

# FOR LEASE



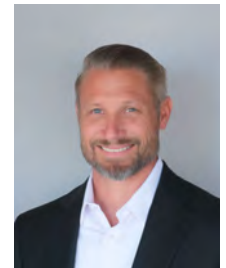
**755 E. Greg St.**  
**Sparks, NV 89431**

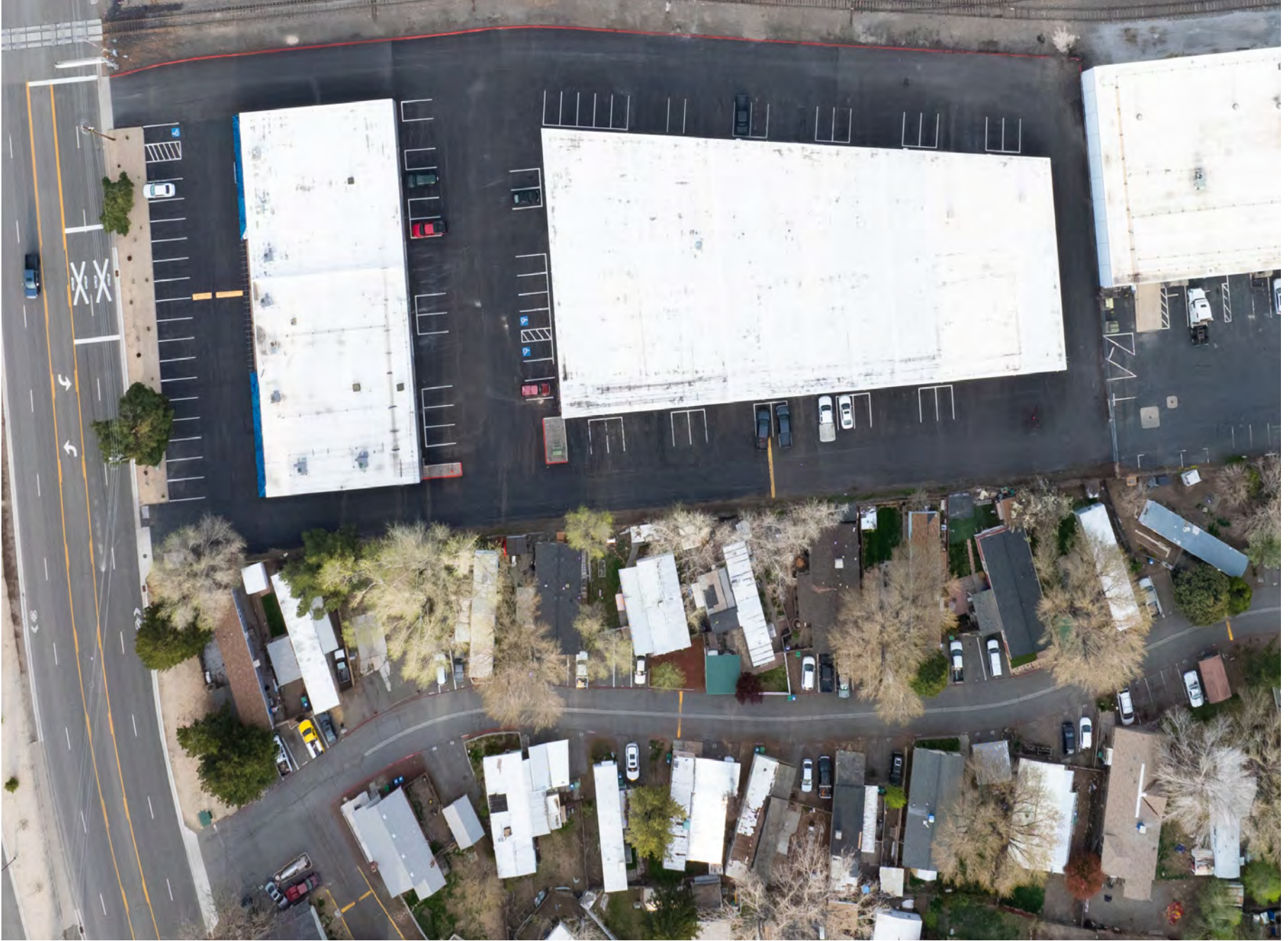
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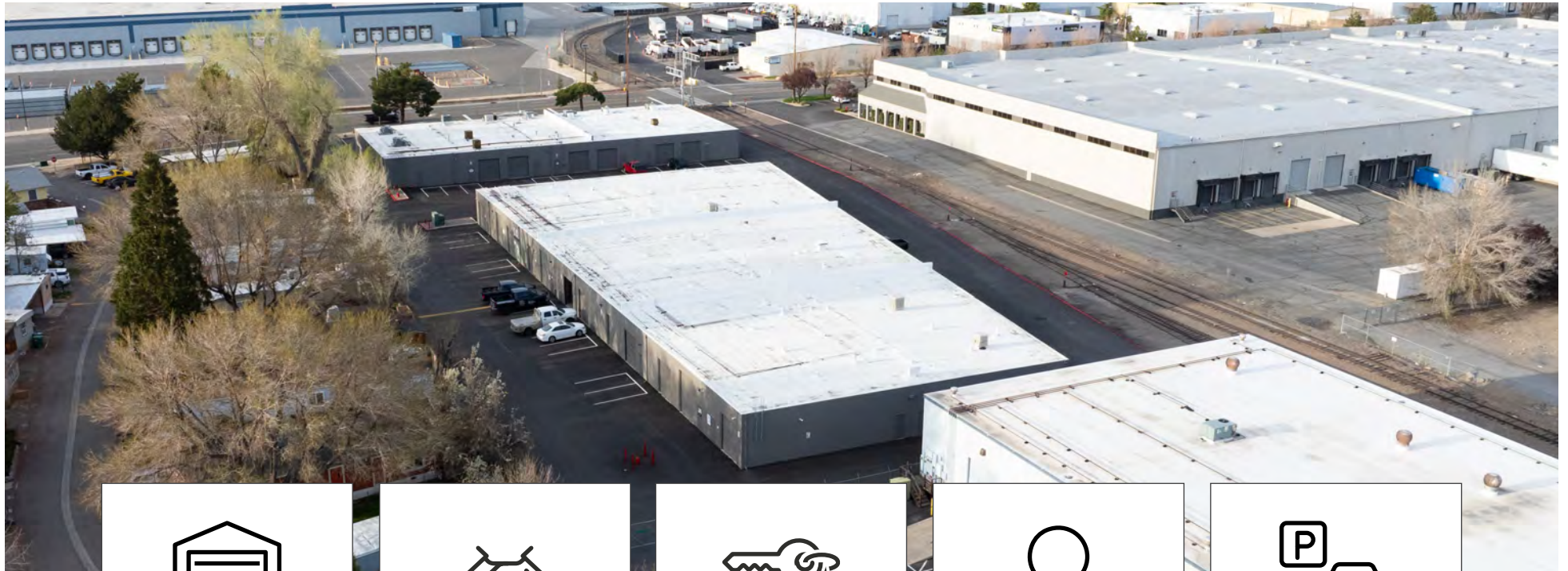
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# Property Features



