

For Lease

Sparks Industrial Warehouse



600-656 Dunn Cir.
Sparks, NV 89431

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Listing Snapshot



\$0.80 PSF NNN*
Lease Rate



± 14,700 - 30,960 SF**
Available Square Footage

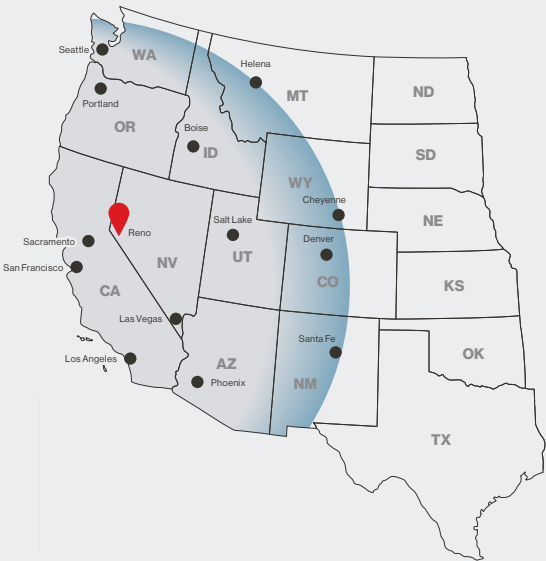
*NNN Lease Rate excludes: NNN expenses - estimated at \$0.17 PSF/Mo., utilities, telecommunications, maintenance and repair of Premises. To be further detailed in Lease.

**Estimated demising spaces of ± 14,700 SF & ± 16,260 SF, subject to change based on final measurements and space requirements of tenant.

Property Highlights

- Clear Height: 19'-21'
- Four (4) dock-high doors
- One (1) grade door (12' x 14' H)
- Column Spacing: 44' x 22' & 44' x 18'
- 33/2,000 sprinkler rating
- Two (2) 1,600 Amp, 480Y/277V, 3-phase panels
- One (1) additional 200 Amp Panel
- Office size: ± 1,848 SF

Northern Nevada Transit Times



1-Day Truck Service

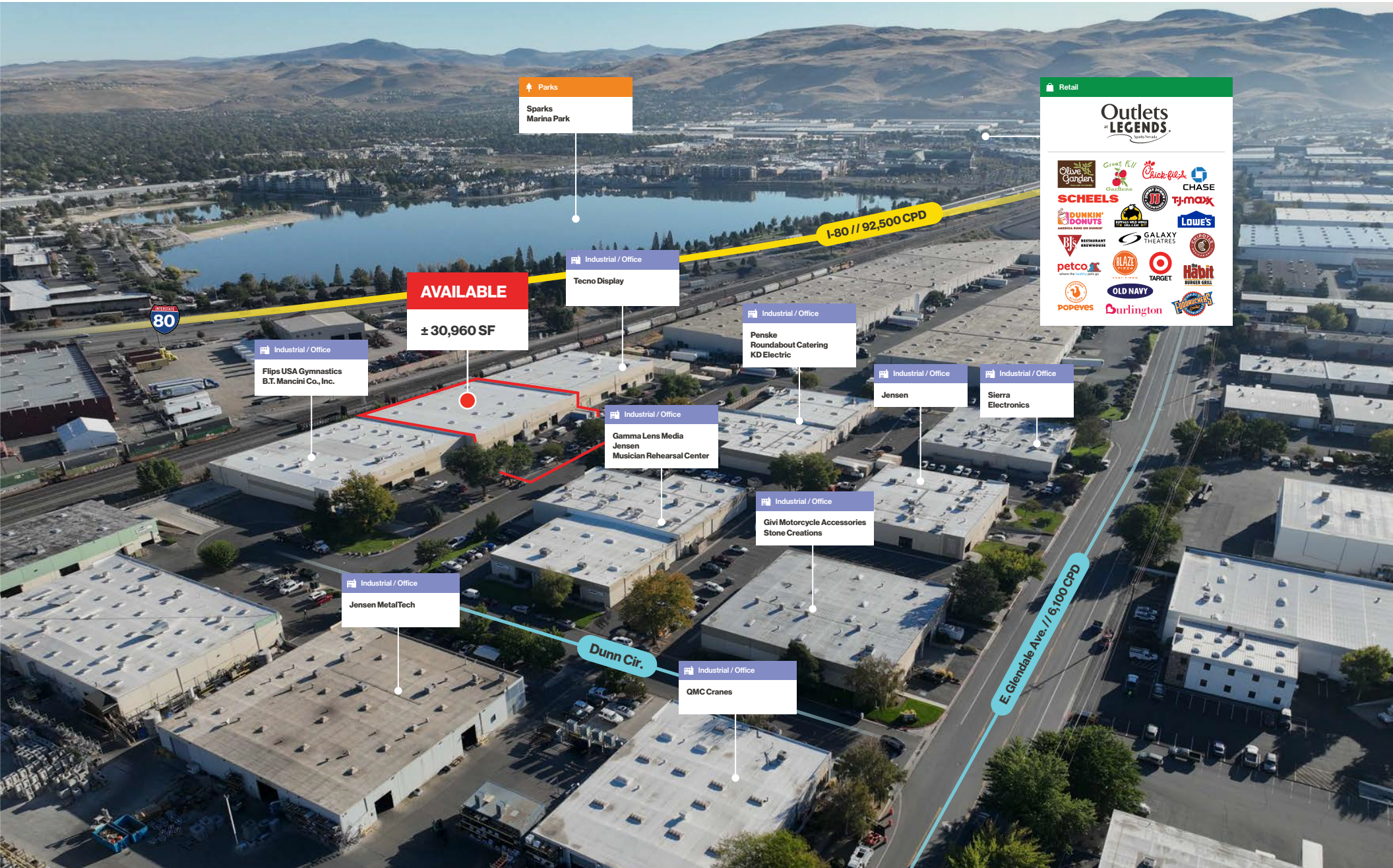
San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM







Site Plan

Available NAP



Floor Plan

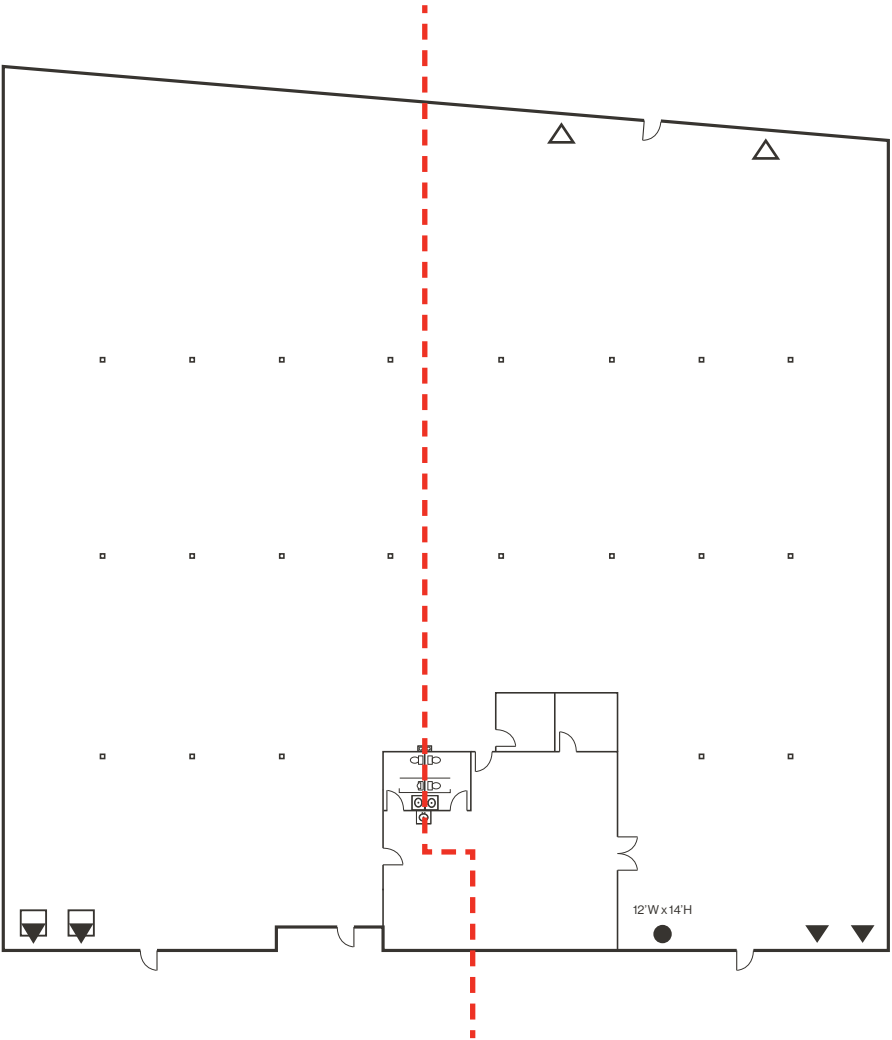
● Grade Level Door ▲ Dock Door △ Knockout for Dock Door ◻ Dock with Pit

