

FOR SALE | 1055 E GREG STREET, SPARKS, NV 89431



INDUSTRIAL INFILL SPARKS, NV

±233,564 SF MANUFACTURING FACILITY

SITUATED ON ±25.87 ACRES & OFFERS HEAVY POWER, WATER, SEWER AND RAIL

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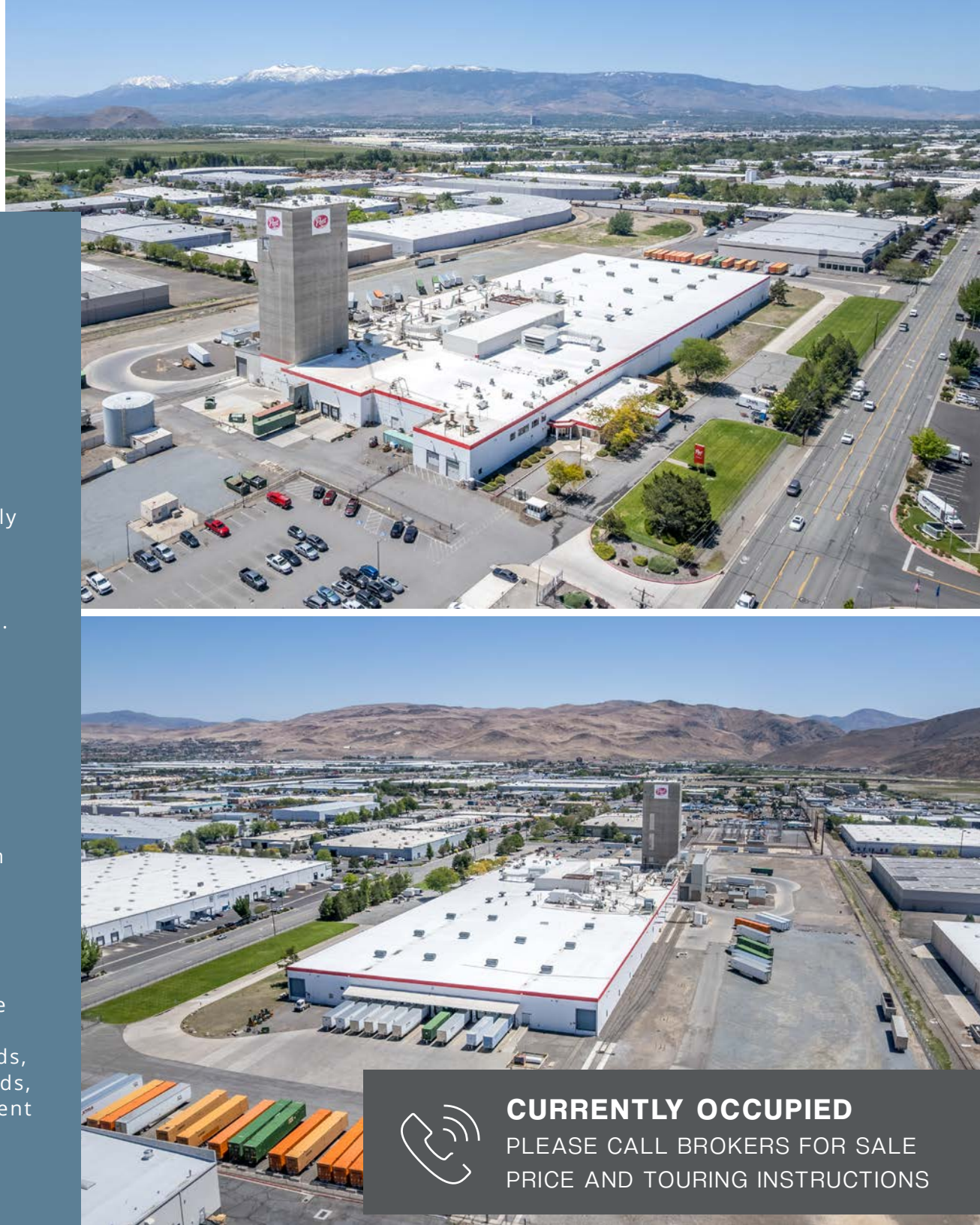
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PROPERTY OVERVIEW

Originally built in 1972 as a Ralston Purina pet food production facility, conversion was completed in 1992 by Conagra Brands for production of ready-to-eat cereals. Subsequently acquired by Treehouse Foods and then Post Consumer Brands, 1055 E Greg Street will continue to produce Post branded and private label breakfast cereals through the end of 2025. Current employing 125-200 staff.

