

FOR LEASE

120-250 GREG STREET



Industrial
PRODUCT TYPE



±7k-37k SF
SIZE



Sparks
LOCATION



NAI Alliance



Brian Armon SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee SIOR, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll SIOR, CCIM
Director
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.014531



Mason La Fond
Associate
(775) 336 4628
mlafond@naialliance.com
NRED N°: S.202632



Property Highlights

This newly renovated industrial building is well-located on Greg Street in Sparks—one of the region's most established industrial corridors. The property offers excellent connectivity to I-80, I-580, and the greater Reno-Sparks area, providing efficient access to transportation, labor, and services. Its proximity to the Truckee River and just minutes from downtown Sparks and Reno enhances its appeal for both logistics and light manufacturing users. Recent renovations make it a modern, functional space ideal for a variety of industrial operations.

Property Details

Address	120 Greg Street Sparks, NV 89431	250 Greg Street Sparks, NV 89431
Total SF	±93,900	±84,684
Available SF	±19,566-29,359 SF	±7,500-37,007 SF
Lease Rate	Contact Broker	Contact Broker
Lease Type	NNN	NNN
OPEX	\$0.22 PSFM	\$0.22 PSFM
Private Office	Yes	Yes
Parking	86 Auto	93 Auto
APN	034-353-07	034-353-26
Year Built	1995	1980
Year Renovated	2025	2025
Zoning	I - Industrial	I - Industrial

