

For Lease

Class A Industrial Flex Space



[Click for a Virtual Tour](#) 

2205 Glendale Ave.
Suite 125
Sparks, NV 89431


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Listing Snapshot

 **\$1.20 NNN**
Lease Rate

 **\$0.28 PSF**
Operating Expense Estimate

 **± 2,573 SF**
Available Square Footage

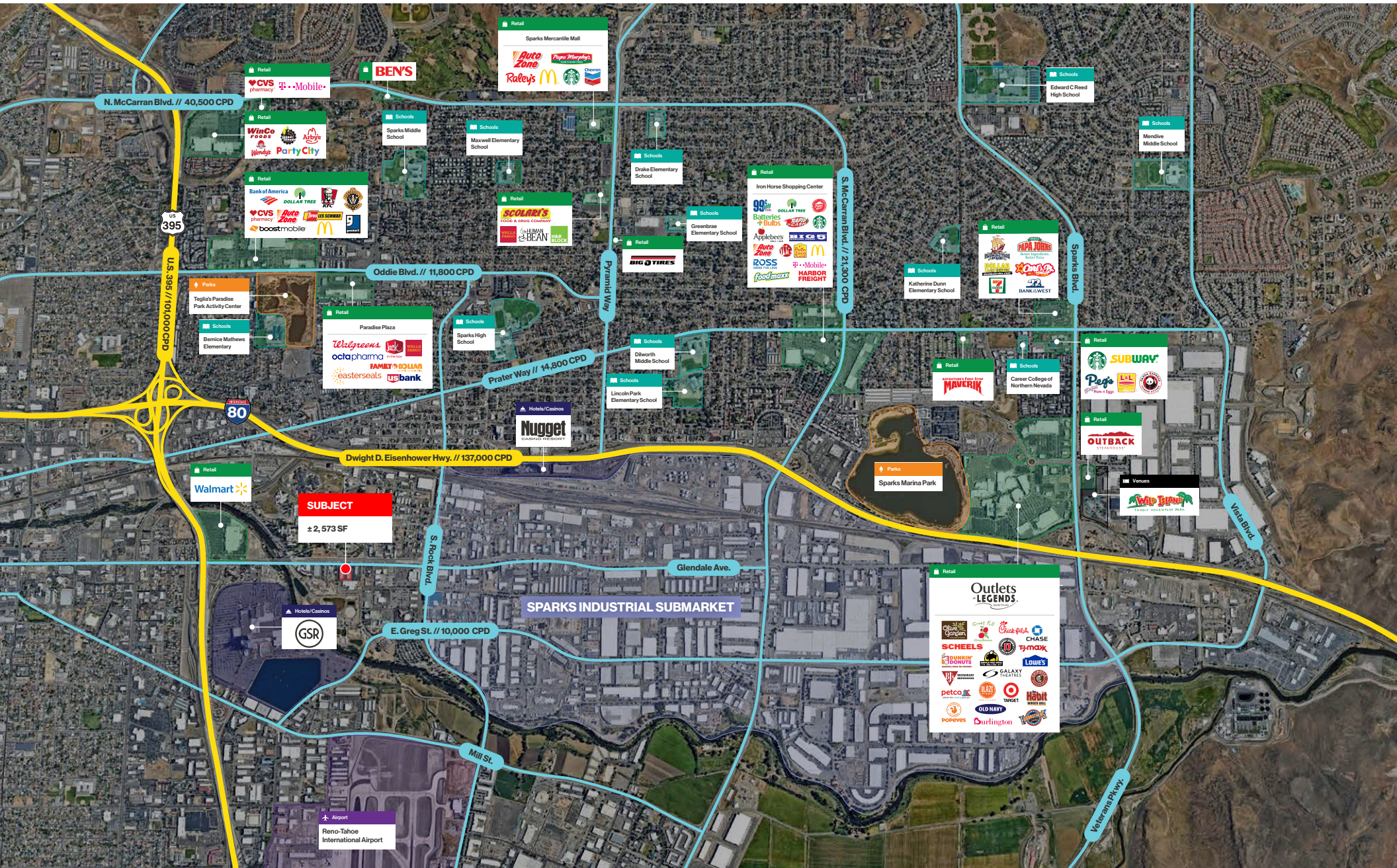
Property Highlights

- Four (4) private offices
