

200 ACADEMY WAY

SPARKS, NV 89441

FLEX INDUSTRIAL WITH YARD

FOR LEASE OR SALE



AVAILABLE Q2 2025

NICK KNECHT, CCIM
775.338.1369 **CELL**
775.850.3032 **OFFICE**
nknecht@dicksoncg.com
BS.145559

BAKER KRUKOW, CCIM
775.624.7876 **OFFICE**
775.300.5804 **CELL**
bkrukow@dicksoncg.com
S.183091

JOEL FOUNTAIN, SIOR
775.850.3136 **OFFICE**
775.287.8127 **CELL**
jfountain@dicksoncg.com
S.78024



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ACADEMY WAY
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Negotiable
Lease Rate

Negotiable
Sale Price

25,880 SF
Building Size

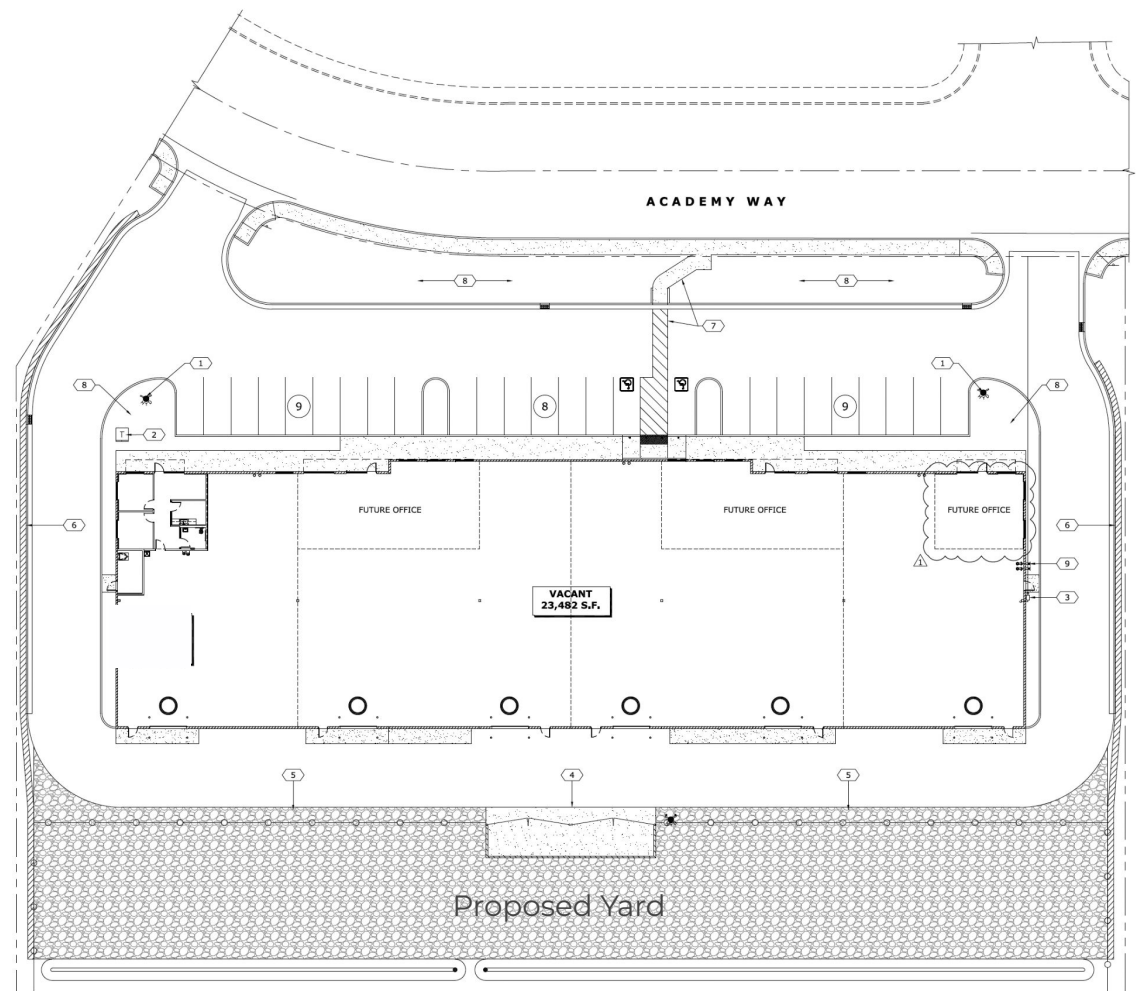
2.1 AC
Parcel Size

Zoning | (I) Industrial
APN | 538-181-14

Available **Q2 2025**

Property Features

- 25,880 SF** Class A Flex Industrial Building
- Divisibility options from **±4,970 SF - ±25,880 SF**
- 740 SF** Spec Office
- Yard area for outdoor storage and loading
- 6 (12'x14')** grade level doors
- 1200 Amp, 208/120 Volt**, 3 Phase Power
- 18'** Clear Height
- 60 mil** single ply TPO roof membrane
- Skylights approximately **2.5%**
- LED Lighting
- (26)** Auto parking spaces