This exceptional $\pm 233,564$ SF industrial facility sits on a ± 25.87 -acre, low-coverage parcel with ± 13 acres of excess yard—ideal for trailer parking, outdoor storage, or future expansion. Strategically located in central Sparks, the site offers direct access to I-80 via South McCarran and Sparks Boulevard, positioning it squarely in the heart of Reno's premier industrial corridor.

This facility has been a FDA certified facility for decades and has hosted the following process: Mill & Flake (Co-milled and Pelletized), Extruded, and Rolled. Post's current food grade certifications are SQF Certified with no active microbiological hits, no recent or historical holds, quarantines, or recalls for suspect finished goods, no active FDA compliance violations and no recent history of issue or complaints.



CURRENTLY OCCUPIED

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PRICE AND TOURING INSTRUCTIONS

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PROPERTY DETAILS

Unique Infrastructure & Industrial Capacity

- Grain Silos unofficially the tallest industrial building in the region — 10 floors / 16 stories
- Storage: 44 dry food-grade silos (80K-120K lbs each), 16 food-grade bulk liquid tanks (2K-10K gal each)

Utilities

- Gas: Two 4" lines
- Power: 36,000 Amps of 480V power, approximately 26 megawatts
- Water: 104.36 Acre Feet, 4" Water Meter, 1,000 gallons per minute
- Sewer: 8" drain = approx. 750gpm / 1,100,000 gallon per day estimate
- HVAC: Two boilers, two chillers, one compressor provides redundancy
- Fire Suppression: 300,000-gallon onsite tank with dedicated pumphouse

Rail & Transportation Logistics

- Dual Rail Service: Union Pacific & BNSF
- Fully active rail spurs with recent UP inspection
- Pull-through offloading for both dry and liquid products — by rail and truck



±233,564 RSF
CURRENT FOOD
MANUFACTURING FACILITY

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BUILDING FEATURES

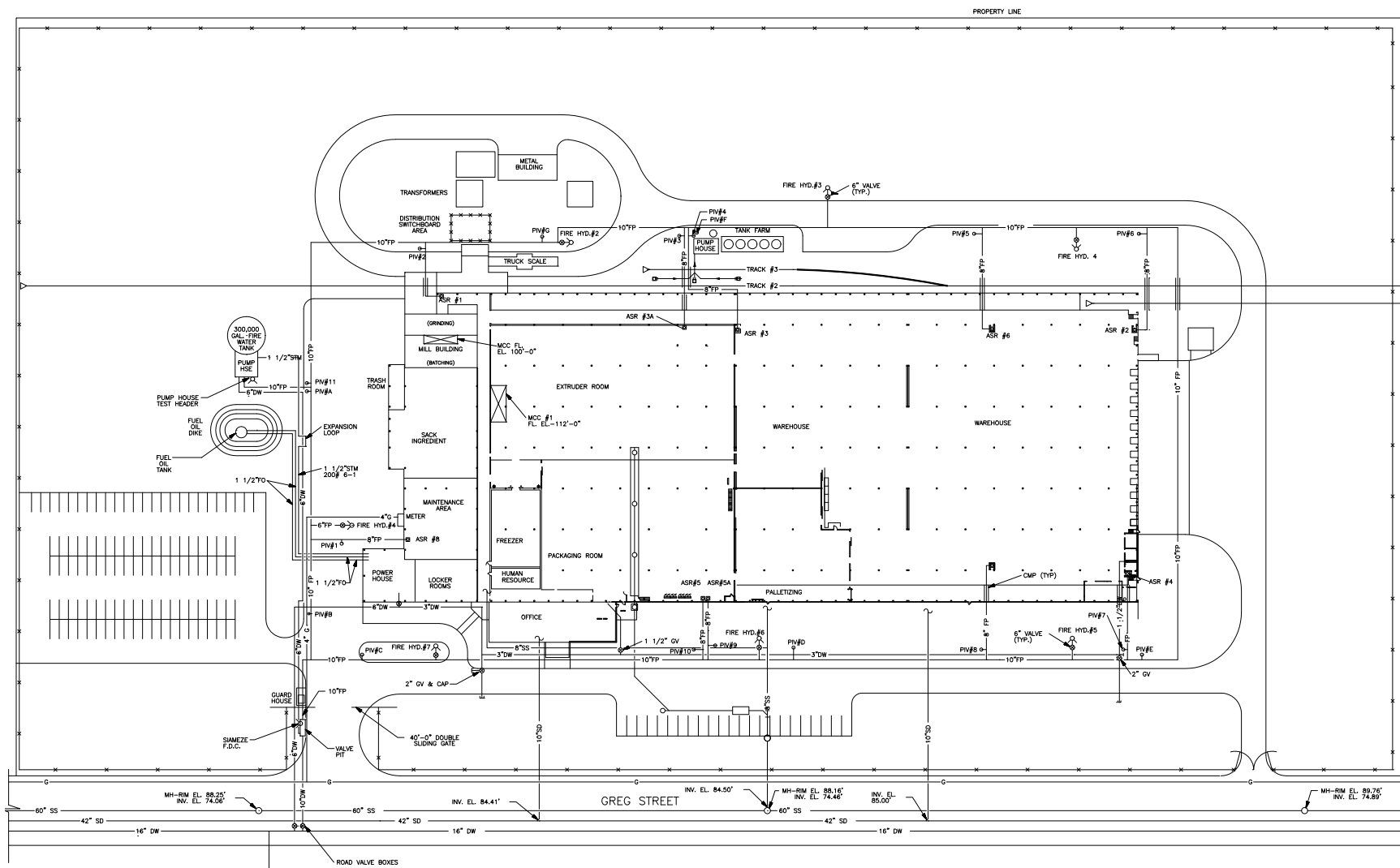
- Concrete Construction - Poured in place floors, columns, and roof deck
- Approximately 10,000 SF of office
- 22'-24' clear heights
- Column spacing between 28'x38' typical
- 14 dock-high doors, 3 grade-level doors, 2 truck-level doors, and 2 rail-height doors
- Floor drains in production areas
- Food production drains to large solid separator
- Positive air pressure in manufacturing zones
- Cold storage (80' x 42', 50°F)
- Designated maintenance and storage rooms
- Fully secured perimeter fencing with guard shack and two motorized gated access points
- Truck scale
- 125-car parking spaces
- Graded gravel and concrete yard
- Exterior lighting throughout secured, fenced site
- Select food processing equipment available



