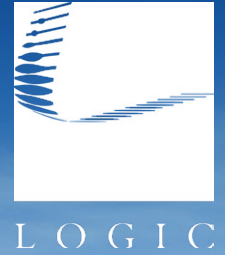


For Lease

# Industrial Building & Fenced Yard off of Pyramid Hwy.



195 & 425 Ingenuity Ave.  
Sparks, NV 89441

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# Listing Snapshot

## 195 Ingenuity Ave.



**\$1.25 PSF NNN**  
Lease Rate



**\$0.18 NNN**  
Estimated Lease Expense



**± 6,000 SF**  
Building Square Footage



**± 14,500 SF**  
Fenced Yard Square Footage

## 425 Ingenuity Ave.



**Negotiable**  
Lease Rate



**\$517/Mo.**  
Estimated Lease Expense



**Negotiable**  
Lease Term

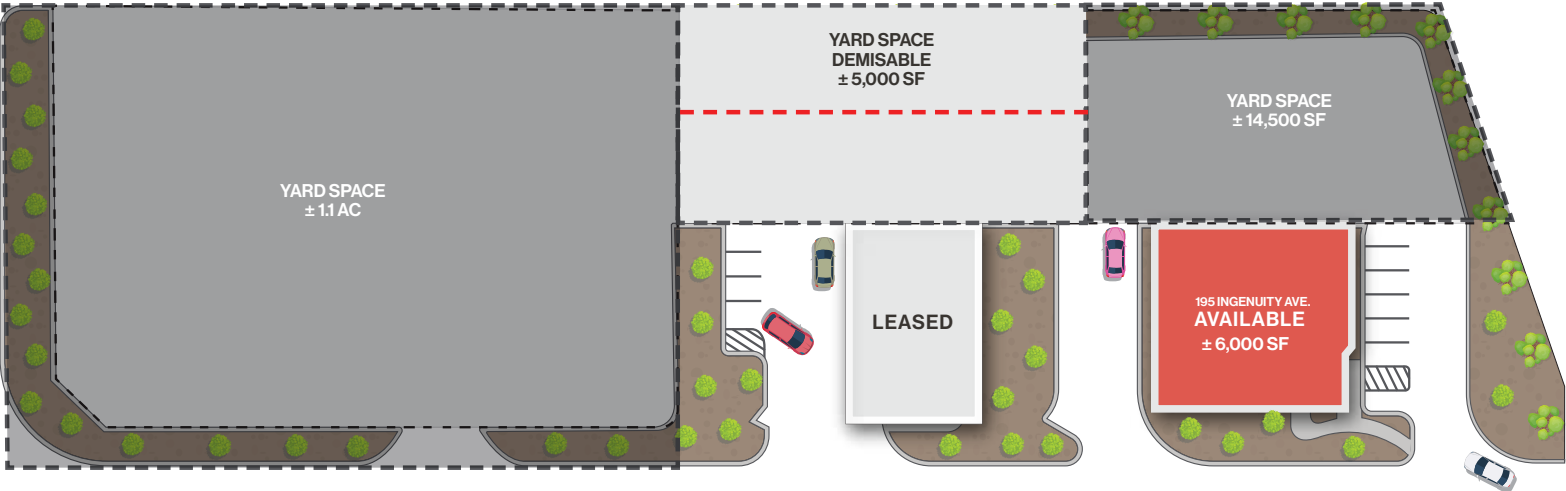


**± 1.1 AC**  
Fenced Yard Acreage

# Property Highlights

- Industrial (I) zoning allows for a wide range of uses
- All yard space fully fenced with privacy slatting and security lighting in place
- Located in the Spanish Springs Business Center with efficient access to TRIC via I-80
- Compacted gravel base across all yard surfaces
- Private parking lot for each flex-industrial building





Ingenuity Ave.



