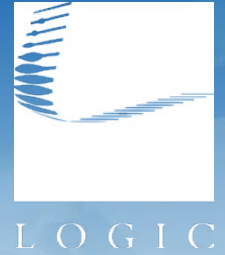


For Lease

# Waltham Way & Ireland Drive



[Click for a Virtual Tour](#)

100 Ireland Dr.  
Sparks, NV 89437

**Michael Keating, SIOR**  
Partner  
775.386.9727  
[mkeating@logicCRE.com](mailto:mkeating@logicCRE.com)  
S.0174942

**Michael Dorn**  
Senior Associate  
775.453.4436  
[mdorn@logicCRE.com](mailto:mdorn@logicCRE.com)  
S.0189635



## Listing Snapshot



**\$0.80 PSF NNN**

Lease Rate



**± 30,000 SF**

Available Square Footage



**\$0.14 PSF**

Estimated NNN Expense

## Property Overview

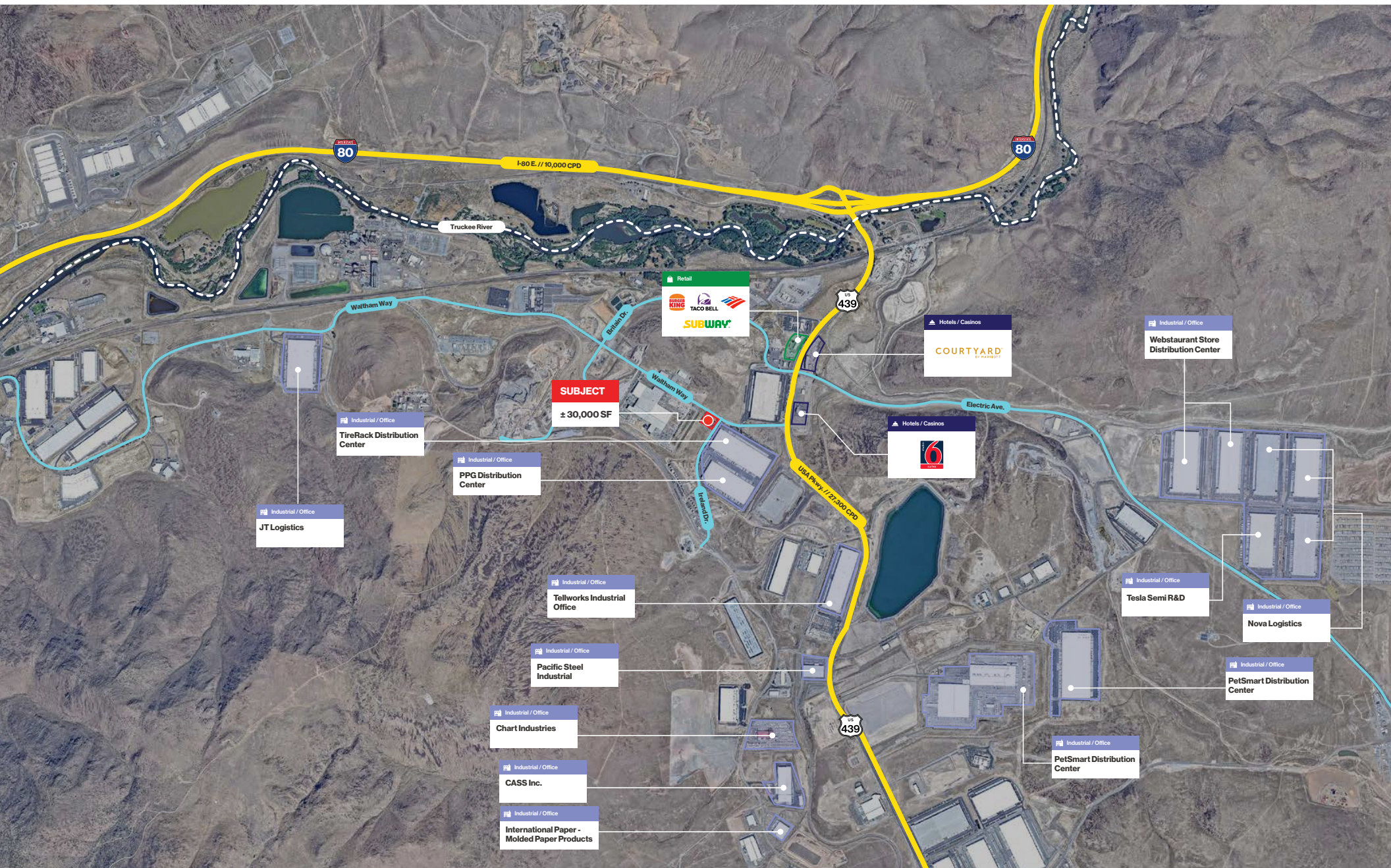
100 Ireland Dr., Sparks, NV 89437 is a industrial property available for lease located in the heart of the region's logistics and distribution hub. Positioned with convenient access to major highways and transportation, the site is suited for a variety of industrial users. The property offers a functional layout and professional setting, making it ideal for businesses seeking efficient operations in Northern Nevada's growing industrial market.