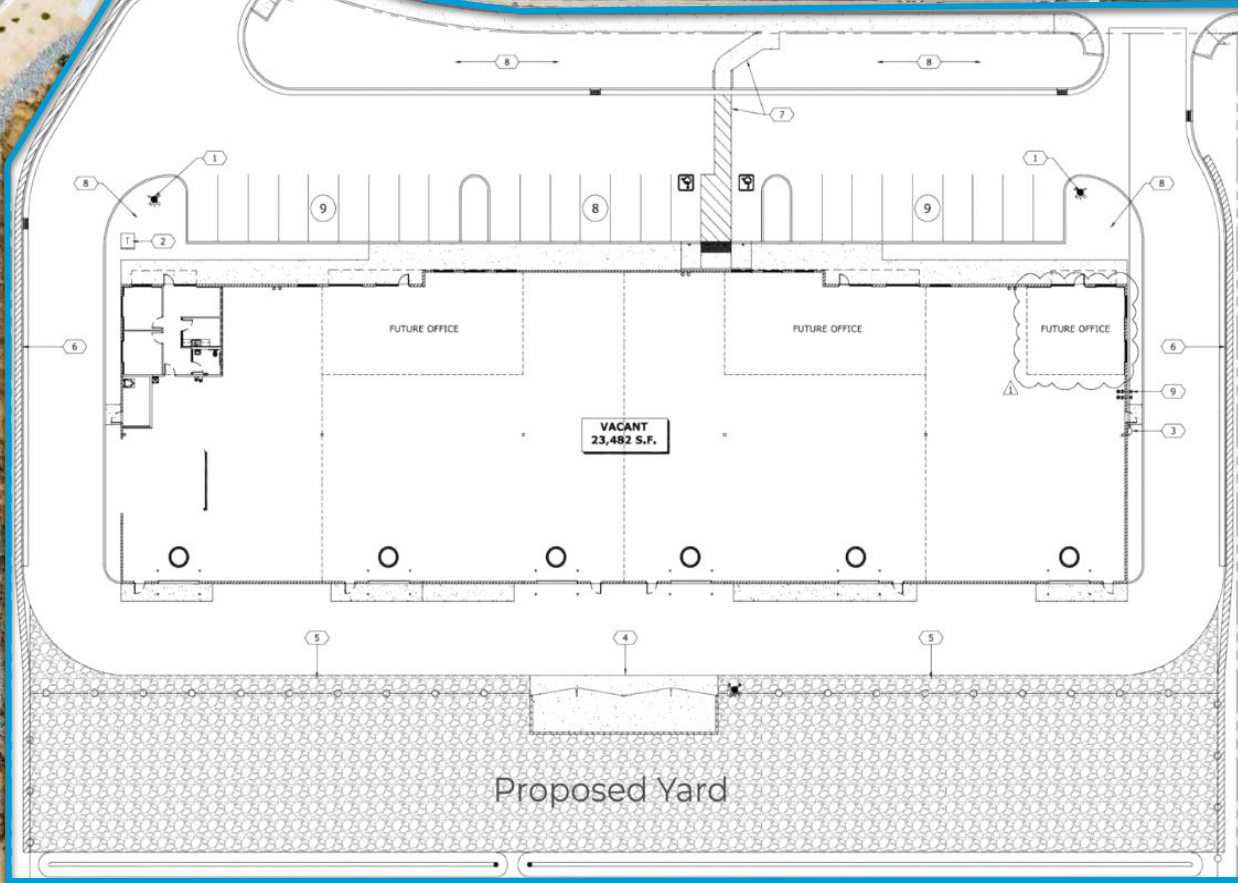


PARCEL MAP



- Close proximity to an abundant labor pool in the fastest growing residential submarket in Northern Nevada
- Business-friendly environment with access to ample amenities, retail services and public transportation
