



# 475 E. GREG STREET SUITES 101-103

## PROPERTY DESCRIPTION:

Conveniently located in the heart of Industrial Sparks near the intersection of East Greg St and Spice Island Dr, this high-visibility property provides immediate access to the nearby I-80 freeway, McCarran Blvd and Sparks Blvd. The building features luxury office finishes and oversize grade level doors; making it well suited for a variety of users.

**FOR SALE AND/OR LEASE | CALL FOR PRICING!**

## PROPERTY HIGHLIGHTS:



±10,334 SF Available



±1,656 SF Office with Luxury Finishes



18' - 20' Clear Height



Two 12' x 14' Grade-Level Doors



Two Exterior Docks



T-5 Lights



400 Amps, 480 Volt, 3-Phase Power



Traffic Count: ±13,200 Vehicles Per Day on East Greg St



Built in 2004

## CONTACT US:

**DAN BUHRMANN**

Executive Vice President

+1 775 823 6929

daniel.buhrmann@cbre.com

Lic. S.0053815

**GARRETT SHUTT**

Senior Associate

+1 775 321 4451

garrett.shutt@cbre.com

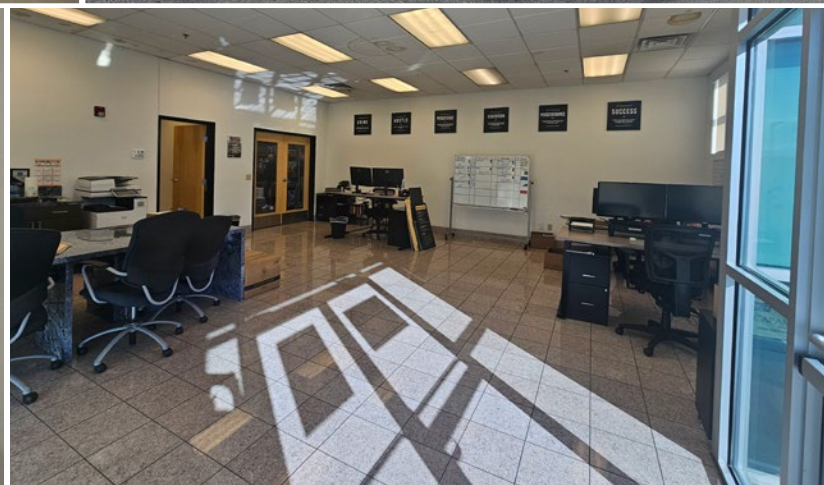
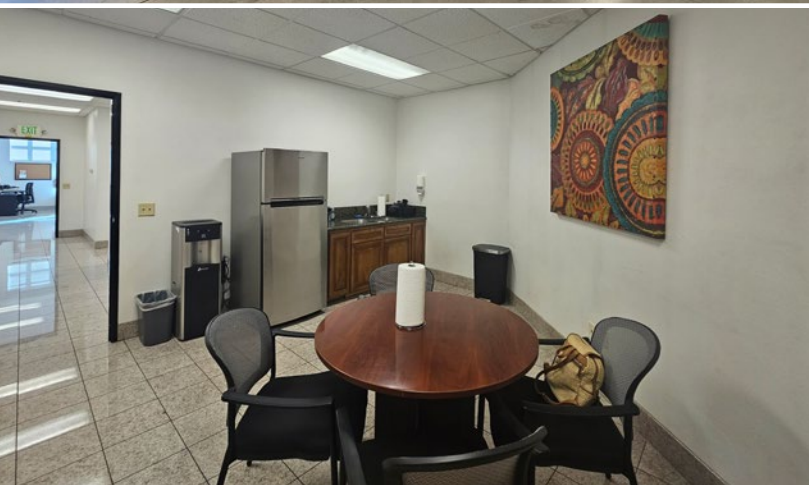
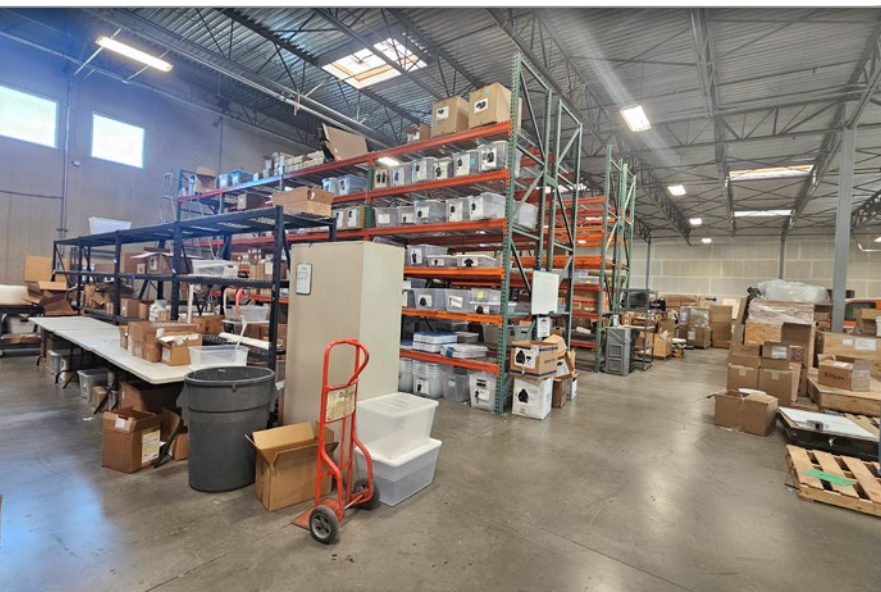
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FOR SALE/LEASE 475 E. GREG STREET SUITES 101-103



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