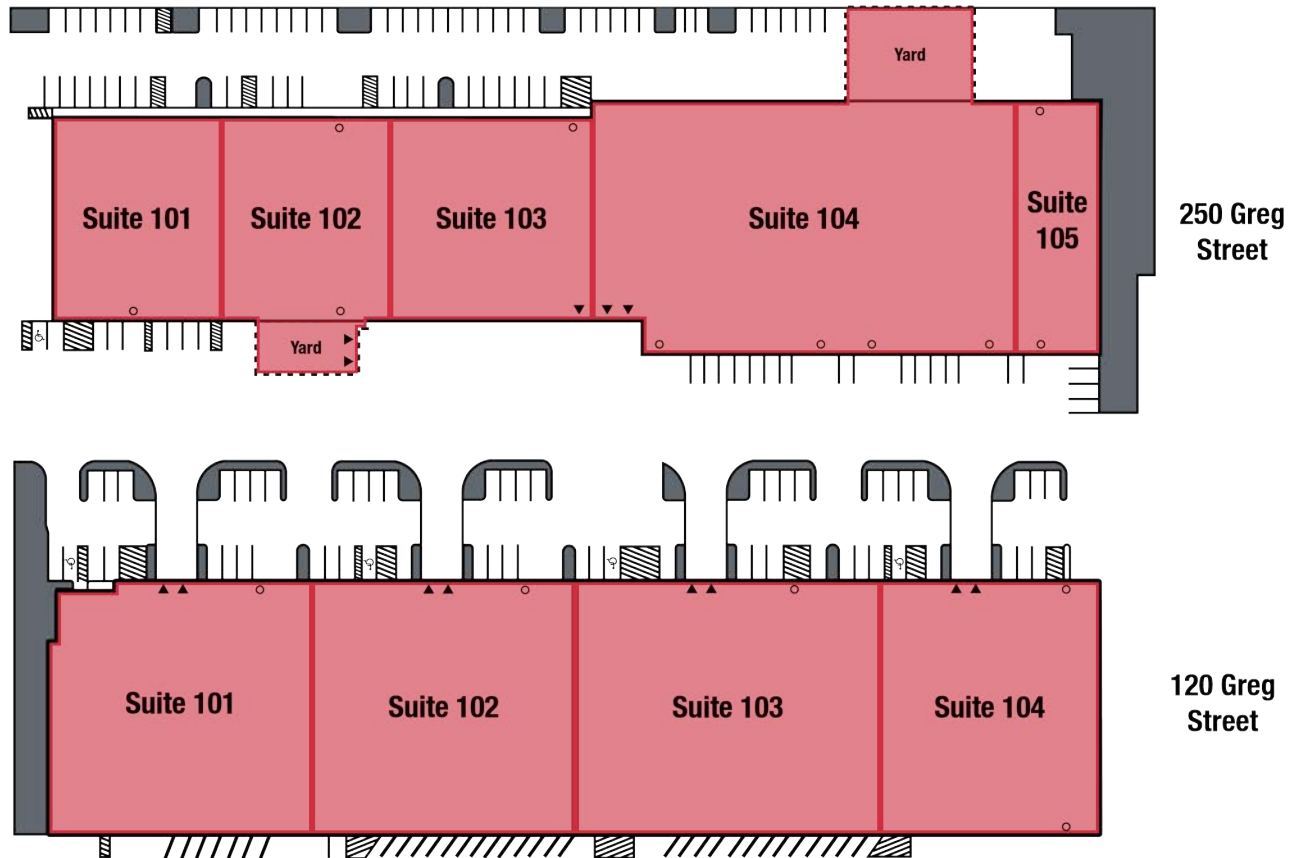


○ Grade Door

▼ Dock Door

FOR LEASE

120-250 GREG STREET



Site Plan



Industrial

PRODUCT TYPE



±7k-37k SF

AVAILABLE SF



Contact Broker

RATE



Now

AVAILABLE



Photos

NAI Alliance

FOR LEASE || **120-250** GREG STREET



Photos


Industrial
PRODUCT TYPE


±7k-37k SF
AVAILABLE SF


Contact Broker
RATE


Now
AVAILABLE

○ Grade Door

▼ Dock Door



Building Specs

Property Details

Address	120 Greg Street Sparks, NV 89431
Total SF	±93,900
Parking	86 shared auto spaces
Clear Height	19'
Power	1600A 277/480V
Lighting	20 FC LED fixtures
Slab Thickness	6" reinforced
Water Line Size	1.25-1.50"

Suite Specs

Suite	Size (SF)	Office (SF)	Dock Positions	Grade Doors	Power (Amps)	Column Spacing	Fire Suppression
101	±23,587	±1,870	2	1	400A	37.5' D x 52.0' W	.33 GPM/3,000
102	±23,388	±2,053	2	1	400A	37.5' D x 52.0' W	.33 GPM/3,000
103	±27,359	±2,273	2	1	400A	37.5' D x 52.0' W	.33 GPM/3,000
104	±19,566	±1,076	2	2	400A	37.5' D x 52.0' W	.33 GPM/3,000

