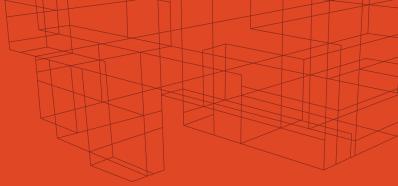
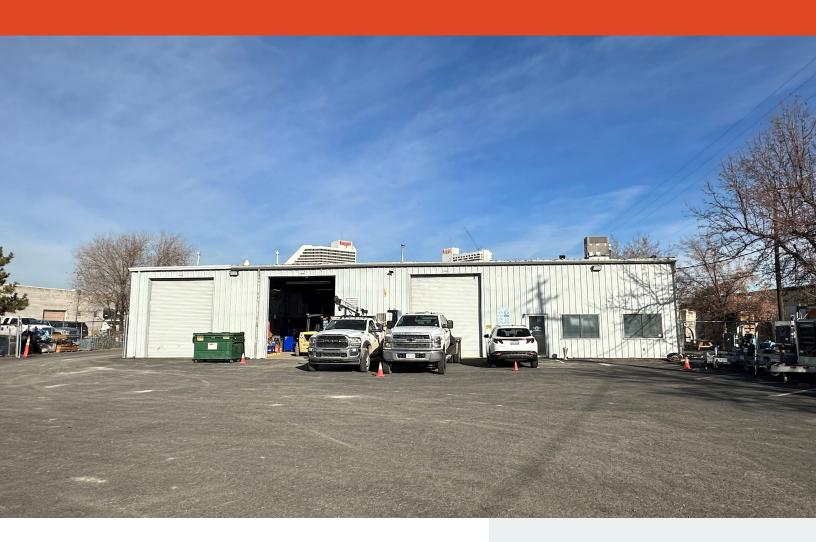
1230 GLENDALE AVE SPARKS, NV 89431 FOR LEASE





NEGOT

NNN LEASE RATE

JULY 1, 2024

 $\pm 4,650$

1.7AC

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For more leasing information contact

STEVE KUCERA, SIOR, CCIM 775.470.8866 steve.kucera@kidder.com LIC N° S.0172550

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Property Highlights

Negotiable NNN lease rate

±4,650 SF available

±625 SF office plus ±552 SF mezzanine

5 drive-in door (14' x 12')

17' clear height

600A, 208/120V, 3-phase

1.67 acre fenced secured outside storage

Located in the Sparks sub-market

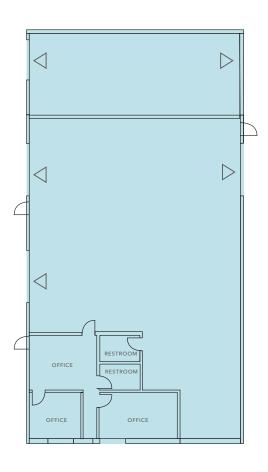
Centrally located

Large local workforce

Nearby public transportation

Built in 1981

Zoned Industrial (I)







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