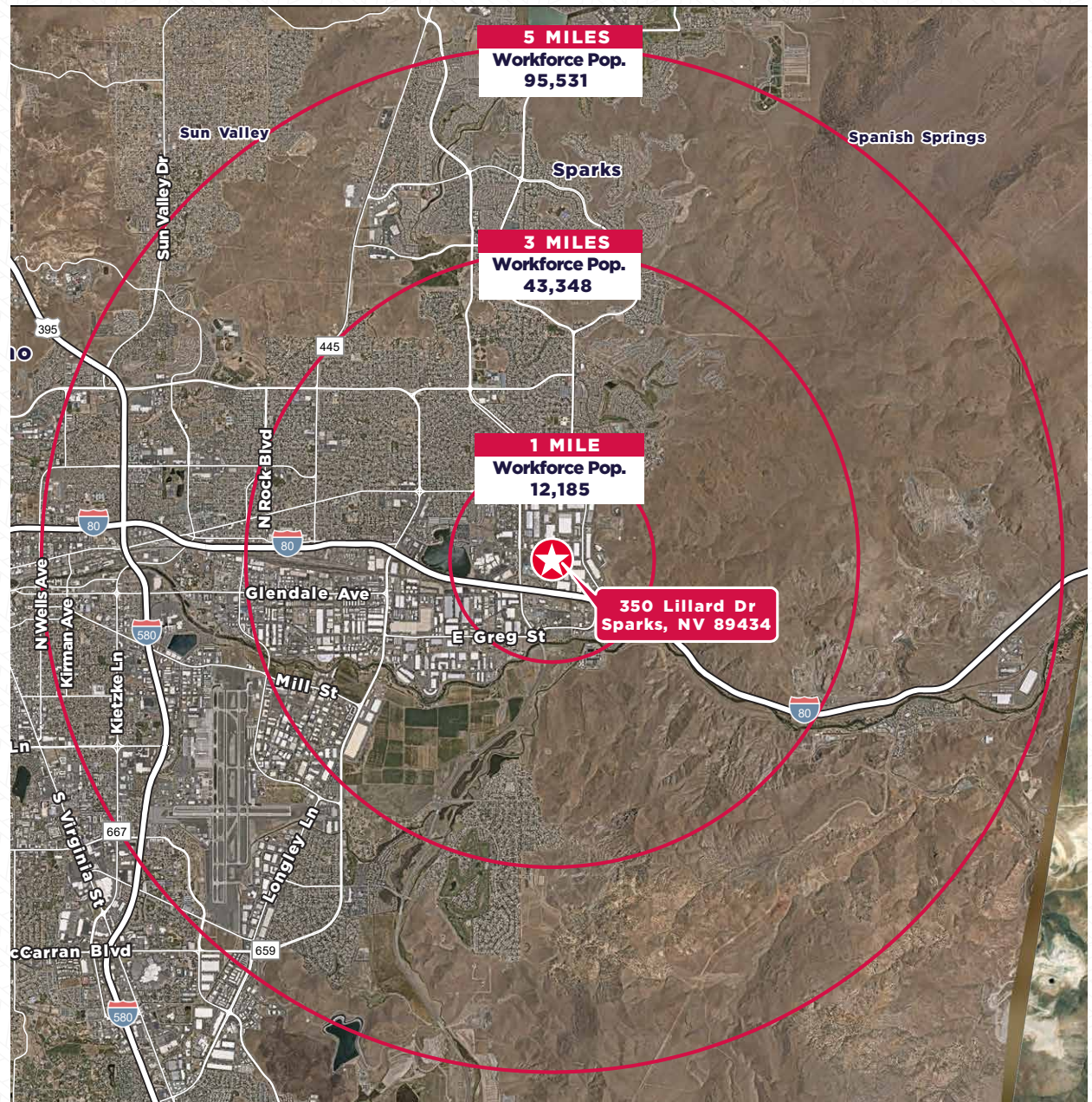
ENTERTAINMENT

Coconut Bowl
Galaxy Theatres
Legends Bay Casino
Sparks Marina
The Waterpark at Wild Island

LOCATION

LOCAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	5,393	56,306	147,292
PROJECTED POPULATION	5,788	57,288	151,220
2025 AVERAGE HOUSEHOLD INCOME	5,788	57,288	151,220
2025 MEDIAN AGE	38.6	38.4	37.4
2025 AVERAGE HOME VALUE	\$583,810	\$545,431	\$515,722



