

FOR LEASE



50 Freeport Blvd.
Sparks, NV 89431

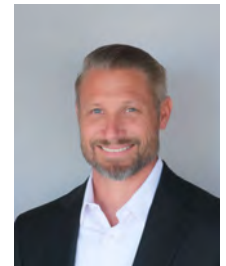
Philip Smith

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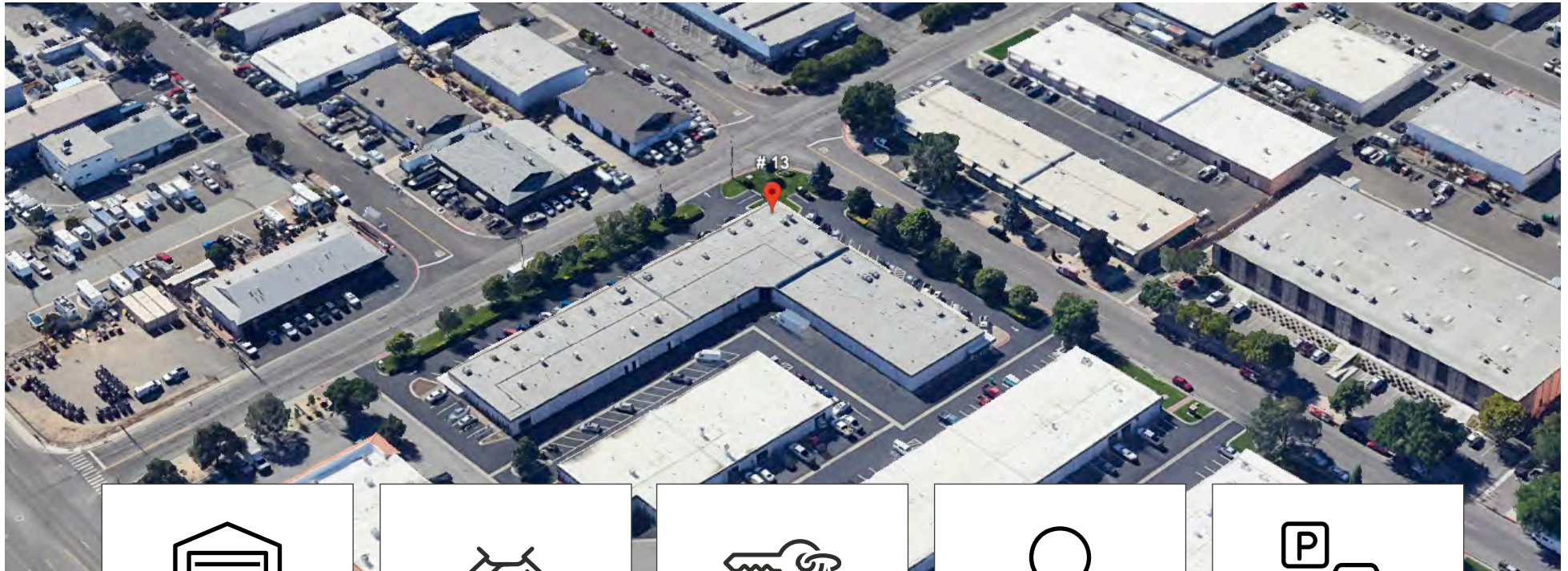
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Property Features



