

**FOR LEASE**

Owned and Operated by



# United Industrial Park

988 United Circle, Sparks, NV

**±19,655 SF**



## LEASING INFO & CONTACT

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NV Lic. # S.0172550

Makenna Backstrom

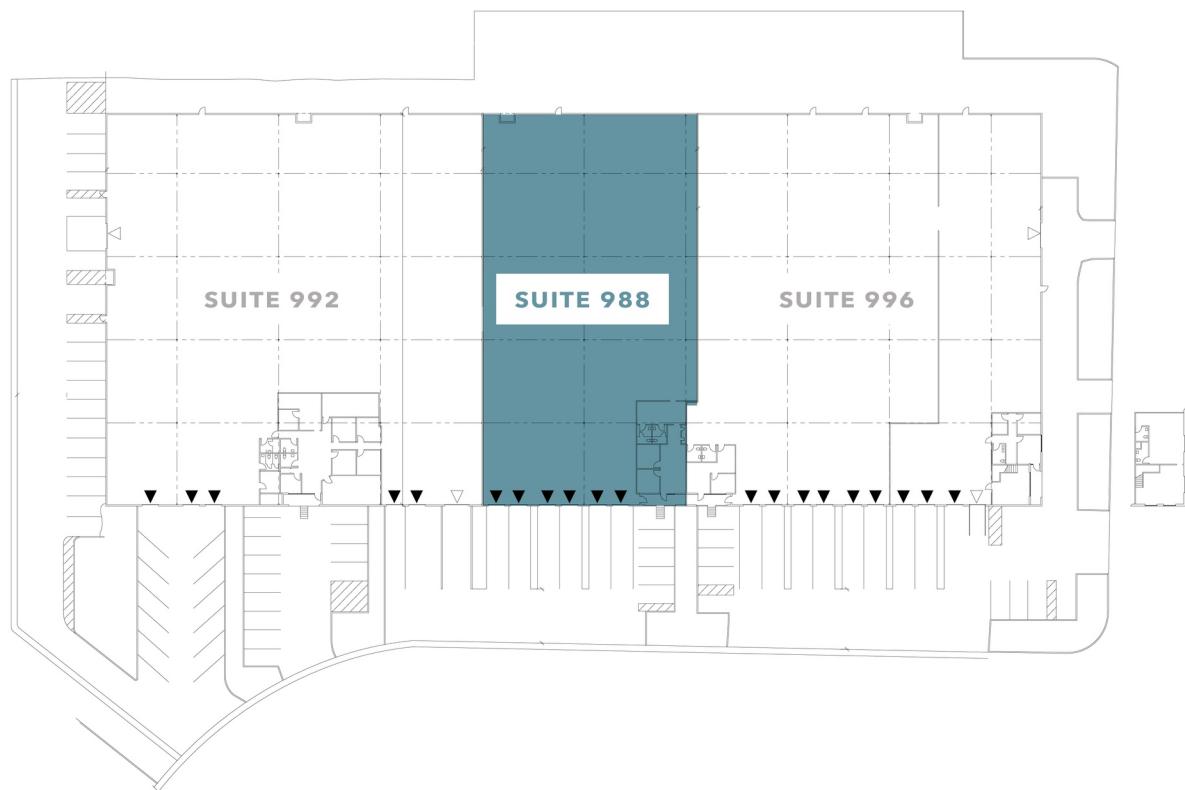
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## Property Highlights

<b>Lease Rate</b>	Negotiable
<b>Est. OPEX</b>	\$0.16/mo psf
<b>Available Space</b>	±19,655 SF
<b>Office Space</b>	±1,231 SF
<b>Dock- High Door</b>	6
<b>Ceiling Clear Height</b>	24'
<b>Column Spacing</b>	50' x 40'
<b>Sprinkler Rating</b>	.33/3,000
<b>Power</b>	200 Amp/480 Volt, 3-Phase (TBV)
<b>Lighting</b>	LED Warehouse Lighting
<b>Loading</b>	front loading
<b>Built</b>	1981
<b>Zoned</b>	Industrial (I)