# Floor Plan

## 195 Ingenuity Ave. | Flex-Industrial



**\$1.25 PSF NNN**

Lease Rate



**\$0.18 NNN**

Estimated Lease Expense



**± 6,000 SF**

Building Square Footage



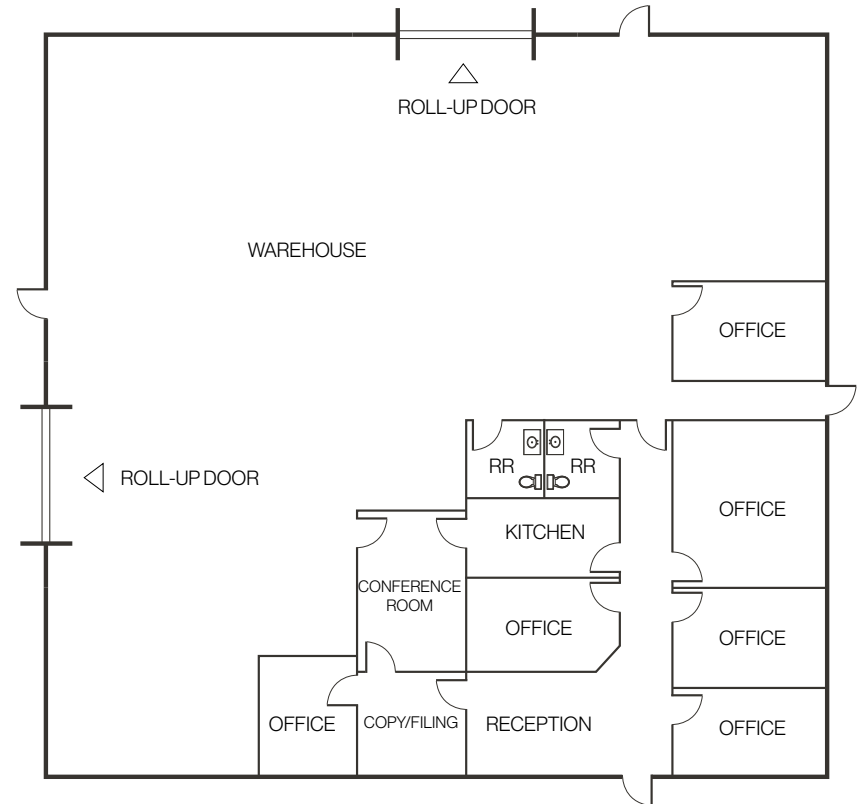
**± 14,500 SF**

Fenced Yard Square Footage

### Specifications:

- Roll-up doors: two (2) 12'x16' grade height roll-up doors
- Power: 400 Amp, 3-phase, 208V
- Clear height: 18'
- Lighting: full LED shop lighting
- Warehouse square footage: ± 4,500 SF
- Warehouse heating: two (2) reznor heaters
- Office heating/cooling: forced air HVAC
- Office square footage: ± 1,500 SF
- Office build-out: entry reception, four (4) private offices, one (1) office restroom
- Mezzanine: 80lbs PSF load
- Availability: within 30 days

[Click for a Virtual Tour](#)




# Site Plan


## 425 Ingenuity Ave. | Flex-Industrial

 Yard Space Available  Leased

 **Negotiable**  
Lease Rate

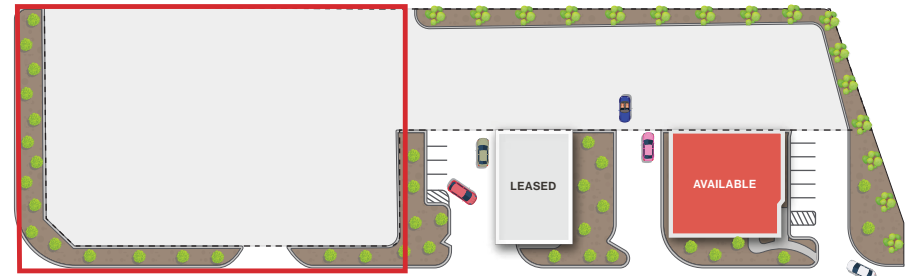
 **\$517/Mo.**  
Estimated Lease Expense

 **Negotiable**  
Lease Term

 **± 1.1 AC**  
Fenced Yard Acreage

### Specifications:

- Entry gate: ± 30' wide, manually operated
- Surface type: compacted gravel base
- Lighting: four (4) permanent pole lighting fixtures placed at the corners of the yard



Ingenuity Ave.





- Office / Industrial  
Sanmar Corporation
- Office / Industrial  
Swanson Health Products
- Office / Industrial  
Vitamix
- Office / Industrial  
Foot Locker
- Office / Industrial  
Parts Unlimited
- Office / Industrial  
Wurth USA Distribution Center
- Office / Industrial  
New Deantronics
- Office / Industrial  
The Home Depot Distribution Center
- Office / Industrial  
Walkenhorst's
- SUBJECT**
- Office / Industrial  
Quality Bicycle Products Reno
- Office / Industrial  
Leviton Manufacturing

Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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