**Zoning: I  
Industrial/Flex**



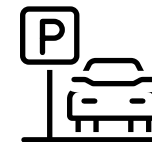
**New  
Ownership**



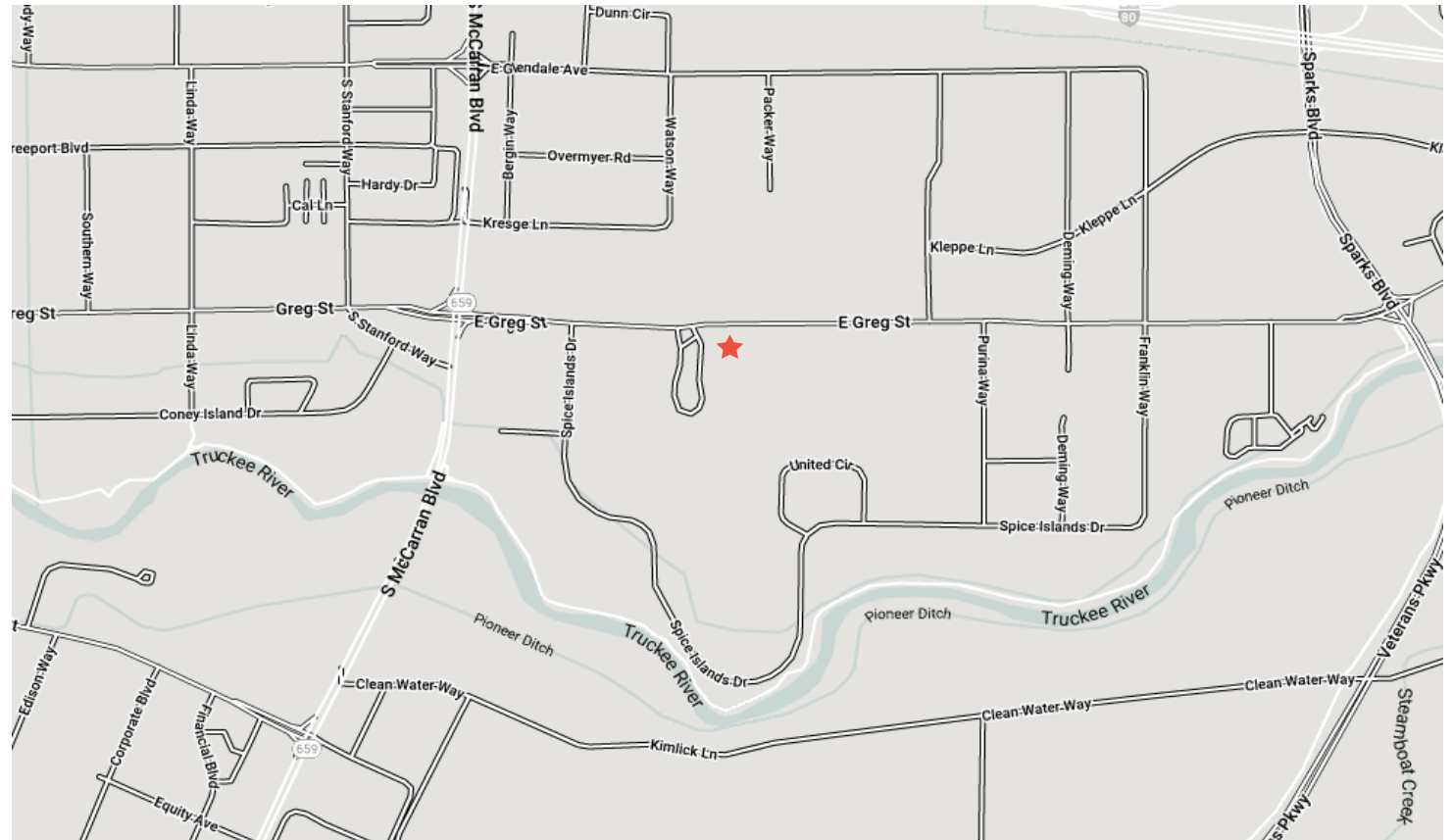
**Delivered  
Turn Key**



**Prime  
Location**



**Ample  
Parking**



Sparks, Nevada, nestled adjacent to Reno, has evolved significantly since its establishment in the early 1900s. Originally a railroad town, Sparks has transformed into a vibrant community known for its industrial and economic growth. Leasing commercial and warehouse space offers businesses strategic advantages with its prime location, modern facilities, and excellent transport connections. The

availability of versatile spaces equipped with the latest amenities supports operational efficiency and scalability. This blend of historical charm and modern infrastructure makes Sparks an appealing destination for businesses looking to expand in a dynamic area.