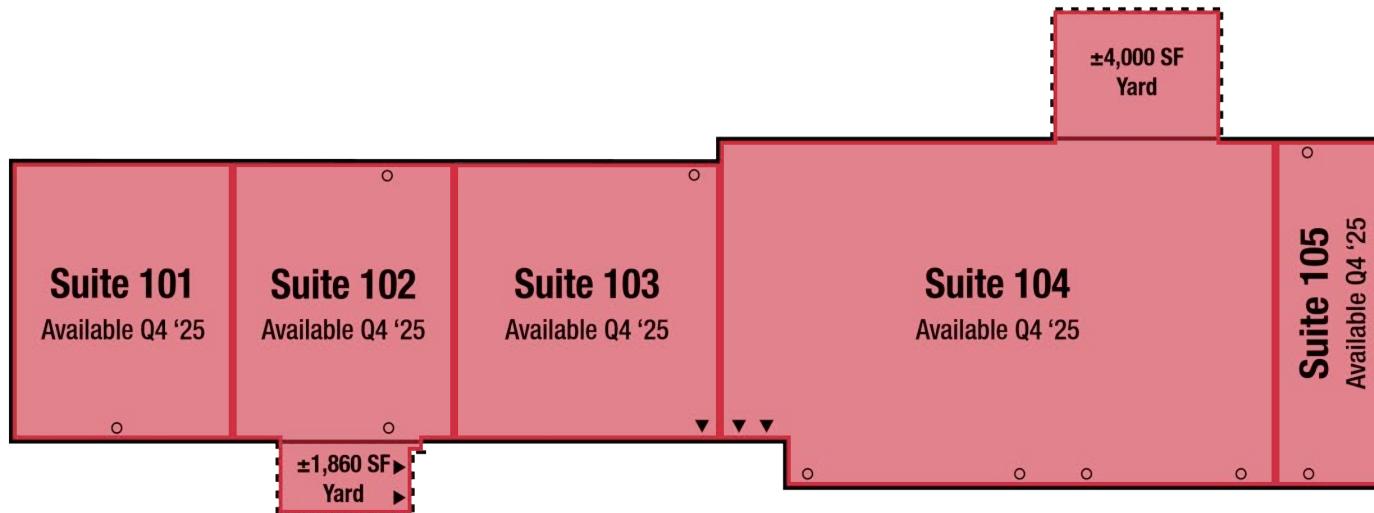
120 Greg St. - Specs

○ Grade Door

▼ Dock Door

FOR LEASE

120-250 GREG STREET



Building Specs

Property Details

Address	250 Greg Street Sparks, NV 89431
Total SF	±84,684
Parking	93 shared auto spaces
Clear Height	20'
Power	1000A* 277/480V
Lighting	20 FC LED fixtures
Slab Thickness	6" reinforced
Water Line Size	3.00"

Suite Specs

Suite	Size (SF)	Office (SF)	Dock Positions	Grade Doors	Power (Amps)	Column Spacing	Fire Suppression
101	±13,893	±3,490	0	1	200A*	40.0' D x 40.0' W	.40 GPM/2,000
102	±11,935	±1,350	2 Ext.	2	200A*	40.0' D x 40.0' W	.40 GPM/2,000
103	±14,349	±1,672	1	1	200A*	40.0' D x 40.0' W	ESFR
104	±37,007	±1,672	2	4	200A*	50.0' D x 50.0' W	ESFR
105	±7,500	±935	0	2	200A*	50.0' D x 50.0' W	ESFR