LOGISTICS HIGHLIGHTS

AIR TRANSPORT OPTIONS

RENO-TAHOE INT'L AIRPORT
6.7 MILES

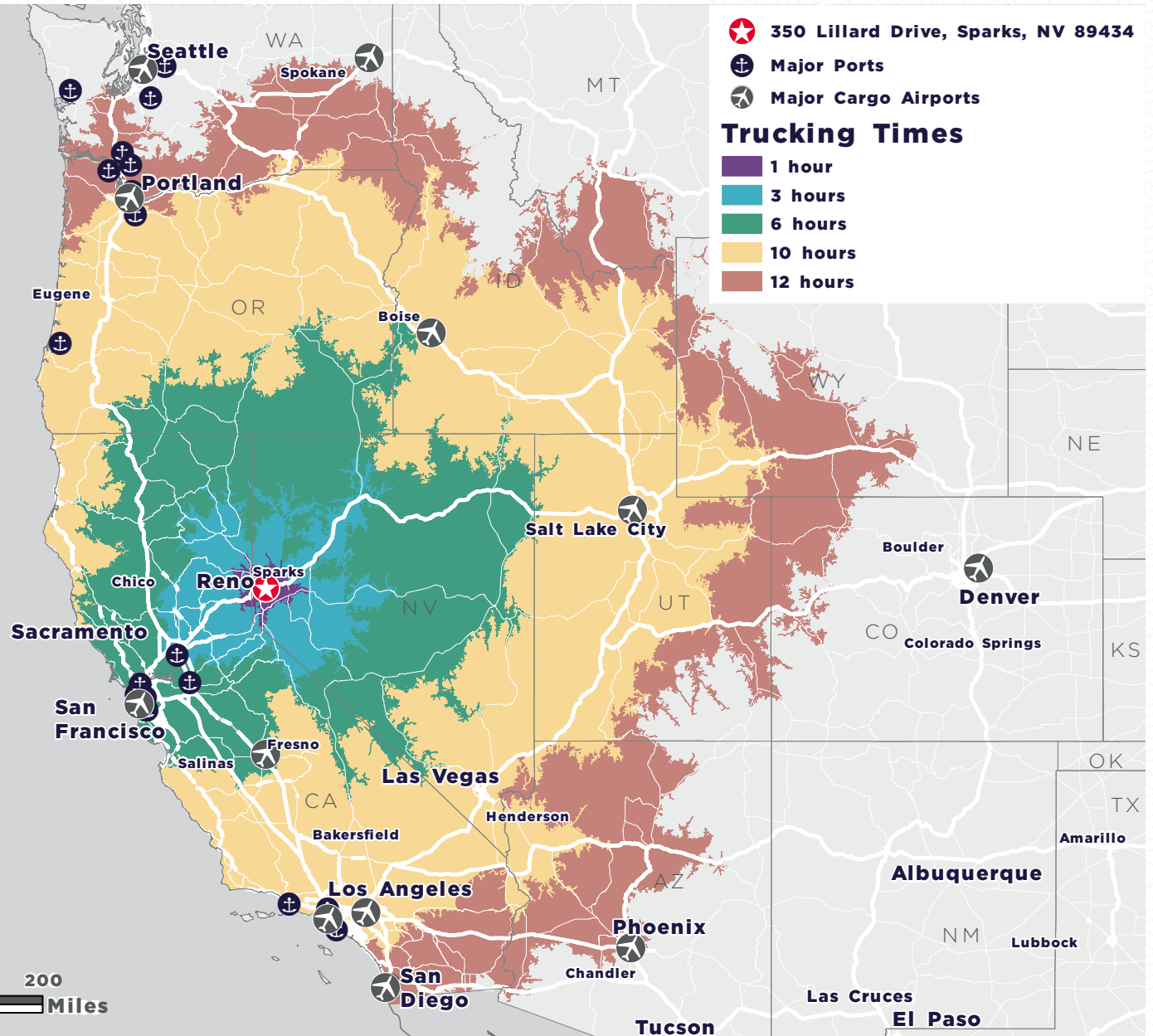
RENO-STEAD AIRPORT
14.7 MILES

UPS REGIONAL
1.3 MILES

FEDEX EXPRESS
4.5 MILES

FEDEX GROUND
4.4 MILES

FEDEX LTL
3.9 MILES



CORPORATE NEIGHBORS

Lillard Business Center is located in Sparks, Nevada, a growing submarket within Reno that currently leads the region in industrial absorption. Chosen by leading companies in logistics and distribution, Sparks offers companies a favorable business environment and significant strategic location advantages in Northern Nevada.

Why Businesses Choose Reno

Nevada businesses enjoy a low-regulation environment, a streamlined licensing and approval process, and a favorable tax environment for businesses and industry. Nevada also offers the workforce, education, and infrastructure to support economic development.

No Tax on:

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workman's compensation rates





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