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BUILDING FLOOR PLAN



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PROPERTY DIMENSIONS



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LOCATION BENEFITS

- **Strategic Reno/Sparks Location:** Situated in Nevada's premier industrial submarket offering tax advantages, low-cost energy, and a business-friendly environment—ideal for logistics, manufacturing, and distribution operations.
- **Superior Regional Access:** Direct connectivity to major freeways, transit, and labor pools enables efficient same-day/next-day delivery across the West Coast, with proximity to California, Oregon, Washington, and Idaho agricultural markets.
- **Exceptional Infrastructure & Growth Potential:** Positioned on an oversized parcel with rail service, abundant utilities (power, water, gas), and easy ingress/egress—supporting expansion, adaptive reuse, and intermodal distribution strategies.

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NEARBY TENANTS

1055 East Greg Street is strategically positioned in the heart of Sparks' established industrial corridor—one of Northern Nevada's most active distribution and manufacturing hubs. Located just minutes from I-80 and I-580, the property offers seamless access to regional West Coast markets. The surrounding area is home to nationally recognized tenants including Tesla, Amazon, FedEx, Sherwin Williams, AMES, Petco, Chewy.com, OnTrac, TireRack, James Hardie, PetSmart, PPG, Mary's Gone Crackers, Panasonic, and Trex, given the location's appeal to logistics, e-commerce, and advanced manufacturing users. With proximity to major transportation, a deep labor pool, and access to regional amenities, this East Greg Street location is ideal for companies seeking operational efficiency in a business-friendly environment.

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WHY RENO/SPARKS

Nevada and Tahoe Reno Industrial Center Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location

Nevada Taxes

- No Personal Income Tax
- No Corporate Income Tax
- No Franchise Tax
- No Estate Tax
- No Inventory Tax
- No Unitary Tax
- No Inheritance Tax