**755 Greg St. Property Attributes:**

- Strategically situated in Sparks, NV, offering high visibility and

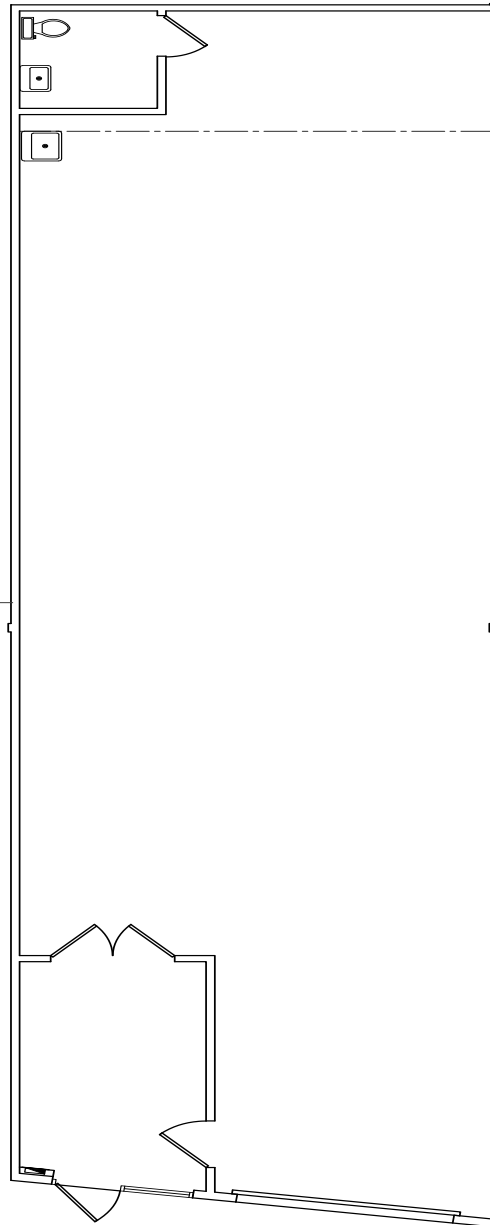
accessibility to major transportation routes.

- Competitive leasing rate of \$1.45 NNN, offering cost-effective options for businesses.
- Featuring 1,698 SF of flexible space with 1 roll-up door, ideal for various industrial or flex uses.
- The property's zoning allows for

versatile usage, suitable for light manufacturing, distribution, or office purposes.

- Enjoy ample vertical space with clear heights of 14'-8", accommodating a range of operational needs.

**16 B**



- 1,698 RSF
- Office: 124 RSF
- \$1.45 NNN Lease
- 14'-8" clear heights
- 1 Roll up door
- Prime location
- Ample parking
- New ownership
- Additional warehouse, flex space available













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