

10

Greg St

Sparks, NV 89431

**INDUSTRIAL
FLEX UNIT
FOR LEASE**



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CORFAC
INTERNATIONAL

10

Greg St
SUITE 168
Sparks, NV 89431



About The Property

- Large 12' x 14' roll up doors.
- Estimated CAM of \$0.10/SF.
- Well located, multi-tenant industrial facility offering good visibility and excellent access to I-80, Industrial Sparks, the Tahoe-Reno Industrial Center (TRIC) and the Southeast Connector.
- Industrial flex unit available immediately.
- Suite 168 is in an industrial-zoned business park that includes Fly High Trampoline Park, Glory Cloud Coffee Roasters, Triple A Carpet, Sparks Diesel Service and others.
- Located on the corner of E. Greg Street and Stanford Way in Sparks, Nevada, the area boasts nearby amenities including restaurants, retail, and hospitality as well as easy access to I-80.
- The unit is in excellent condition with fresh paint and carpeting throughout.



Lease Rate | \$1.40/SF

NNN | \$0.10/SF

Size | 2,250 SF

APN | 034-481-17

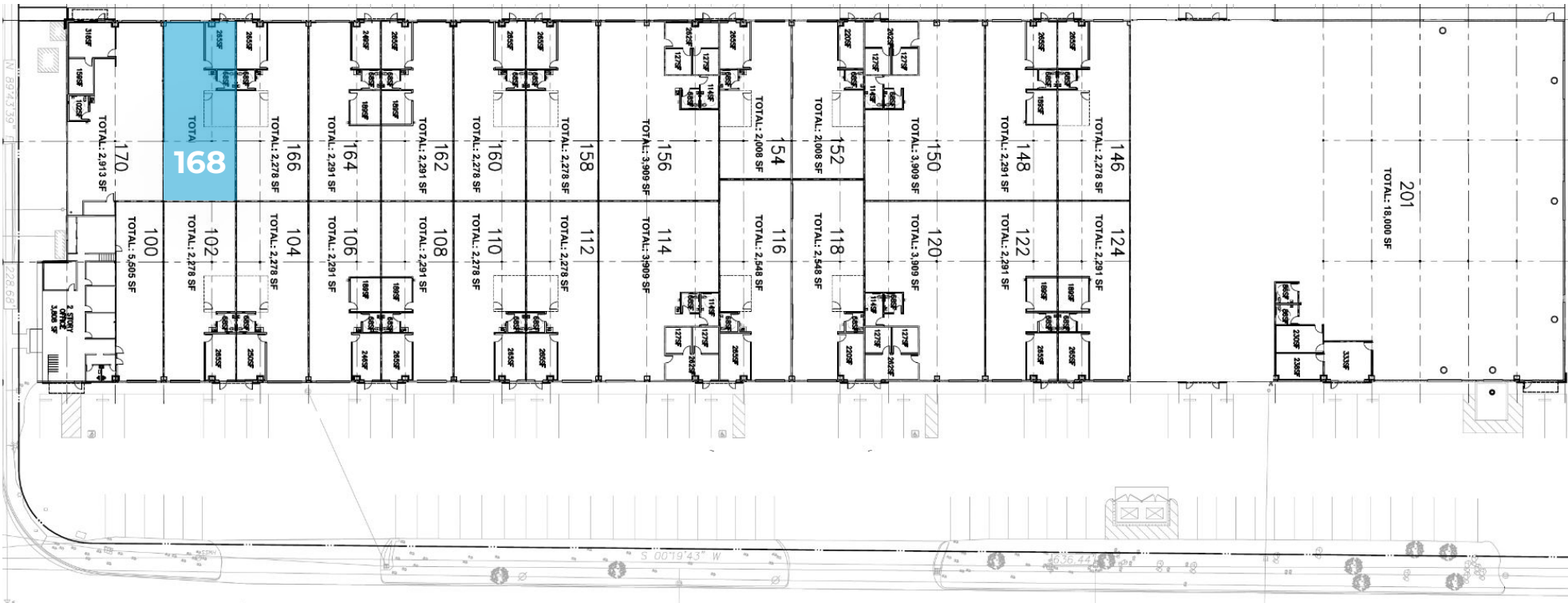
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SUITE	SIZE	LEASE RATE	AVAILABLE
168	2,250 SF	\$1.40/SF/MG	NOW

GREG STREET



SOUTH STANFORD WAY

*Sizes and dimensions are approximate, actual may vary.

PARCEL MAP



10 GREG ST

168

GREG ST

S. STANFORD WAY



YOUR COMPETITIVE ADVANTAGE

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE STUDENTS

23K
TOTAL STUDENTS

4K
GRADUATE STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th **fastest-growing state in the nation**, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



AMERCO
INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA - BLACK HAWK



TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%

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