**Zoning: I
Industrial/Flex**



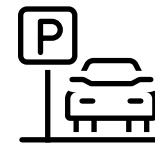
**New
Ownership**



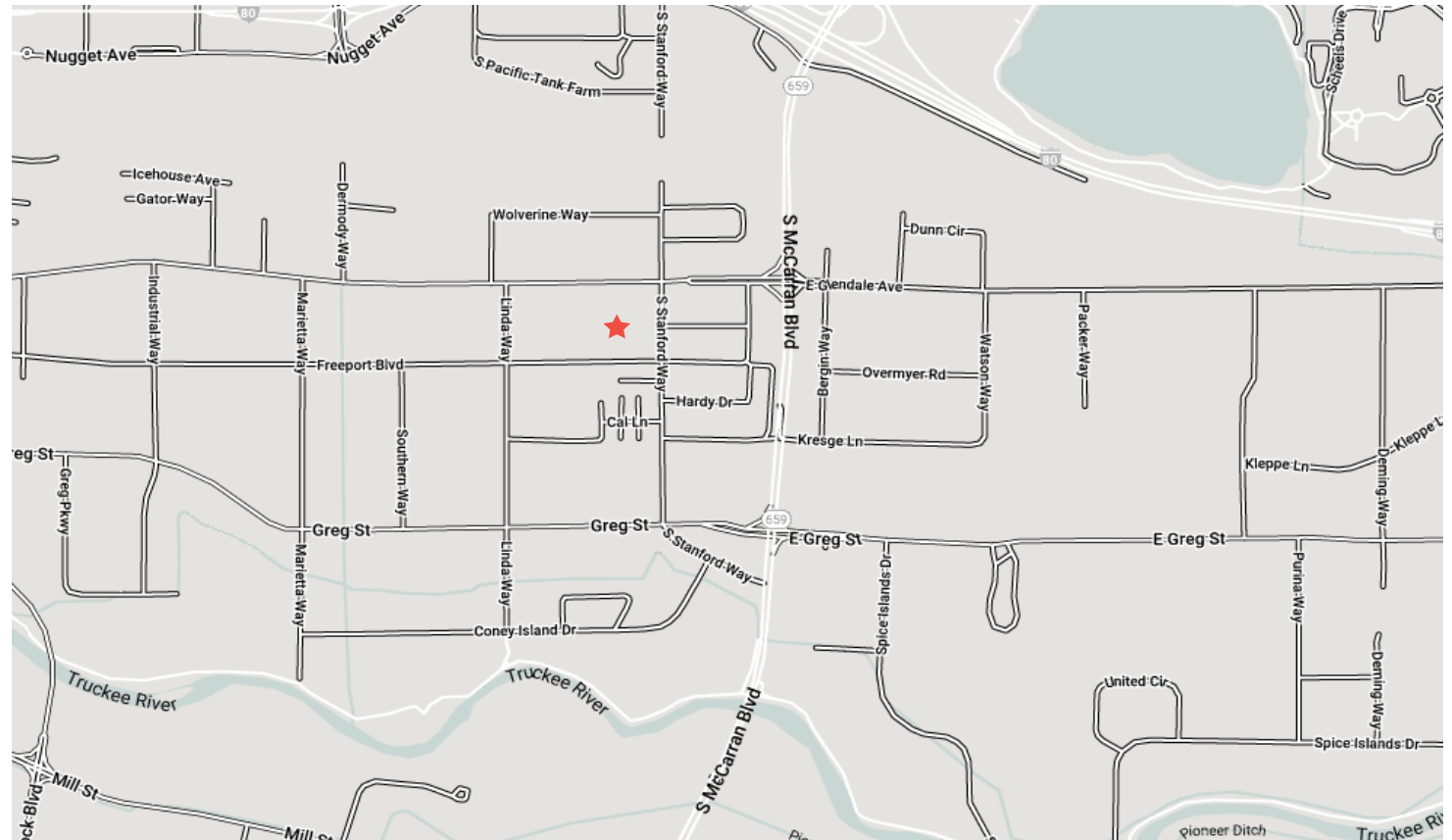
**Delivered
Turn Key**



**Prime
Location**



**Ample
Parking**



Sparks, Nevada, nestled adjacent to Reno, has evolved significantly since its establishment in the early 1900s. Originally a railroad town, Sparks has transformed into a vibrant community known for its industrial and economic growth. Leasing commercial and warehouse space offers businesses strategic advantages with its prime location, modern facilities, and excellent transport connections. The

availability of versatile spaces equipped with the latest amenities supports operational efficiency and scalability. This blend of historical charm and modern infrastructure makes Sparks an appealing destination for businesses looking to expand in a dynamic area.

50 Freeport Property Attributes:

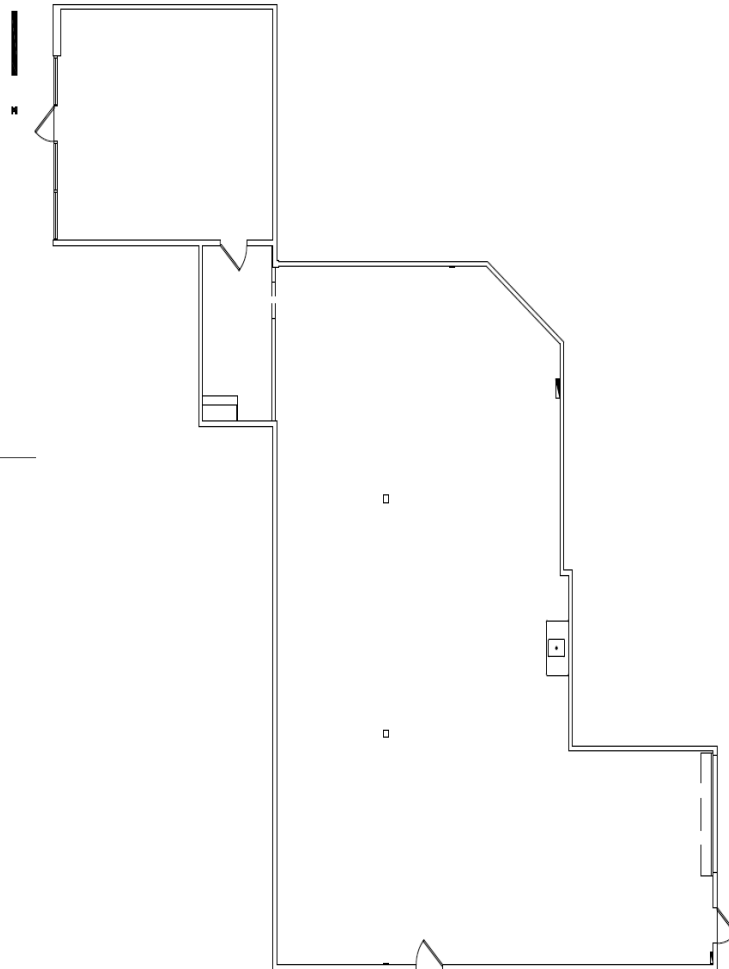
- Strategically situated in Sparks, NV, offering high visibility and

accessibility to major transportation routes.

- Equipped with HVAC systems for climate control, maintaining comfortable working conditions year-round.
- The property features a full build-out, eliminating the need for extensive renovations and ensuring immediate usability.

- The property's zoning allows for a variety of industrial and flexible uses, accommodating a wide range of business activities.
- Equipped with 18 drive-in bays, facilitating efficient loading and unloading operations.
- Concrete Tilt-Up Construction: Built with durable materials for longevity and security.

13,34,35A



- 2,991 RSF
- Warehouse: 2,435 RSF
- Office: 556 RSF
- \$1.45 NNN
- 12'-10" Clear Heights
- Delivered Turn Key
- Full Build Out
- HVAC
- Concrete Tilt Up
- Ample parking
- 1 Roll Up Door
- Additional warehouse, flex space available













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