- Located in Spanish Springs Business Center - a 594 acre master planned business park with many pre-approved industrial uses
- Located outside of the 500 year floodplain
- Population : **3 Miles - 16,090** **5 Miles - 36,167**
- Households: **3 Miles - 5,497** **5 Miles - 12,354**

ACADEMY WAY

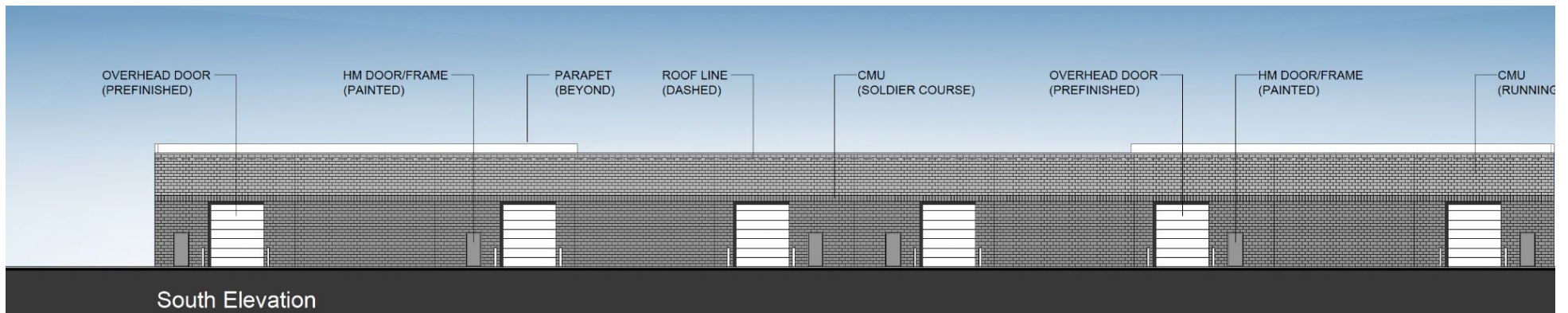
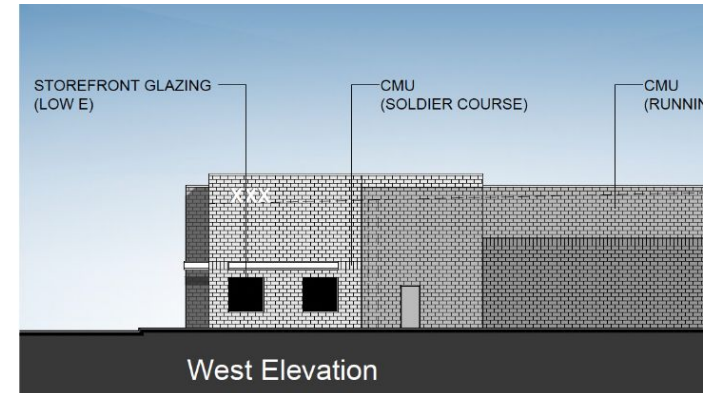
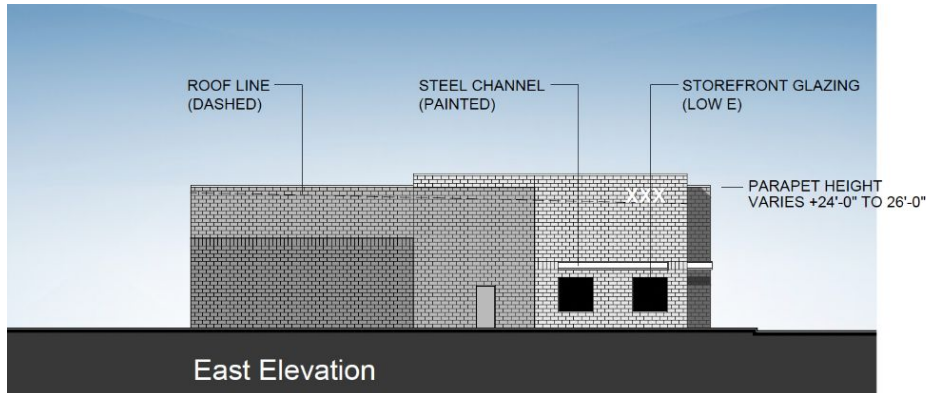
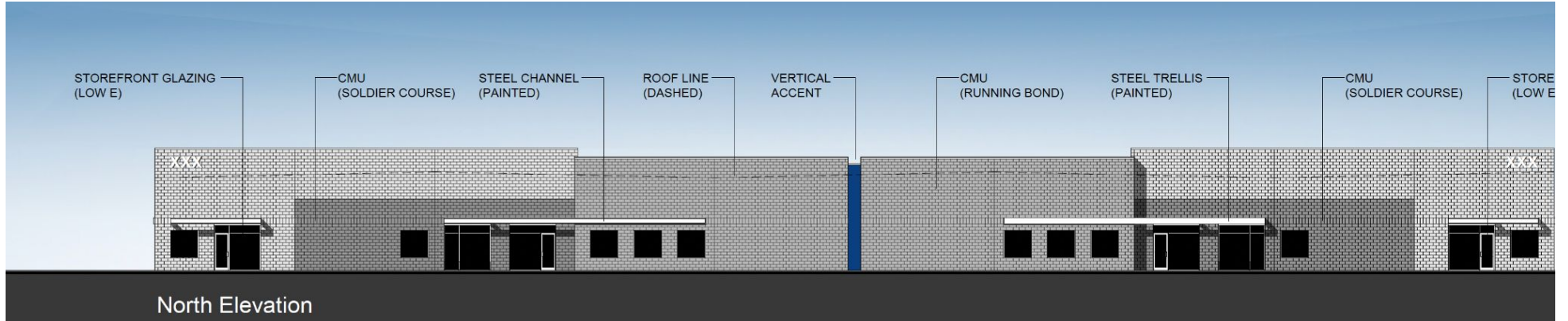