*Power upgrades to 400-1500A in progress

250 Greg St. - Specs



Industrial

PRODUCT TYPE



±7k-37k SF

AVAILABLE SF



Contact Broker

RATE

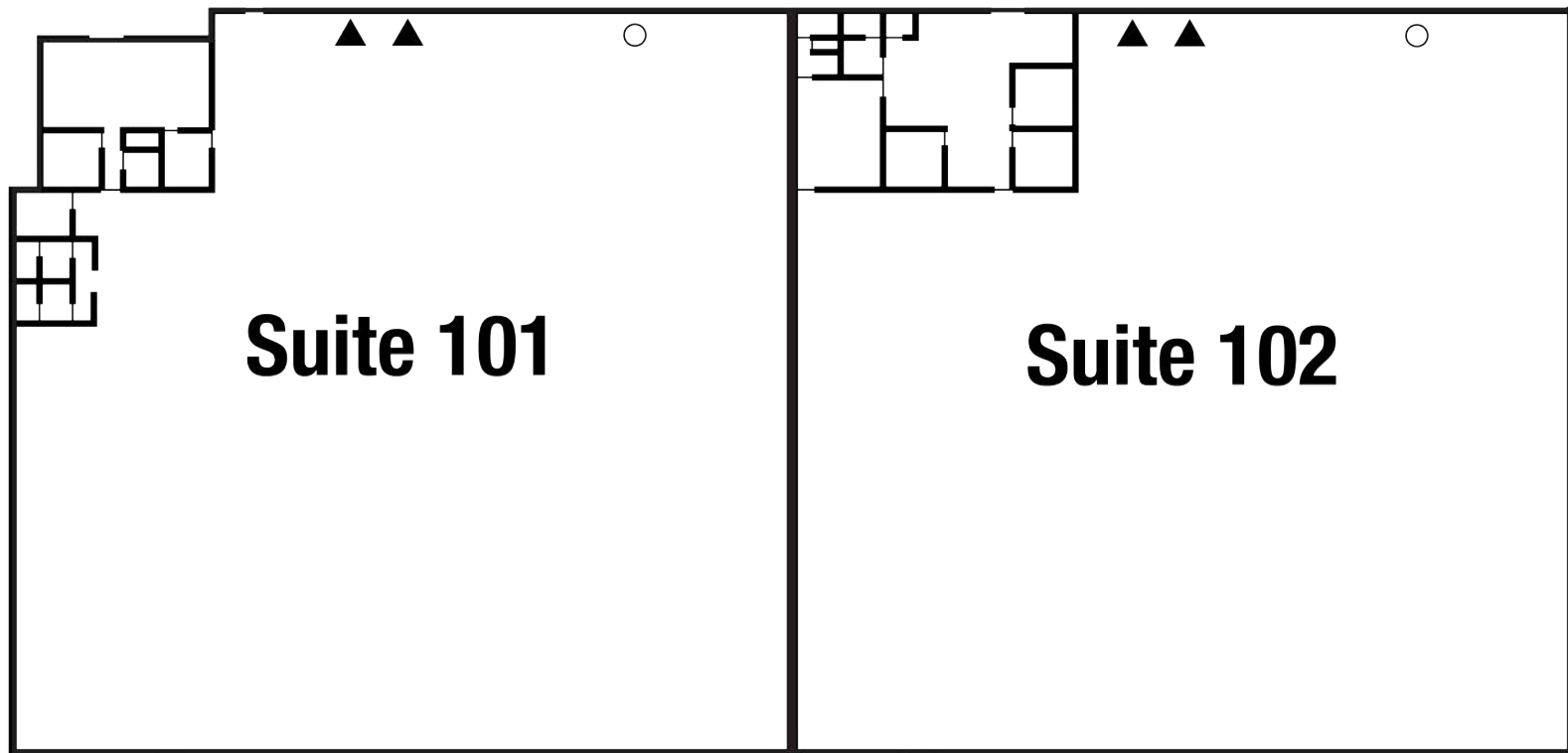


Now

AVAILABLE

○ Grade Door

▼ Dock Door

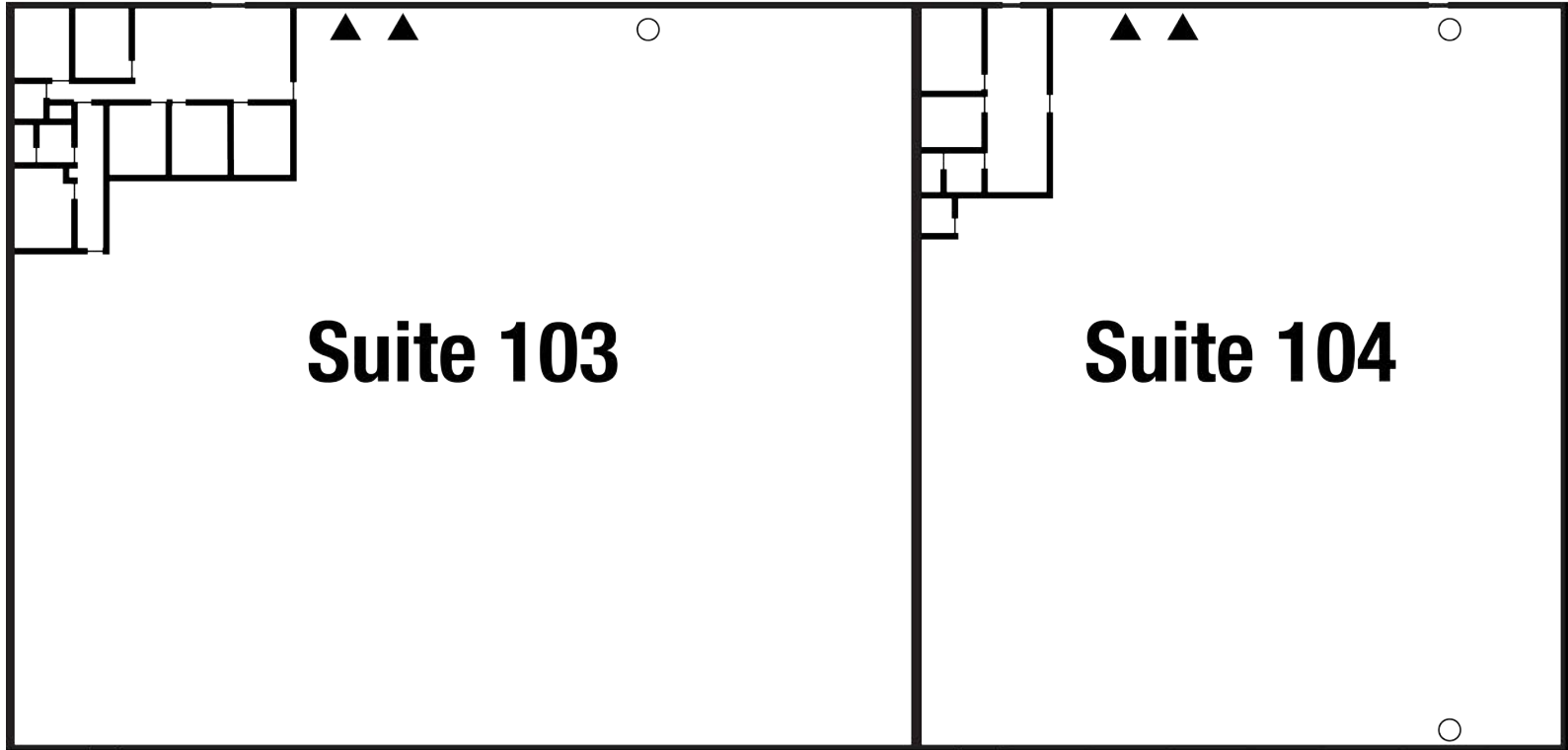


○ Grade Door

▼ Dock Door

FOR LEASE

120-250 GREG STREET



Suite 103

Suite 104


Industrial
PRODUCT TYPE

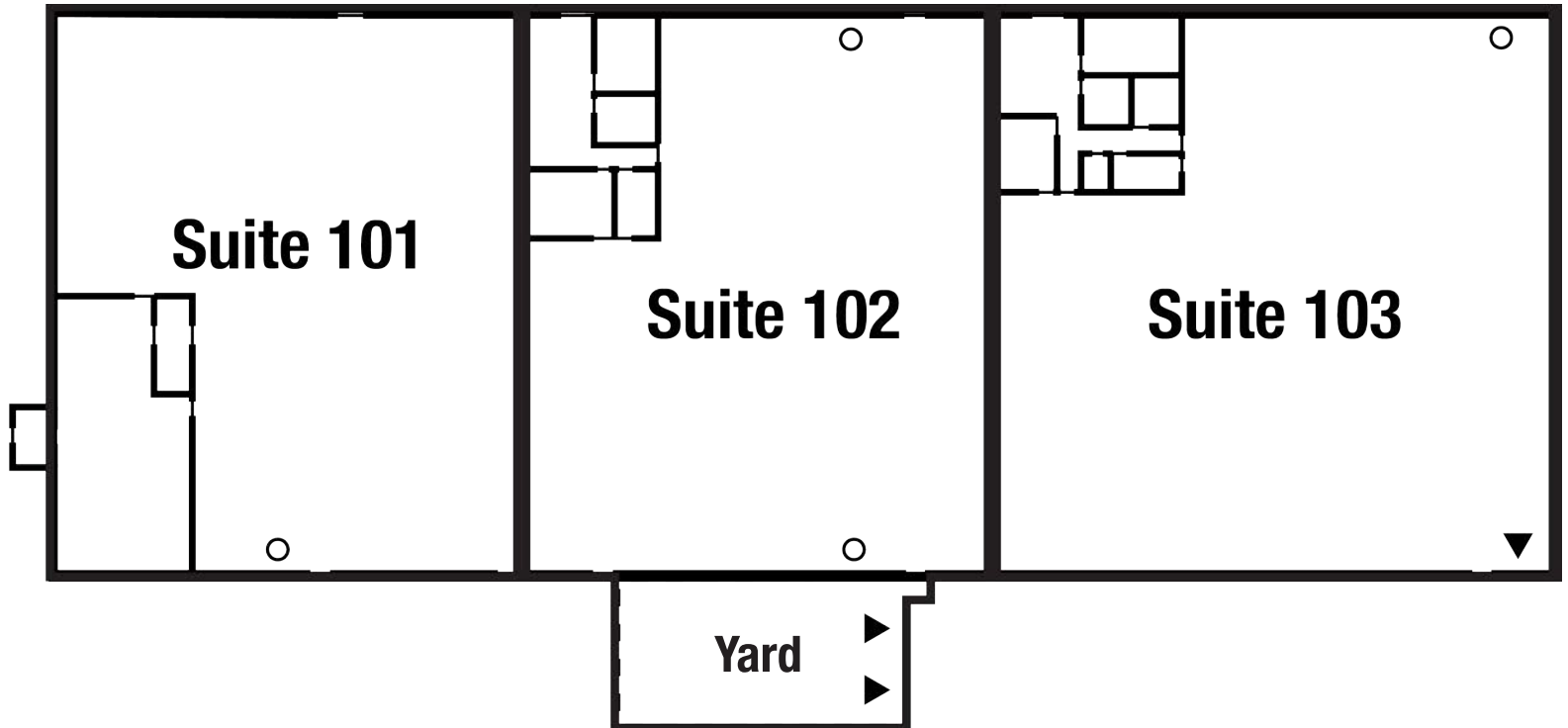

±7k-37k SF
AVAILABLE SF


Contact Broker
RATE


