



1280 GLENDALE AVENUE

SPARKS, NV 89431

CONTACT

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FOR LEASE

NEW INDUSTRIAL BUILDING ±18,000 SF





LEASE DETAILS



Zoning: Industrial (I)
 APN: 032-302-55 (Washoe)



Lease Rate: \$1.15 NNN
 Estimated OPEX: \$0.153 (PSF)



Available Now



Centrally located in Sparks w/
 immediate access to I-80

WAREHOUSE

±22 - 26' Clear Height

3% Skylights

Clear Span

6 Reznor space heaters

Two 12'x14' dock doors

2 Restrooms and Breakroom

One 12'x14' grade level door

Potential fenced yard

Power: 200 amp @ 120/208v (*upgradeable to 480v*)

OFFICE

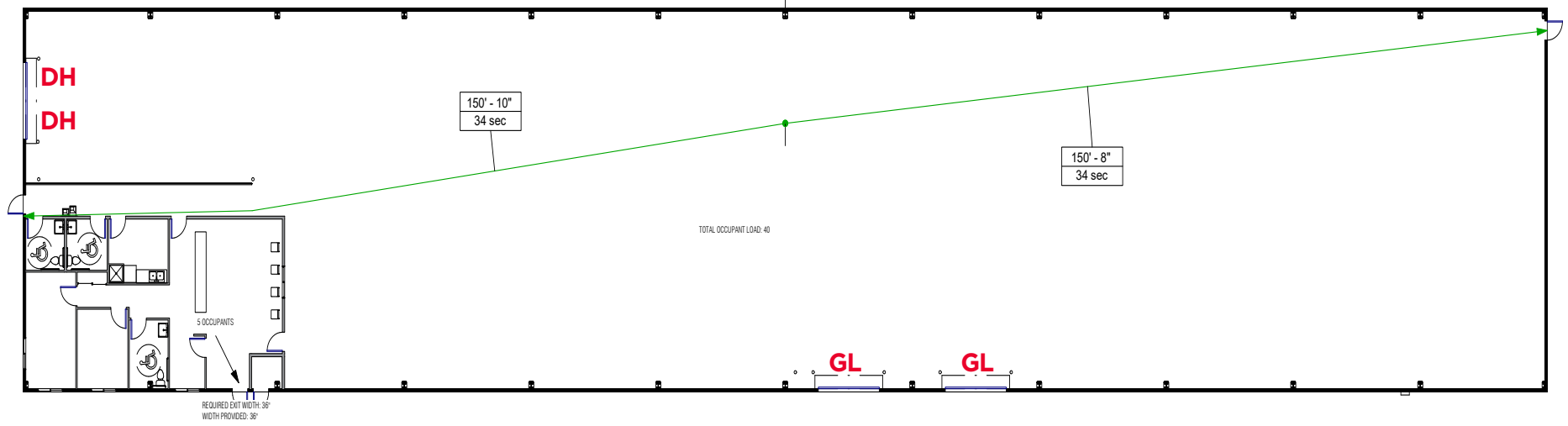
- ±1,408 SF private office

- Two private offices

- One Restroom

- Reception/Waiting/Showroom

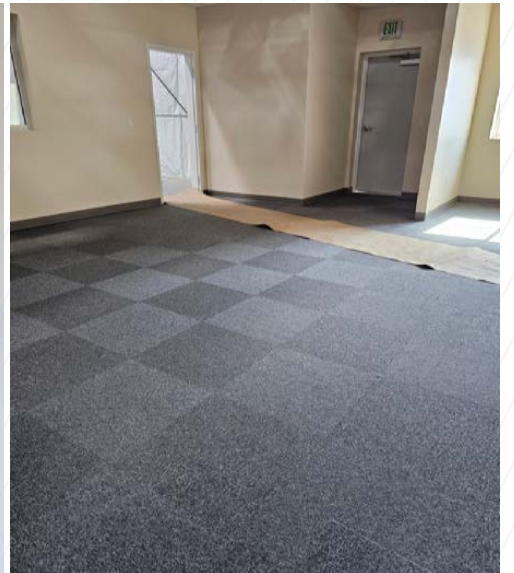
SITE PLAN



PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS



AMENITIES MAP





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