

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



FOR LEASE

131-135 CONEY ISLAND DR

SPARKS, NV 89431



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PROPERTY HIGHLIGHTS

131-135 CONEY ISLAND DR

- APN 034-372-02
- 1.32 AC
- 5,000 - 20,000 SF Available
- Zoned Industrial
- Ample Parking
- Fully Sprinklered
- Professionally Managed

This concrete tilt, multi-tenant, industrial building totals 20,000 SF available to serve a diverse array of industrial activities, from manufacturing to service companies and logistics or storage.

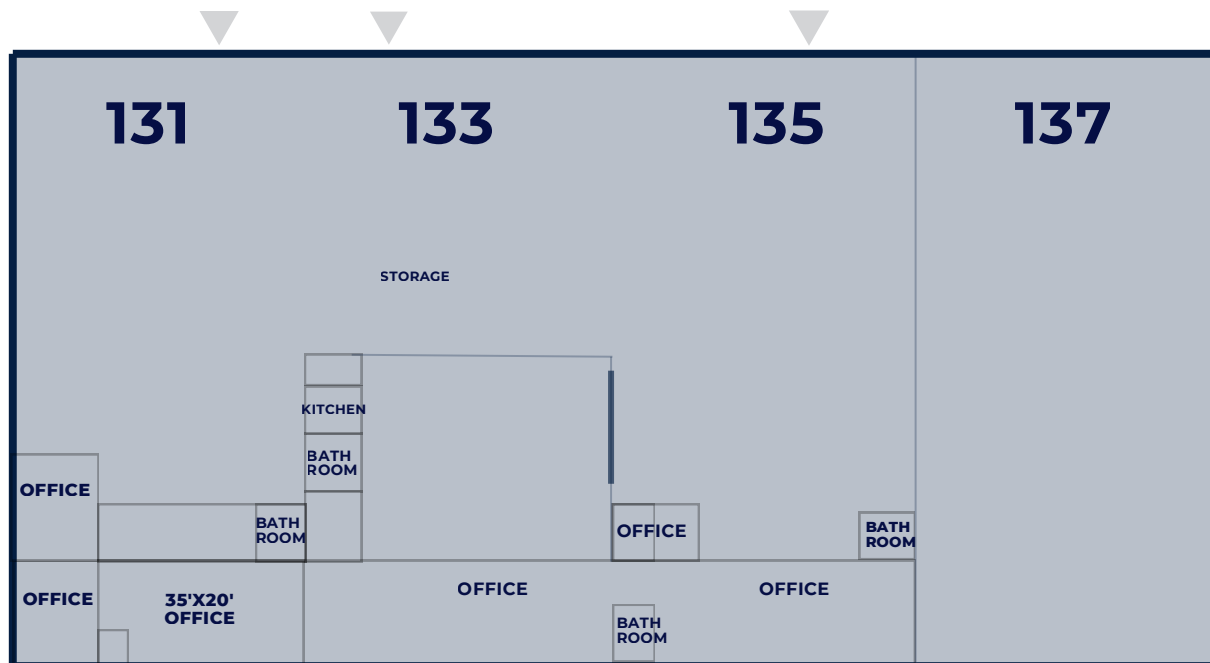
The building includes 3 rear facing dock-high doors, two side facing grade-level doors, and ample parking provisions located street-side to the north. The facility is professionally managed and maintained and includes fire suppression, is 21' clear height and resides in FEMA flood zone AE.



BUILDING DETAILS

131-137 CONEY ISLAND DR

- Up to 20,000 Total SF Available
- (4) Restrooms
- (3) Dock Doors
- (2) Grade Level Doors
- +/- 1.6 Parking Spots per 1000 SF
- 21' Clear Height
- Fully Sprinklered
- Potential for Fenced Yard



PROPERTY EXTERIOR



PROPERTY INTERIOR



LOCATION HIGHLIGHTS

131-135 CONEY ISLAND DR

South of Greg Street and
west of East McCarran main
arteries

Easy access to Interstate 80
via McCarran Boulevard or
Interstate 580 via Greg, Mill,
or Glendale

Central location enhances
logistical efficiency and
facilitates smooth business
operations.

Numerous surrounding
businesses, vendors, and
service providers

Neighbors a park and the
Truckee River



CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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Reno, NV 89509**

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OUR TEAM



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