How Reno Ranks Nationally

Ranked #1 America's
Best Small City

Bestcities.org

Ranked #4 Top 10
Leading Metros

Area Development

Ranked #8 Best Cities
for Young Professionals

SmartAsset

Ranked #7 State
Business Tax Climate

State Business Tax Climate

Ranked #6 State
Economic Growth

US News

Ranked #5 Best Cities
for Outdoor Recreation

SmartAsset



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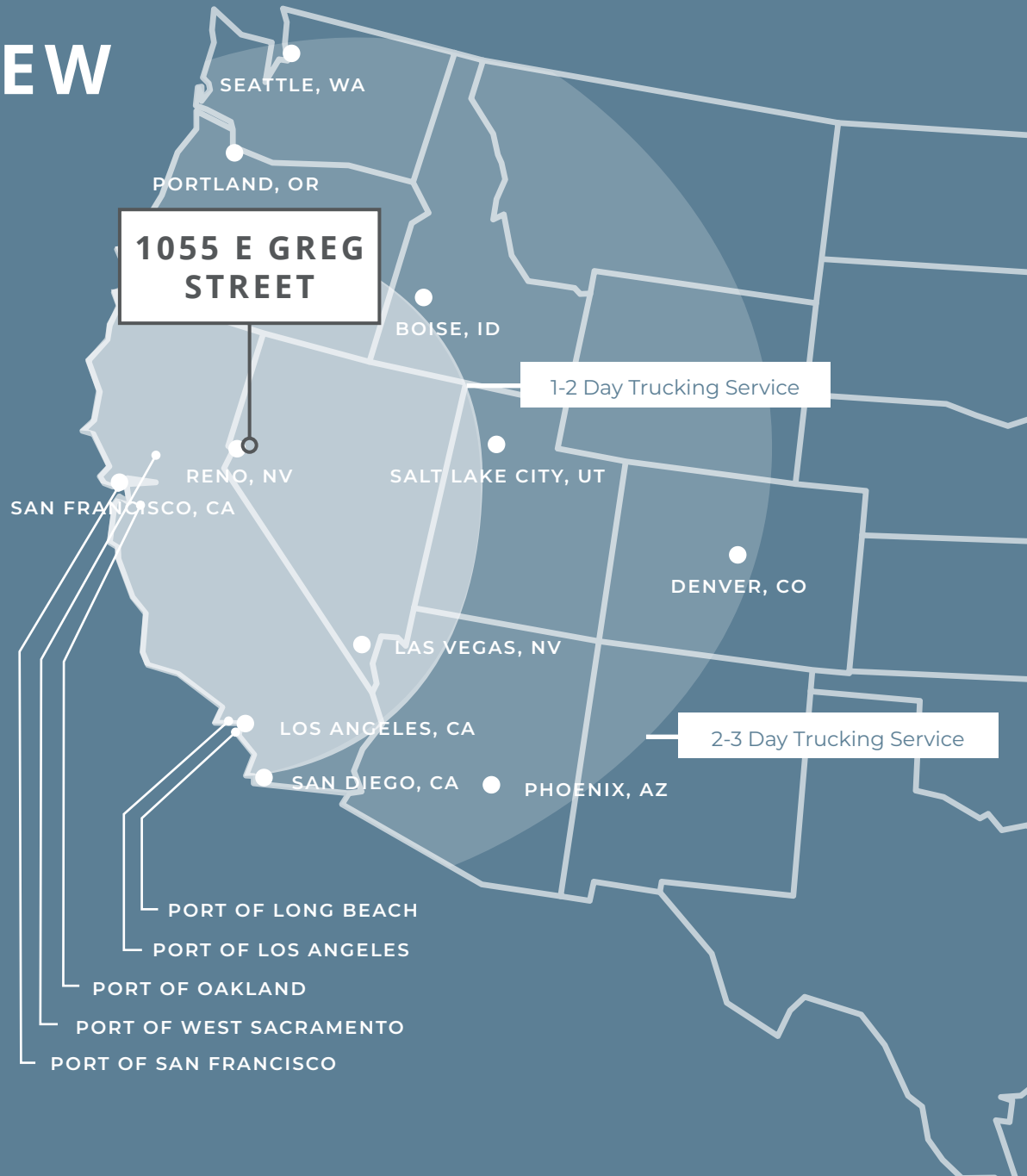
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REGIONAL OVERVIEW

CITY	DISTANCE (MILES)
Reno, NV	6
San Francisco, CA	233
Boise, ID	418
Las Vegas, NV	437
Los Angeles, CA	471
Salt Lake City, UT	514
Portland, OR	534
San Diego, CA	563
Seattle, WA	707
Phoenix, AZ	739
Denver, CO	1,033

PORTS	
Port of West Sacramento	143
Port of Oakland	219
Port of San Francisco	222
Port of Los Angeles	494
Port of Long Beach	494



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