Spanish Springs Housing Projects

Active Single Family Units:	2,269
Approved Single Family Units:	2,566
Active Multi Family Units:	1,218
Approved Multi Family Units:	450

DISTRIBUTION DR





AREA MAP

Spanish Springs
BUSINESS CENTER

NEW DEANTRONICS

QBP

BREAKTHRU
BEVERAGE GROUP

ELLSWORTH
ADHESIVES

MONIN

WÜRTH

PARTS
UNLIMITED

200
ACADEMY WAY

Foot Locker

VELUX

LEVITON

80
10 MILES

SHA NEVA RD

SWANSON

Vitamix

MISHIMOTO

cleaner's
SUPPLY

GIVENS
TRANSPORTATION
SOLUTIONS

INGENUITY AVE

MILBANK
ENERGY NETWORK

SANMAR

solar edge

R
Distribution,
Merchandising,
Analytics. REDEFINED.

U-HAUL

C.H. Spencer LLC

WALKENHORST'S

THE
HOME
DEPOT

GEODIS

PYRAMID HIGHWAY

CQC
Clasen Quality Chocolate



RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

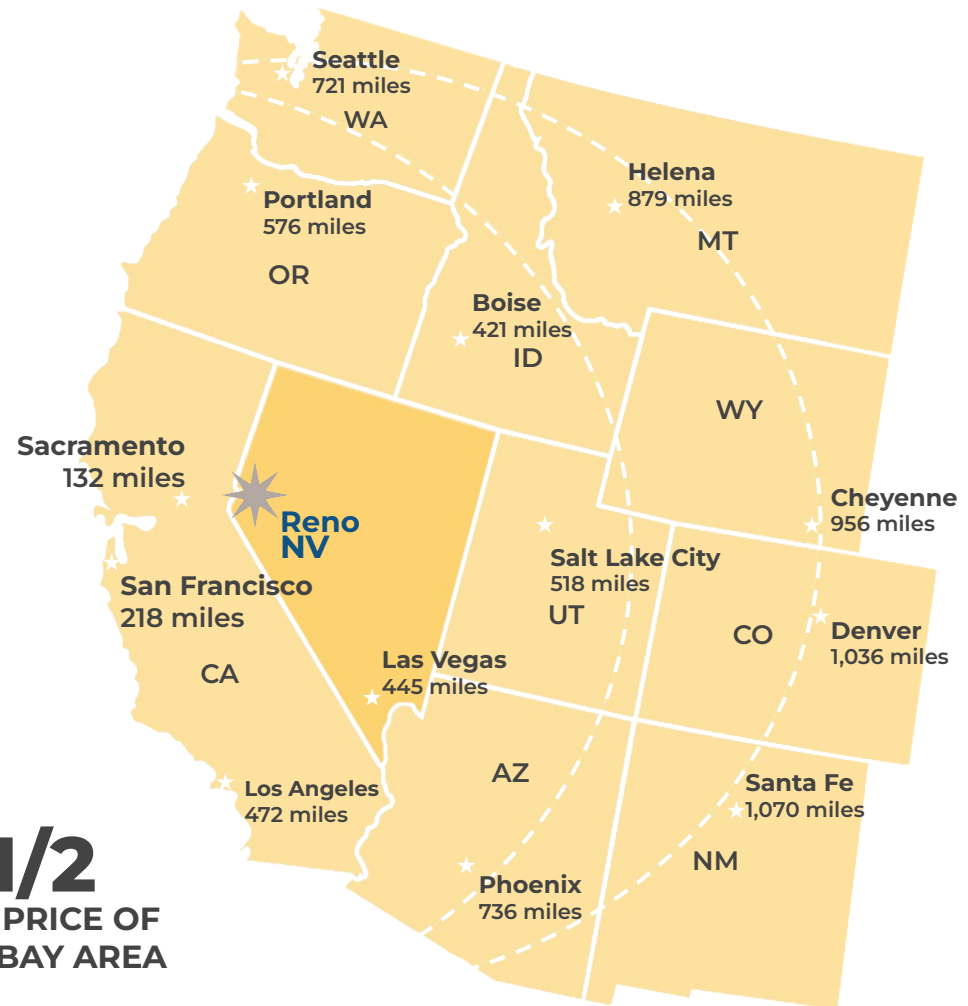
LOCATION & TRANSPORTATION

- Located 25 miles from the California border via I-80
- 12 miles from the I-80 and I-580 interchange
- 15 miles from Reno Tahoe International Airport
- 14 miles from Downtown Reno

Proximity to Distribution Hubs

- FedEx Freight - 13 miles
- FedEx Ship Center - 15.5 miles
- FedEx Air Cargo - 13 miles
- FedEx Ground - 18 miles
- UPS Freight Service Center - 19.5 miles
- UPS Customer Center - 12 Miles
- US Post Office - 10 miles

1/2
THE PRICE OF
THE BAY AREA



Less Than 1-Day Truck Service to over 60 million Customers, 8 States, 5 Major Ports.



2-Day Truck Service to 11 States and 10 Large Metros



NORTHERN NEVADA SHIPPING HUB



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An aerial photograph of an industrial park in Reno, Nevada. The image shows several large, white-roofed warehouse buildings and parking lots. A specific plot of land is highlighted with a red outline and labeled '200 ACADEMY WAY'. The surrounding area includes residential neighborhoods and undeveloped land.

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