

For Sale or Lease

S. Rock Blvd. & Crane Way



1575 Crane Way
Sparks, NV 89431

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Listing Snapshot



\$0.50 NNN
Lease Rate



± 48,000 SF
Total Square Footage



\$0.12 NNN
Estimated Lease Expense

Property Highlights

- Fully renovated in 2019 with \$4 million of capital improvements
- Currently configured as a CBD extraction, processing, and manufacturing facility
- Convenient access to I-80 and Hwy. 395
- Adjacent to rail spur
- Thirty-two (32) parking spaces
- Configured with one (1) dock height roll-up door with hydraulic leveler and three (3) grade height roll-up doors
- Equipped with ± 2,000 AMP's of power and a back up generator
- Equipped with a motion alarm system, intrusion alarm, and over thirty (30) interior and exterior cameras
- The property includes an oven room with existing industrial hoods, a walk-in freezer, two (2) C1/D1 controlled rooms, four (4) C1/C2 controlled rooms, food grade fulfillment areas, and multiple loading areas

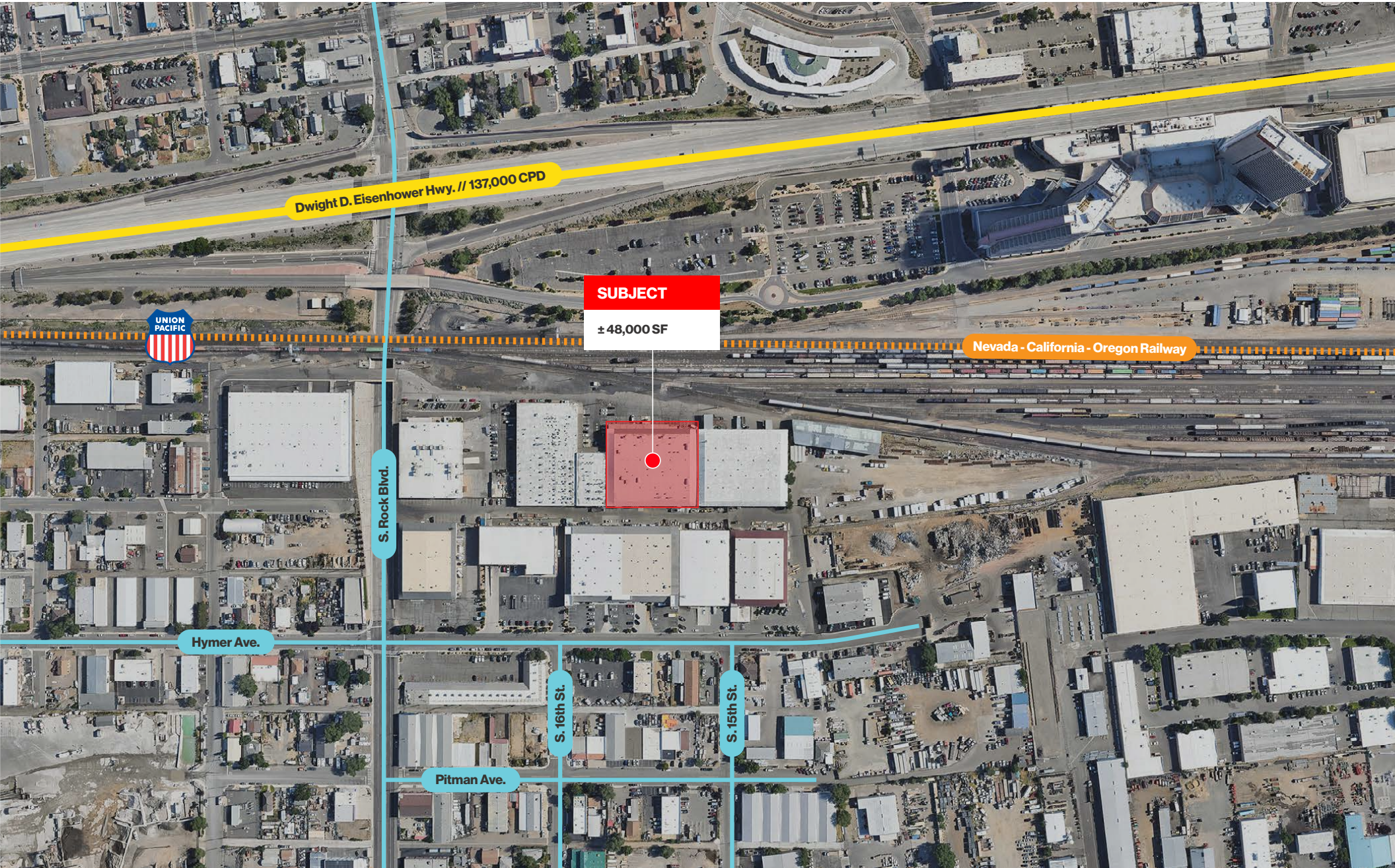
Demographics

	1-mile	3-mile	5-mile
2024 Population	13,259	123,336	252,181
2024 Average Household Income	\$66,060	\$75,682	\$90,860
2024 Total Households	6,079	50,268	103,303



