



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



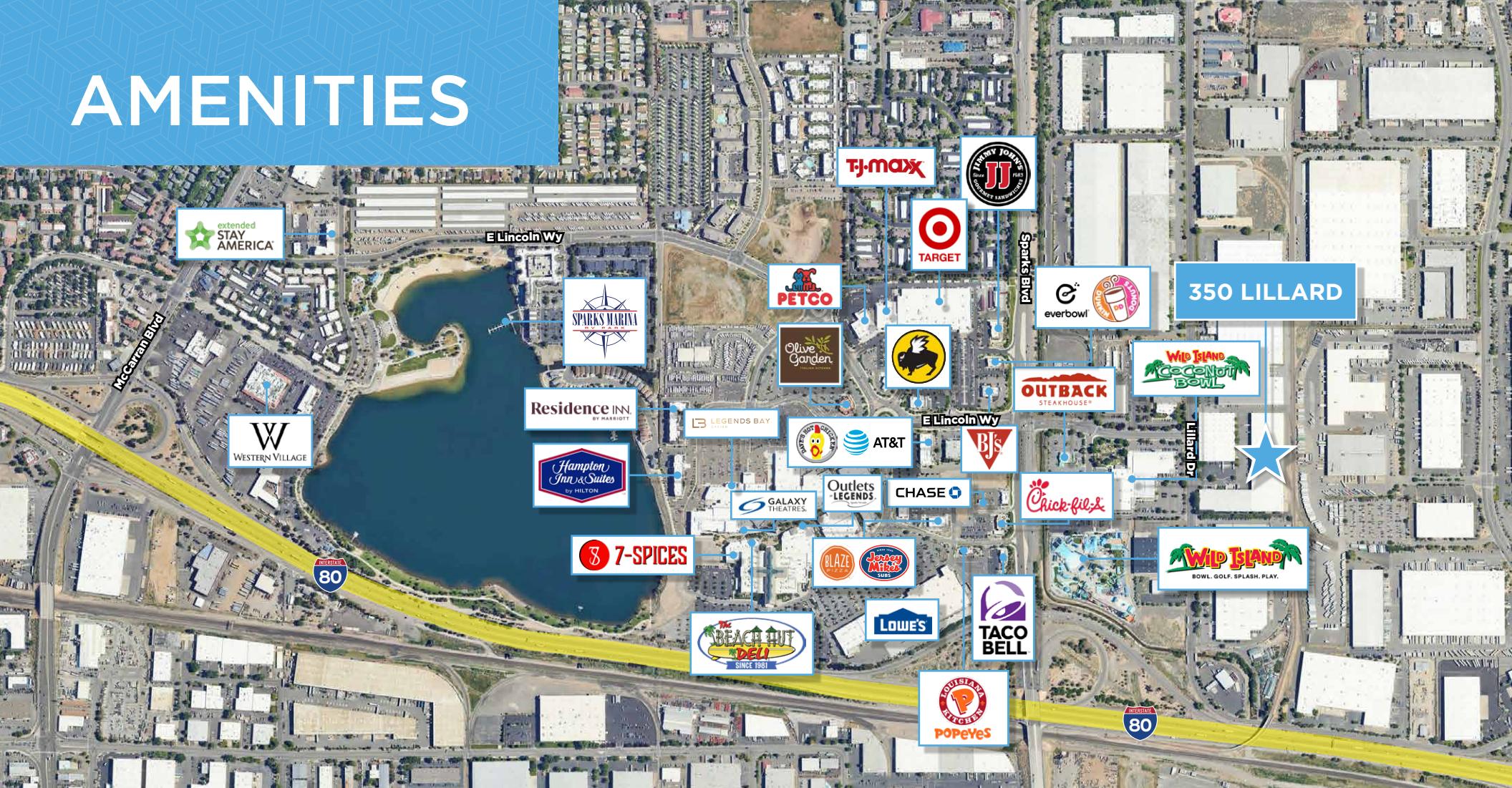
LARGE LABOR FORCE IN
SURROUNDING AREAS



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

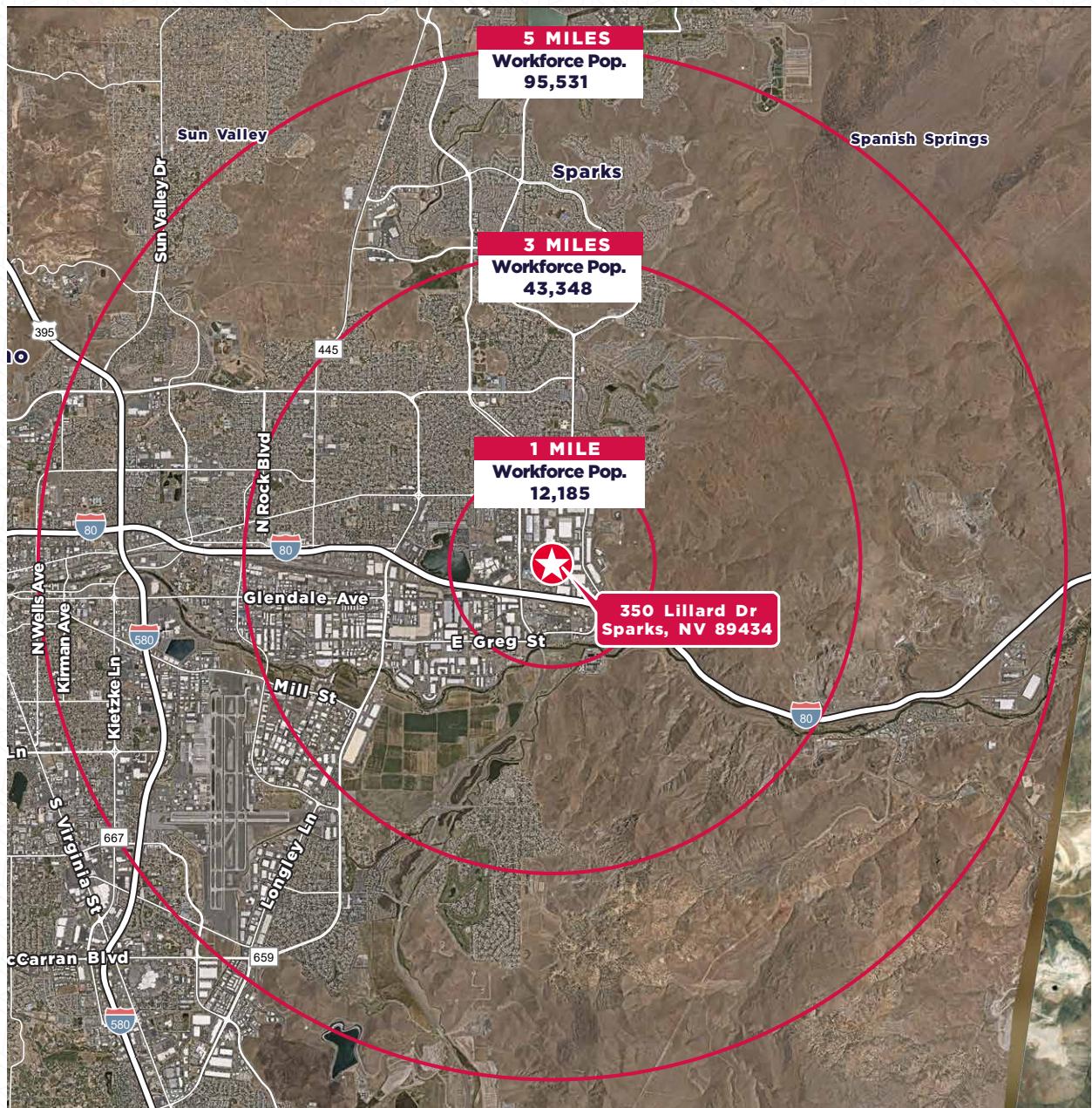