Now
AVAILABLE

○ Grade Door

▼ Dock Door

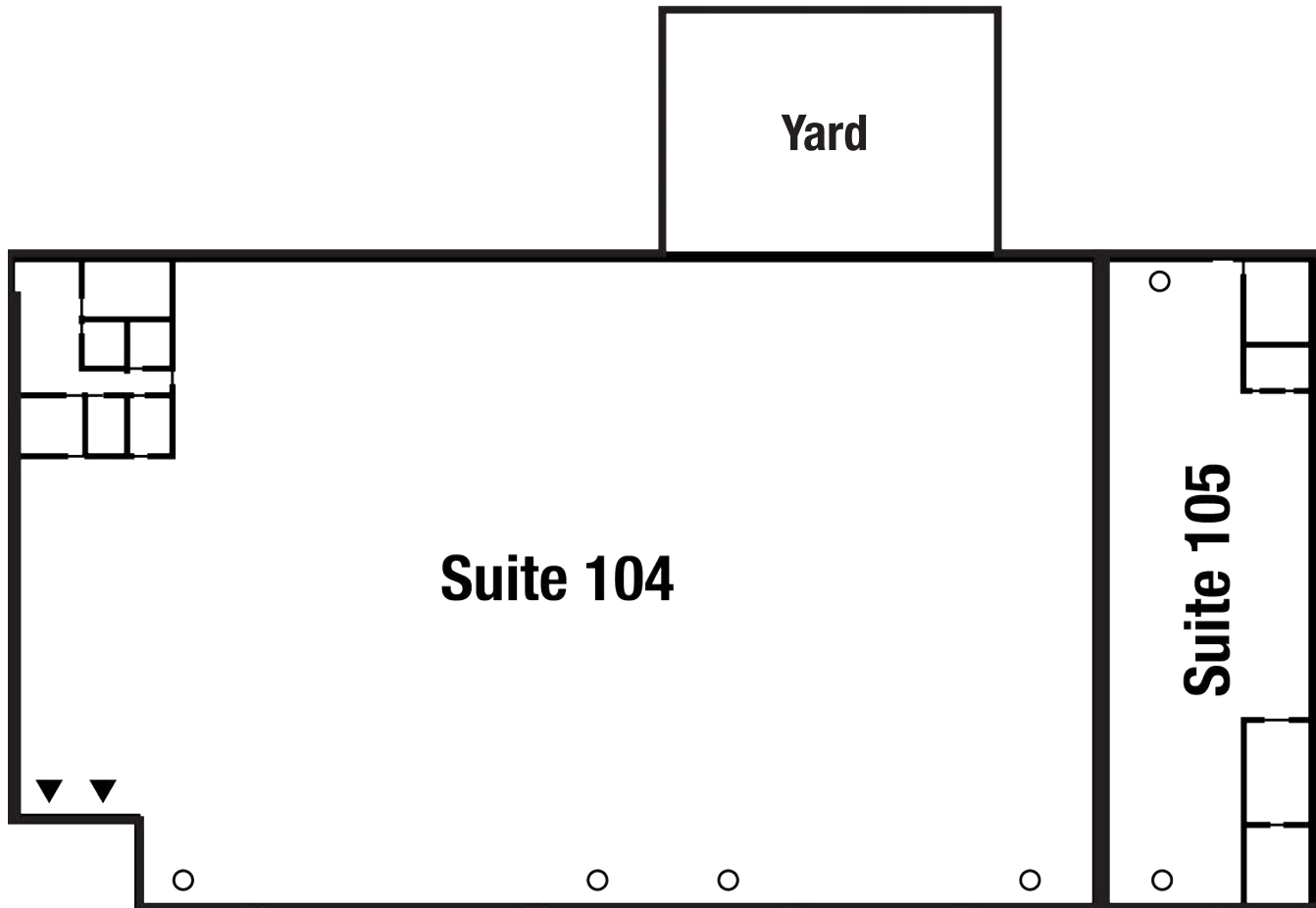


○ Grade Door

▼ Dock Door

FOR LEASE

120-250 GREG STREET




Industrial
PRODUCT TYPE


±7k-37k SF
AVAILABLE SF


Contact Broker
RATE


Now
AVAILABLE

5-MILE KEY FACTS



220,201
POPULATION



5.7%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$69,918

MEDIAN
HOUSEHOLD
INCOME



\$38,596

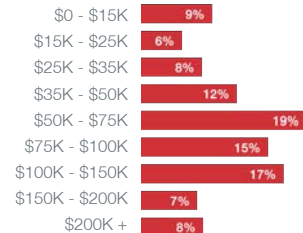
PER CAPITA
INCOME



\$91,339

