



FOR LEASE

South Sparks Industrial Park

992 PACKER WAY, SPARKS, NV



AVAILABLE
APRIL 1, 2023

±9.4K SF
AVAILABLE

2 DOCK HIGH
DOOR

STEVE KUCERA, SIOR, CCIM

775.470.8866

steve.kucera@kidder.com

LIC N° S.0172550



NEGOTIABLE
LEASE RATE

±848 SF OFFICE
SPACE

1 DRIVE-IN
DOOR

**Kidder
Mathews**

OWNED
BY



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR LEASE

South Sparks Industrial Park

992 PACKER WAY, SPARKS, NV

Features

LEASE RATE negotiable

ESTIMATED OPEX \$0.23/SF/mo

±9,490 SF available

±848 SF office space

TWO front loading dock-high doors

ONE drive-in door

24' clear height

.33/3,000 sprinkler rating

20'X 50' column spacing

POWER 100A, 480V, 3-phase power (TBV)

BUILT in 1978

ZONED Industrial (I)

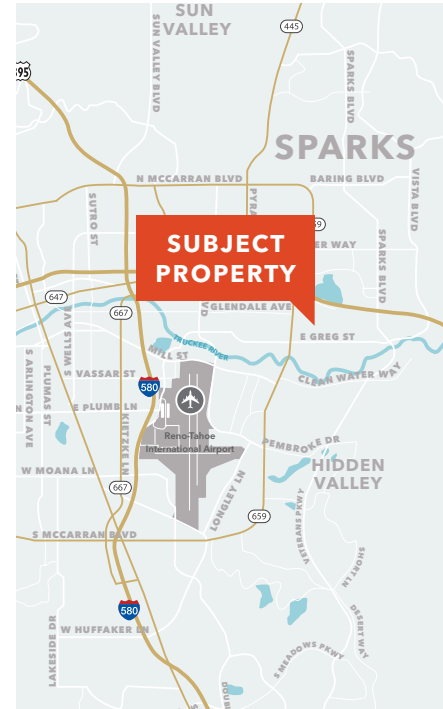
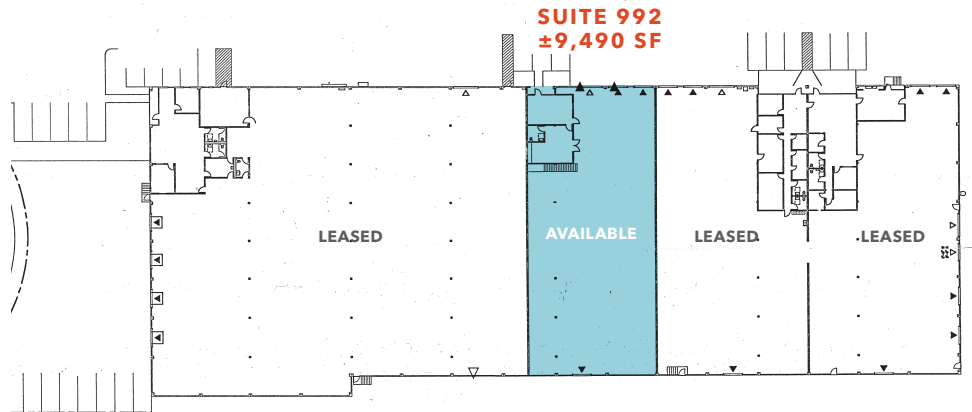
CENTRAL industrial location

CLOSE proximity to I-80 and HWY 395/I-580

PROXIMITY to FedEx and UPS shipping hubs

ACCESS to large labor pools and services for employees

PARCEL # 034-330-09



STEVE KUCERA, SIOR, CCIM

775.470.8866

steve.kucera@kidder.com

LIC N° S.0172550

KIDDER.COM

OWNED BY



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.