ENTERTAINMENT

- 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

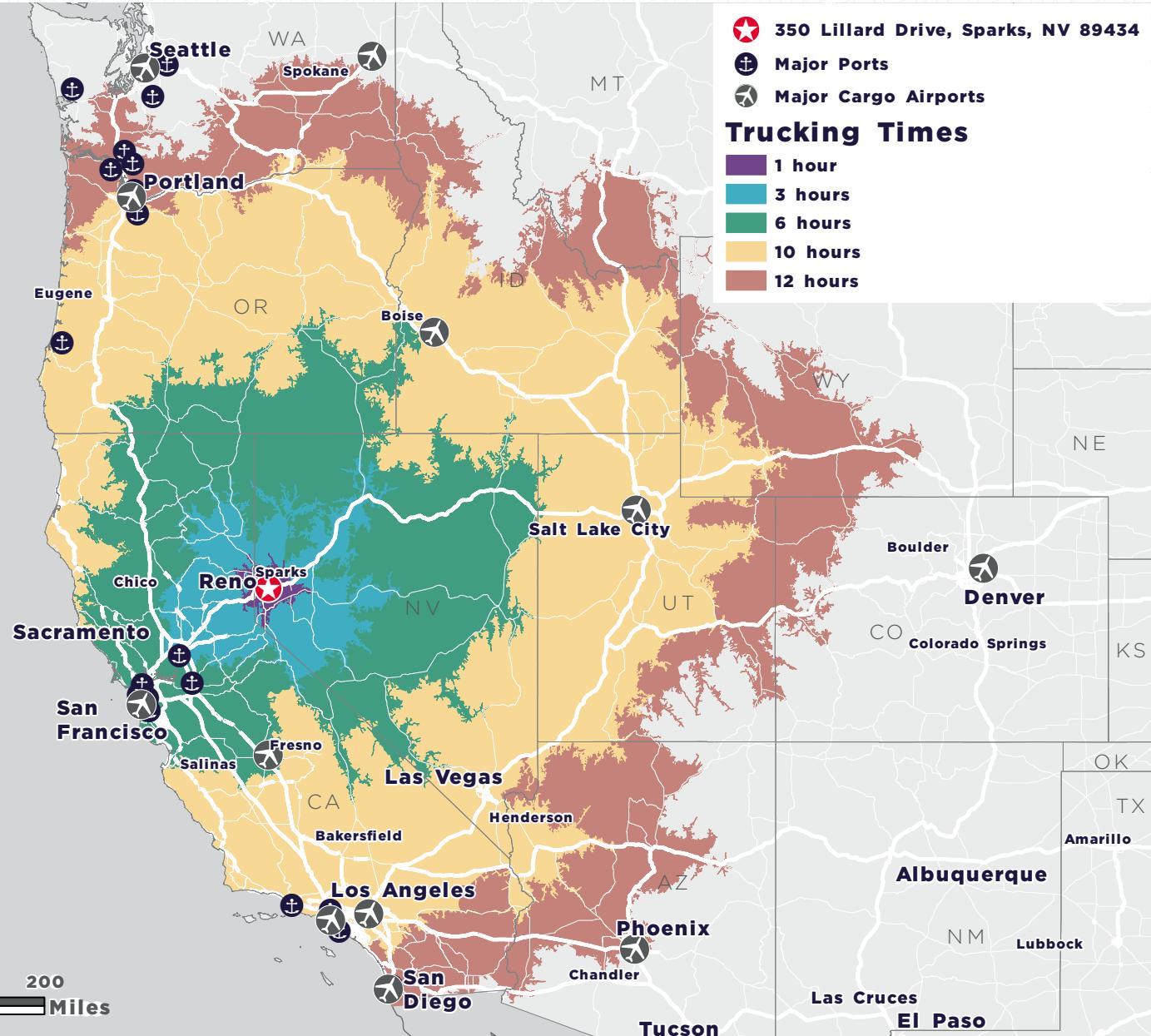
FEDEX EXPRESS
4.5 MILES

FEDEX GROUND
4.4 MILES

FEDEX LTL
3.9 MILES



0 50 100 200
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.

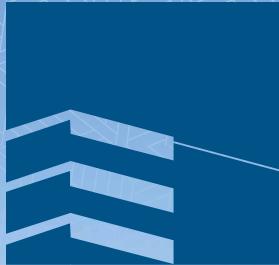
Why Businesses Choose Reno

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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