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,768
BUSINESSES



171,099
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



27%

HIGH
SCHOOL
GRADUATE



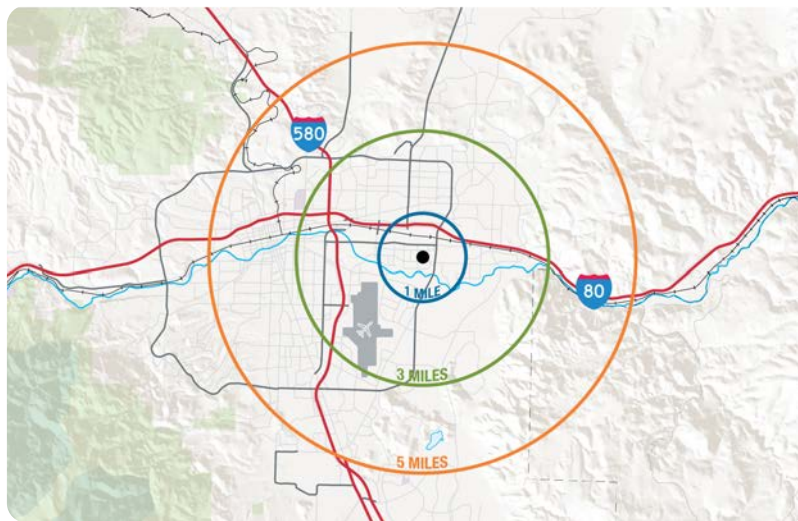
30%

SOME
COLLEGE



28%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI




DOWNTOWN RENO →



SUBJECT

S MICKARRAN BLVD



DISTANCE FROM SUBJECT	
NEAREST  ON-RAMP	1.5 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	3.5 MI 11 MIN DRIVE
OAKLAND CA	217 MI 3.5 HR DRIVE
