

10

Greg St

Sparks, NV 89431

INDUSTRIAL FLEX UNITS FOR LEASE



TRAVIS HANSEN, SIOR, CCIM

775.624.3957 **OFFICE**

775.351.5578 **CELL**

thansen@dicksoncg.com

S.170076



CORFAC
INTERNATIONAL

SUITE 118

 **Take a Tour**

SUITE 150

 **Take a Tour**

SUITE 164

 **Take a Tour**

10

Greg St

SUITE 118, 150 & 164

Sparks, NV 89431



About The Property

- Large 12' x 14' roll up doors.
- Estimated CAM of \$0.10/SF.
- Well located, multi-tenant industrial facility offering good visibility and excellent access to I-80, Industrial Sparks, the Tahoe-Reno Industrial Center (TRIC) and the Southeast Connector.
- Industrial flex units available immediately.
- The unit is in an industrial-zoned business park that includes Fly High Trampoline Park, Glory Cloud Coffee Roasters, Triple A Carpet, Sparks Diesel Service and others.
- Located on the corner of E. Greg Street and Stanford Way in Sparks, Nevada, the area boasts nearby amenities including restaurants, retail, and hospitality as well as easy access to I-80.
- The units are in excellent condition with fresh paint and carpeting throughout.



Lease Rate | \$1.40/SF

NNN | \$0.10/SF

Size | 2,291 SF - 3,750 SF

APN | 034-481-17

10

Greg St

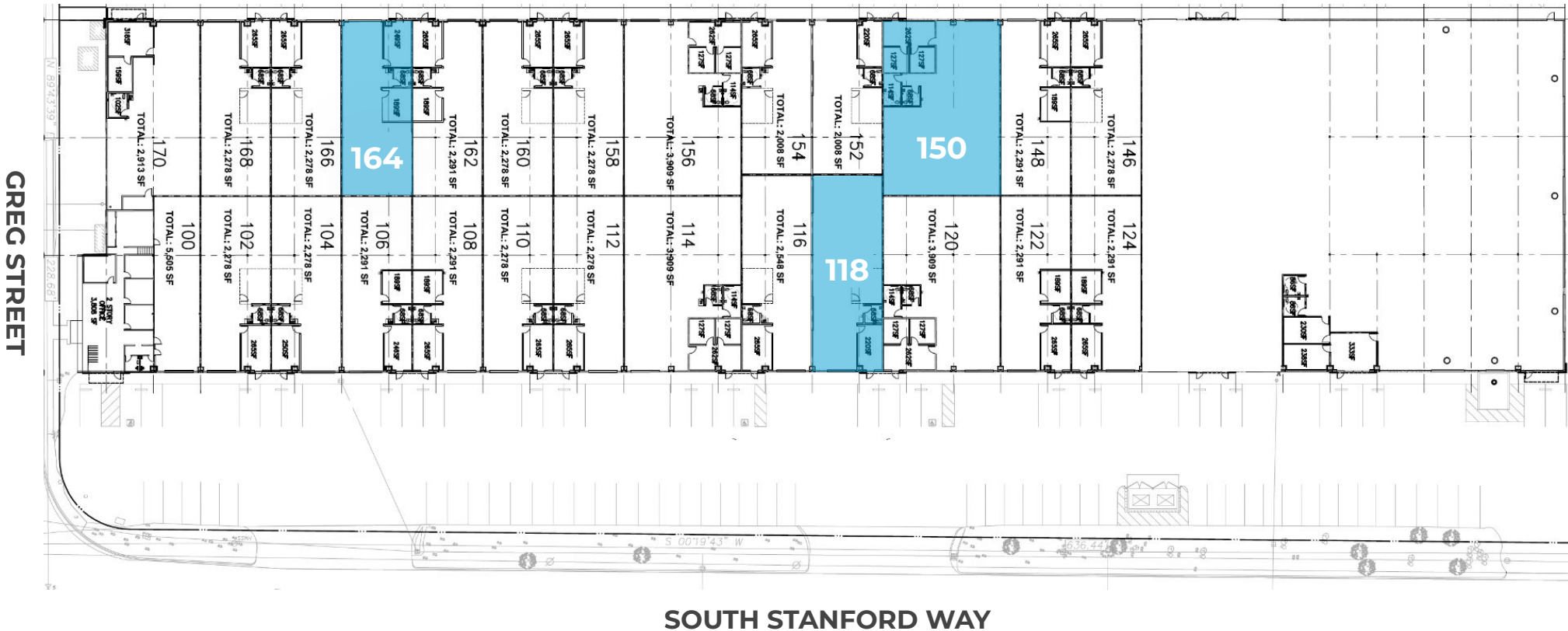
Sparks, NV 89431

SUITE	SIZE	LEASE RATE	AVAILABLE
118	2,520 SF	\$1.40/SF/MG	NOW
150	3,750 SF	\$1.40/SF/MG	NOW
164	2,250 SF	\$1.40/SF/MG	NOW