## Property Highlights

- Large industrial space located on ± 2 AC of land
- Four (4) 9'x9.5' dock doors
- One (1) 12'x14' grade-level door
- ± 3,220 SF of office including breakroom & three (3) private offices
- Seventeen (17) dedicated parking spaces
- Power: 400 Amp, 480V, 3-phase
- Clear height: 22'
- Yard included



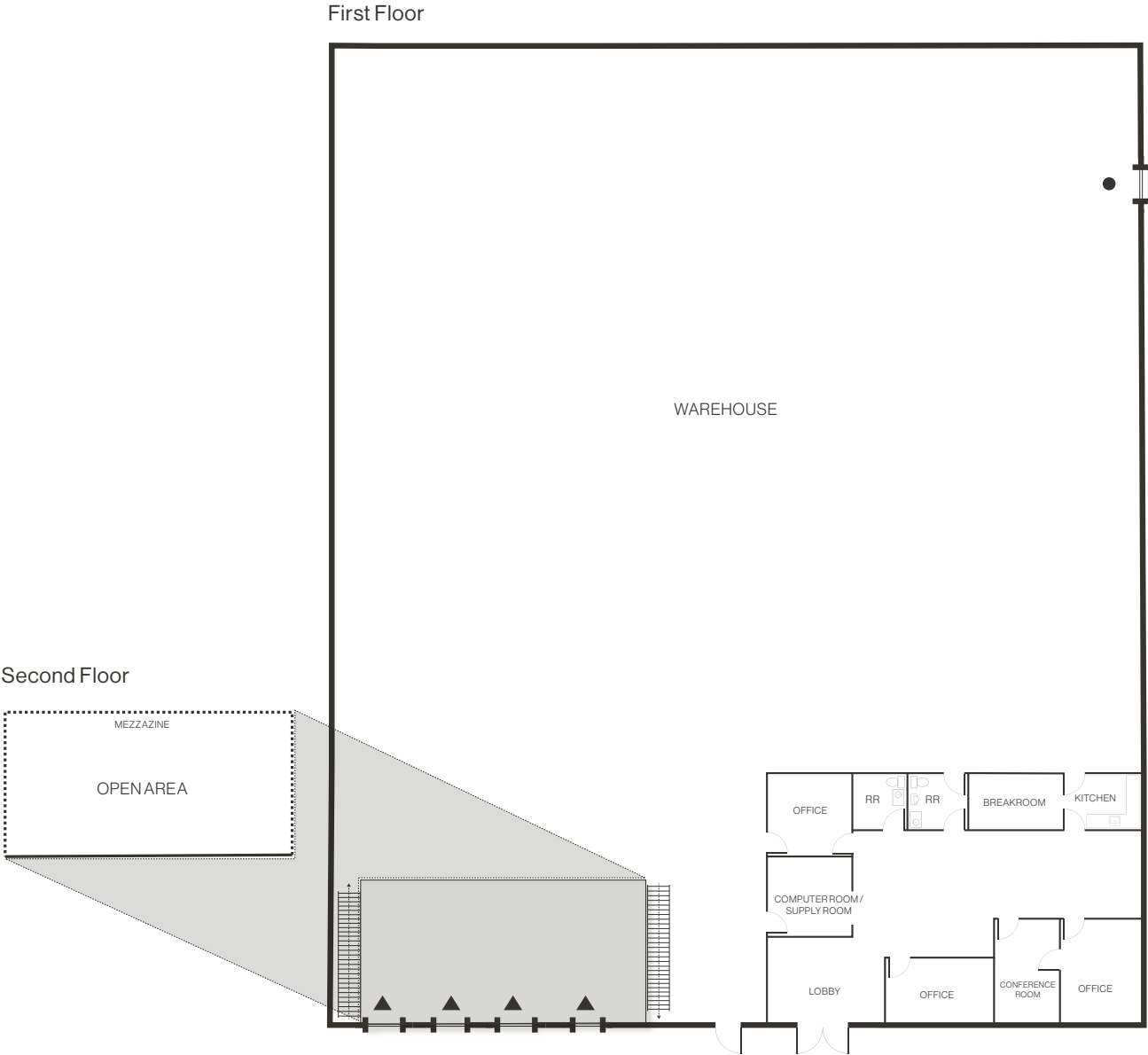






Floor Plan

▲ Dock Door   ● Grade Level Door   --- Mezzazine



Property Photos





Interior Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**Michael Keating, SIOR**

Partner  
775.386.9727  
mkeating@logicCRE.com  
S.0174942

**Michael Dorn**

Senior Associate  
775.453.4436  
mdorn@logicCRE.com  
S.0189635