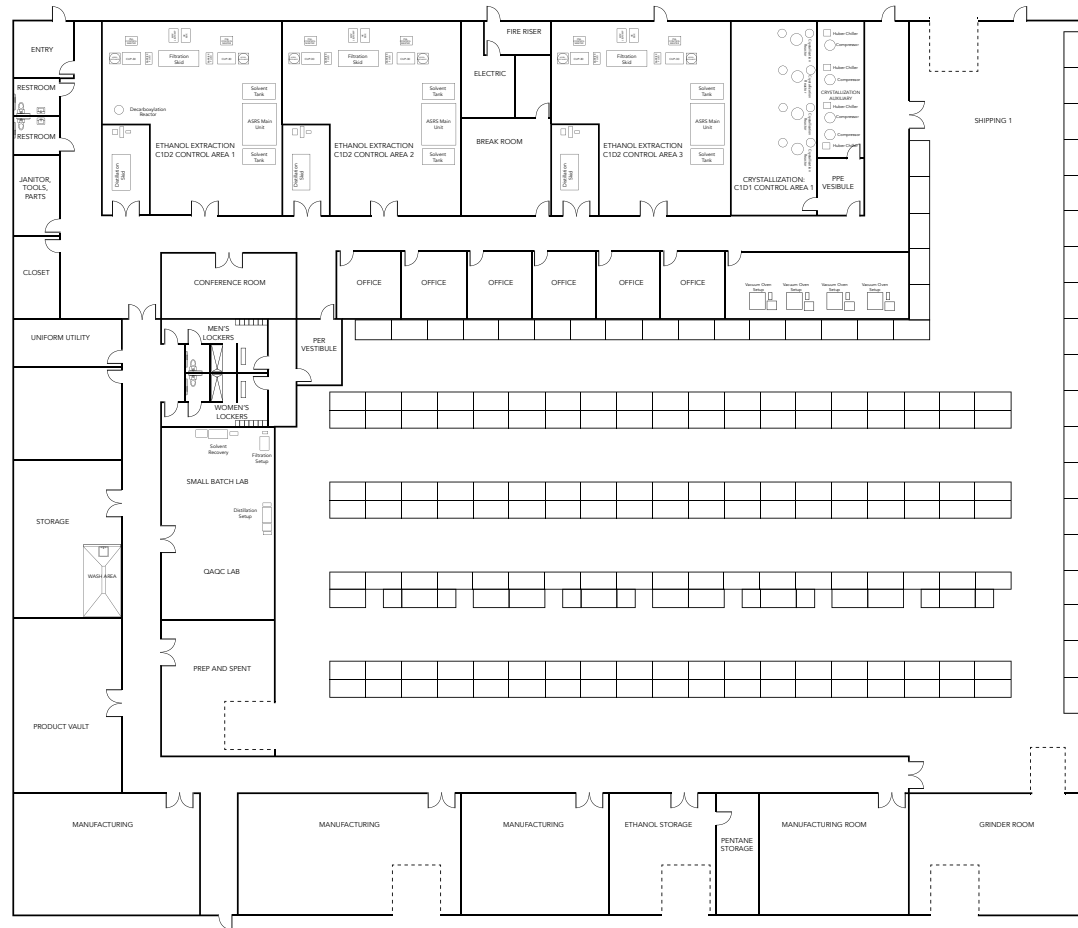


Aerial

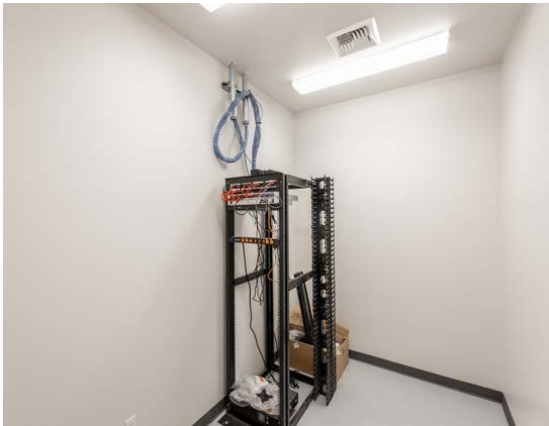


Floor Plan

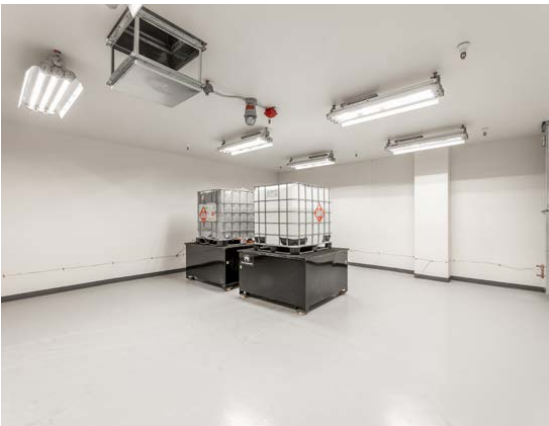
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Property Photos



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For inquiries please reach out to our team.

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