 Take a Tour

 Take a Tour

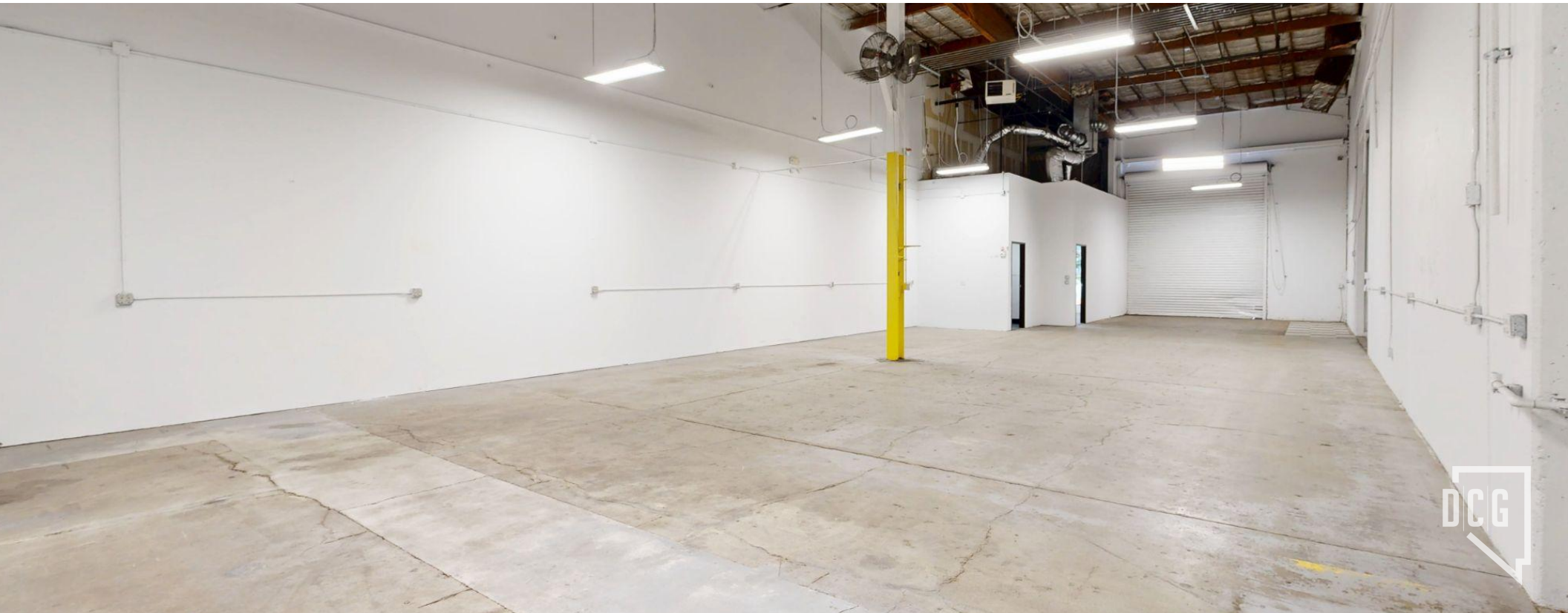
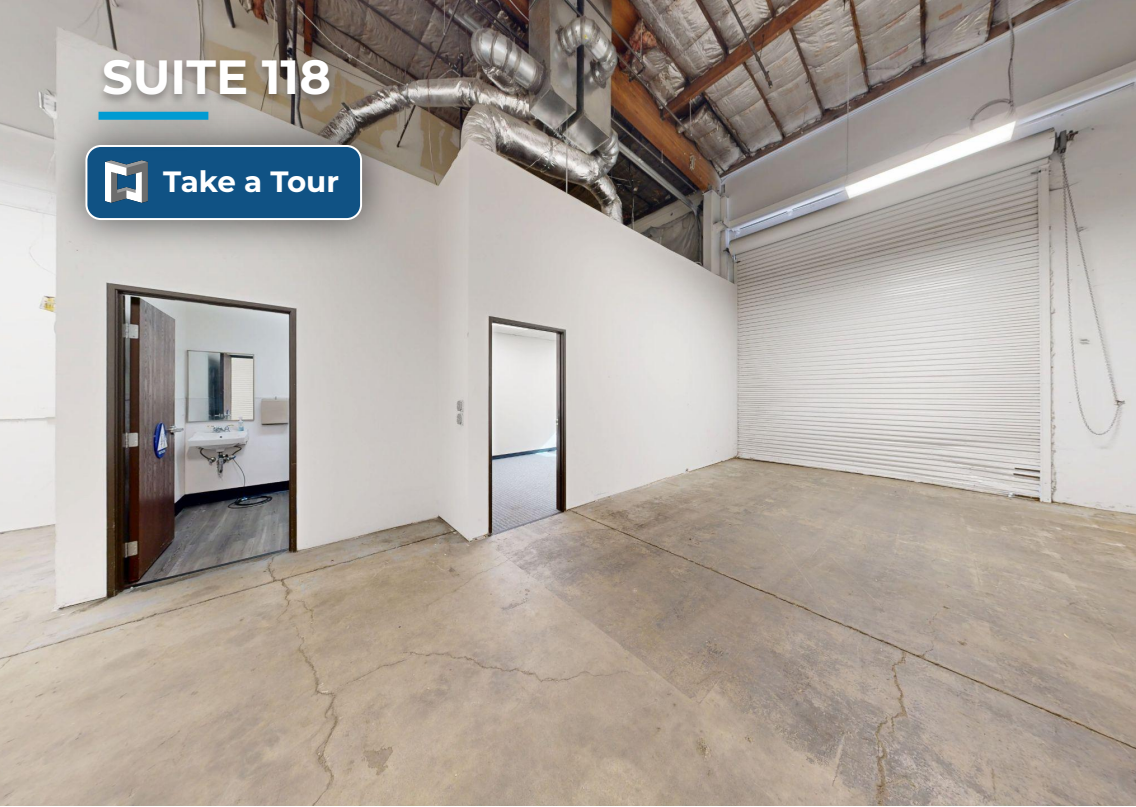
 Take a Tour



*Sizes and dimensions are approximate, actual may vary.

SUITE 118

 Take a Tour



SUITE 150

 Take a Tour



SUITE 164

 Take a Tour



PARCEL MAP



10 GREG ST

164

150

118

GREG ST

S. STANFORD WAY

N

**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



TRAVIS HANSEN, SIOR, CCIM

775.624.3957 **OFFICE**
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076



**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*

6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

CORFAC
INTERNATIONAL