SALT LAKE CITY	515 MI 7 HR DRIVE
LOS ANGELES	471 MI 7.5 HR DRIVE

Nearby Businesses

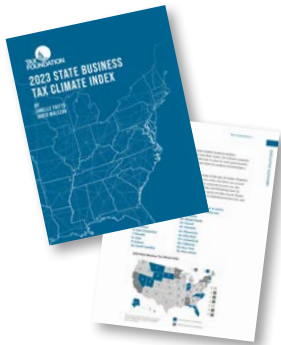

Industrial
PRODUCT TYPE


±7k-37k SF
AVAILABLE SF


Contact Broker
RATE


Now
AVAILABLE









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

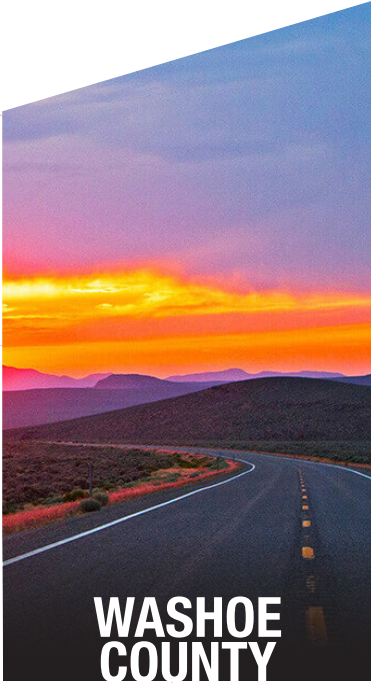
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR LEASE

120-250 GREG STREET



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

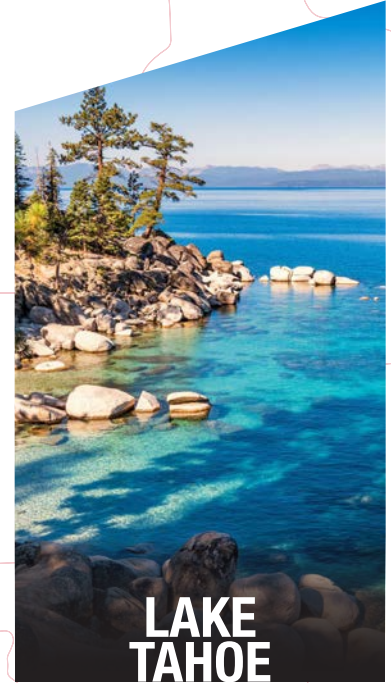
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

FOR LEASE

120-250 GREG STREET



Brian Armon SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee SIOR, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll SIOR, CCIM
Director
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.0145531



Mason La Fond
Associate
(775) 336 4628
mlafond@naialliance.com
NRED N°: S.202632

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Alliance