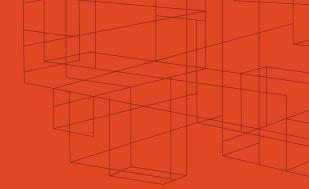
350 LILLARD DR FOR LEASE

SPARKS, NV





NEGT

±155,250 sf available (divisable to 77,281 sf)

1 DRIVE-IN DOORS \$0.13 estimated NNN

 $\pm 3,396$



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

For more leasing information contact

STEVE KUCERA, SIOR, CCIM 775.470.8866 steve.kucera@kidder.com LICN° 5.0172550

OWNED BY



KIDDER.COM



Property Highlights

Negotiable lease rate

±155,250 SF available (divisable to ±77,281 SF)

±3,398 SF office

10 dock-high doors

1 drive-in door

24' clear height

.60/2,500 sprinkler rating system

40'x 50' column spacing

Power 400A, 480V, 3-phase power

Front loading

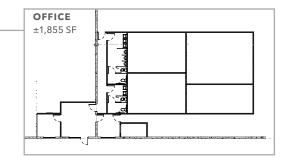
Centrally located in Sparks sub-market

Easy access to freeways & public transportation close by

Large labor force in surrounding areas

Zoned industrial (I)





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