Option 1

± 14,700 SF

Option 2

± 16,260 SF

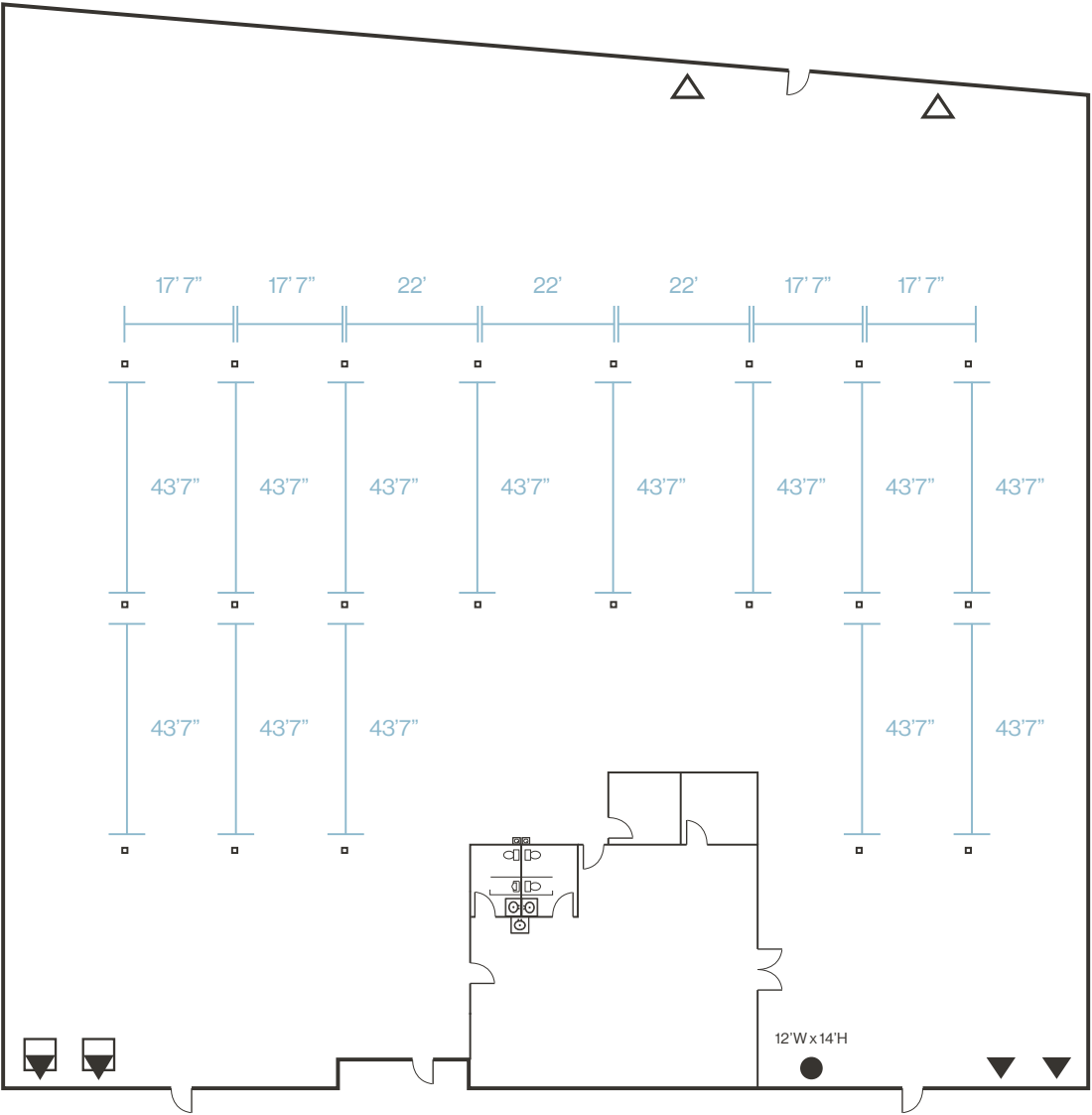


Option 3

± 30,960 SF

Floor Plan
Column Spacing

- Columns
- Grade Level Door
- Dock Door
- Knockout for Dock Door
- Dock with Pit



Property Photos

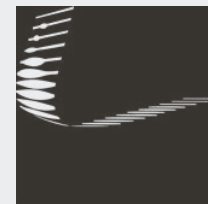


Property Photos



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