



FOR LEASE

350 Lillard Dr

SUITE 171, SPARKS, NV



 **NEGOTIABLE LEASE RATE**

±77.2K SQUARE FEET AVAILABLE

6 DOCK HIGH DOOR

STEVE KUCERA, SIOR, CCIM
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 **AVAILABLE JUNE 1, 2024**

±1,543 SF OFFICE SPACE

1 DRIVE IN DOOR

Kidder Mathews

OWNED BY **Dalfen** INDUSTRIAL

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PROPERTY FEATURES

LEASE RATE negotiable

AVAILABLE June 1, 2024

±77,281 SF available

±1,543 SF office space

SIX dock-high door

ONE drive-in door

24' clear height

40' X 50' column spacing

POWER 400A, 480V, 3-phase
(TBV by Tenant)

FRONT loading

.60/2,500 sprinkler rating
system

ADDITIONAL FEATURES

CENTRALLY located in Sparks
submarket

EASY access to freeways

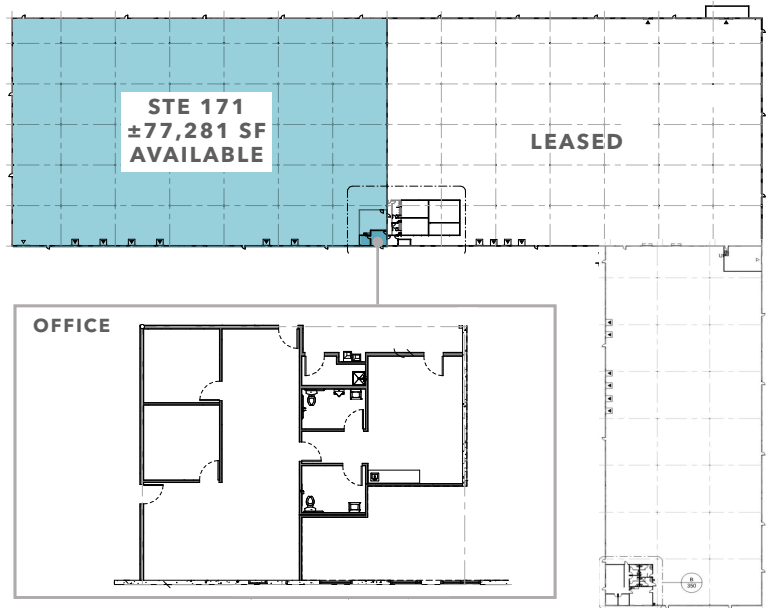
LARGE labor force in
surrounding areas

ZONED industrial (I)

PUBLIC transportation close by



FLOOR PLAN



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