- One (1) 10' x 10' grade level door
- Clear Height: ± 13'2" - 14'7"
- Property sits 1-mile from I-80 & US Highway 395 Interchange
- (I) Industrial Zoning

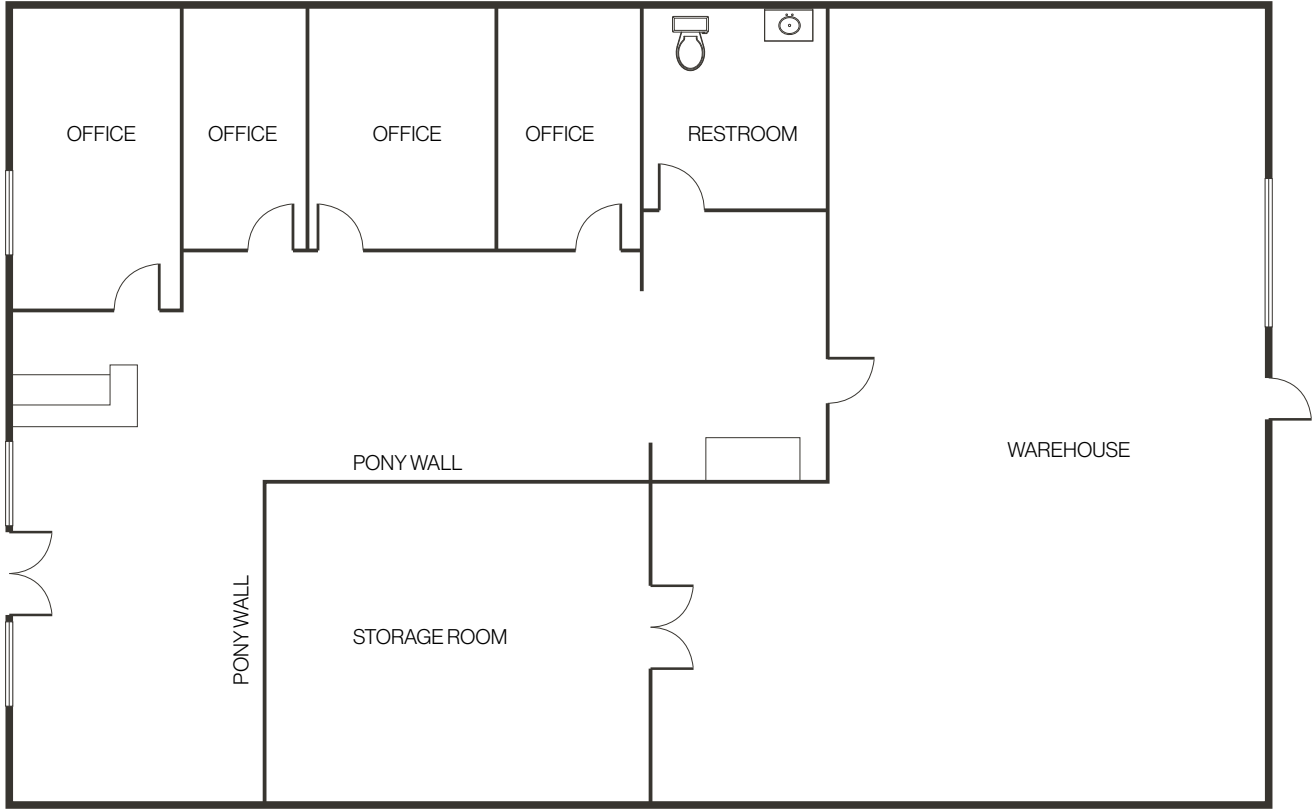
Demographics

	1-mile	3-mile	5-mile
2025 Population	8,433	132,660	258,502
2025 Average Household Income	\$67,662	\$78,779	\$97,157
2025 Total Households	3,491	55,841	107,208





Floor Plan | Suite 125



[Click for a Virtual Tour](#) 

Vicinity Map

The campus is strategically located in a dense and mature residential area servicing ± 107,208 residents with an average household income of \$97,157 within a 5-mile radius.

Amenities within a 5-mile radius

- 1

Dini-Townsend Hospital
-0.31 miles
- 2

Grand Sierra Resort and Casino
-0.51 miles
- 3

Walmart Supercenter
-0.53 miles
- 4

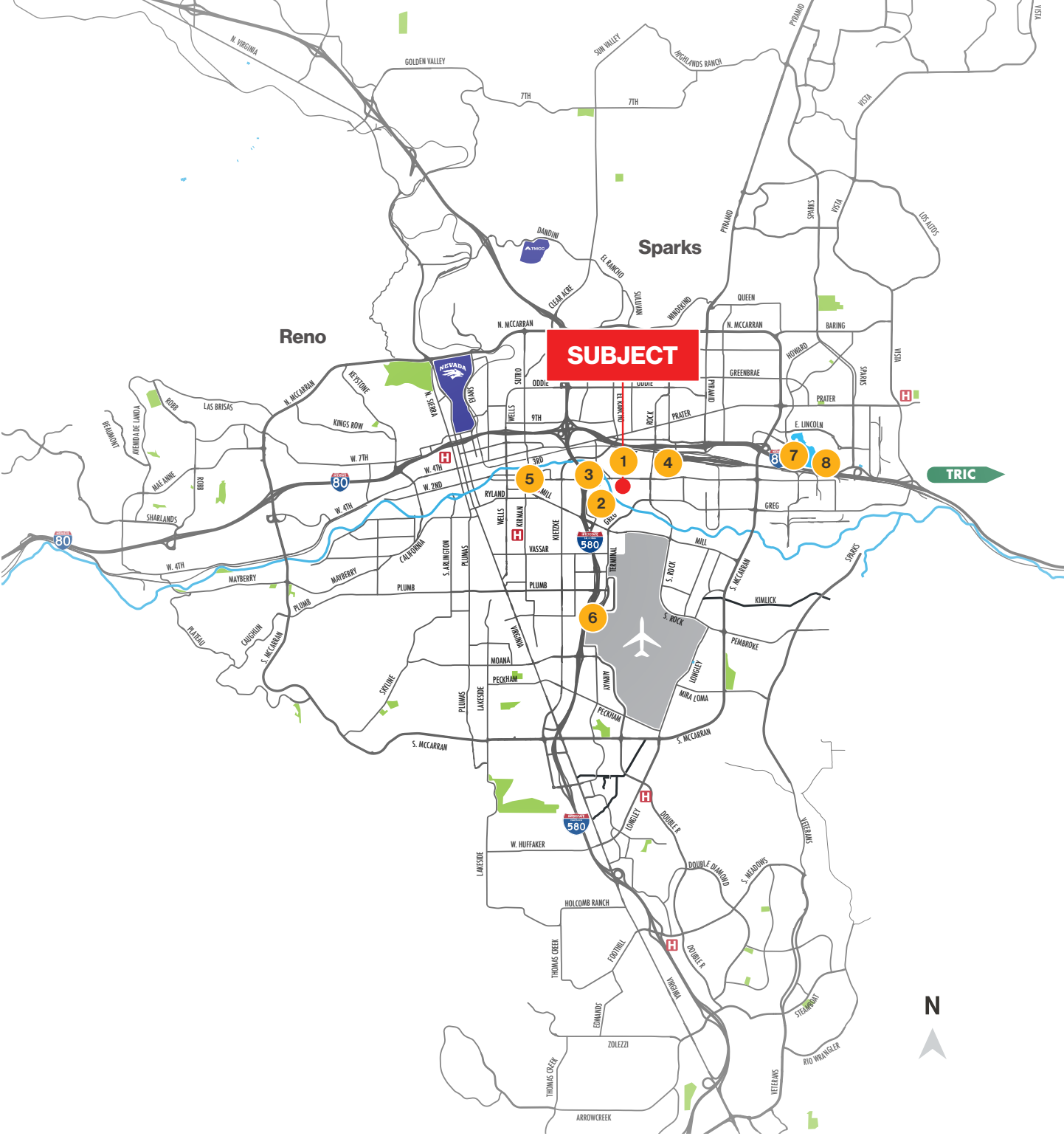
Nugget Casino Resort
-0.96 miles
- 5

Renown Regional Medical Center
-1.27 miles
- 6

Reno-Tahoe International Airport
-1.49 miles
- 7

Sparks Marina Park Lake
-2.45 miles
- 8

The Outlets at Legends
-2.88 miles



Property Photos



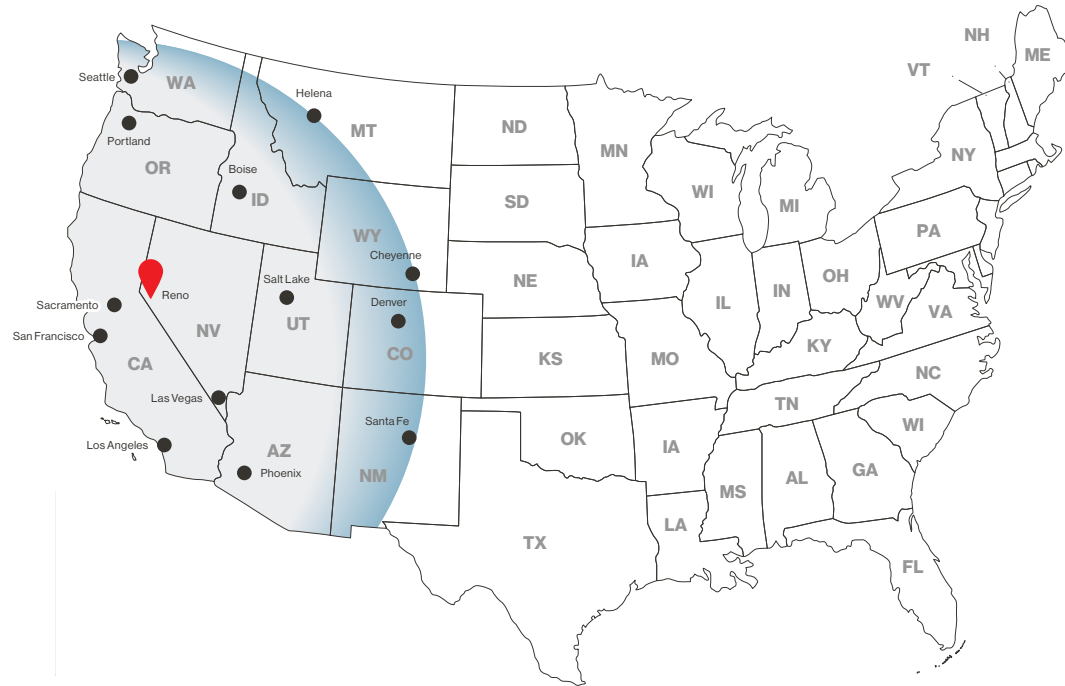
Why Nevada

Nevada is one of the most business-friendly states as it offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 7th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th, and Utah 8th.

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

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For inquiries please reach out to our team.

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