



## DP INDUSTRIAL PARK

180 Design Place, Sparks, NV 89441

**FOR LEASE**  
FLEX INDUSTRIAL

### HIGHLIGHTS

- LEASE RATE | \$1.10/SF/MO
- LEASE TYPE | NNN
- ZONING | Industrial
- APN | 538-141-20
- SIZE | 2,791 - 4,583 SF

### CONTACT:

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### RE/MAX PREMIER PROPERTIES

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Each Office Independently Owned and Operated.

## PROPERTY SUMMARY



### Property Summary

Building SF:	46,629
Lot Size:	2.49 Acres
Parking Ratio:	3/1,000
Parking:	88
Year Built:	2024
Zoning:	Industrial
Price:	\$1.10/SF

### Property Overview

RE/MAX Commercial is pleased to present 180 Design PI in Sparks, NV for lease. 200A, 480V, 3ph panel & 120/208 3ph panel in each suite. Fiber internet available as well as energy efficient LED lighting. Property is in close proximity to Pyramid Way located within the Spanish Springs Business Park.

1 roll up door per suite (12'7"W x 12'H)  
24' clear height

# AVAILABLE SPACES

INDUSTRIAL

FOR LEASE



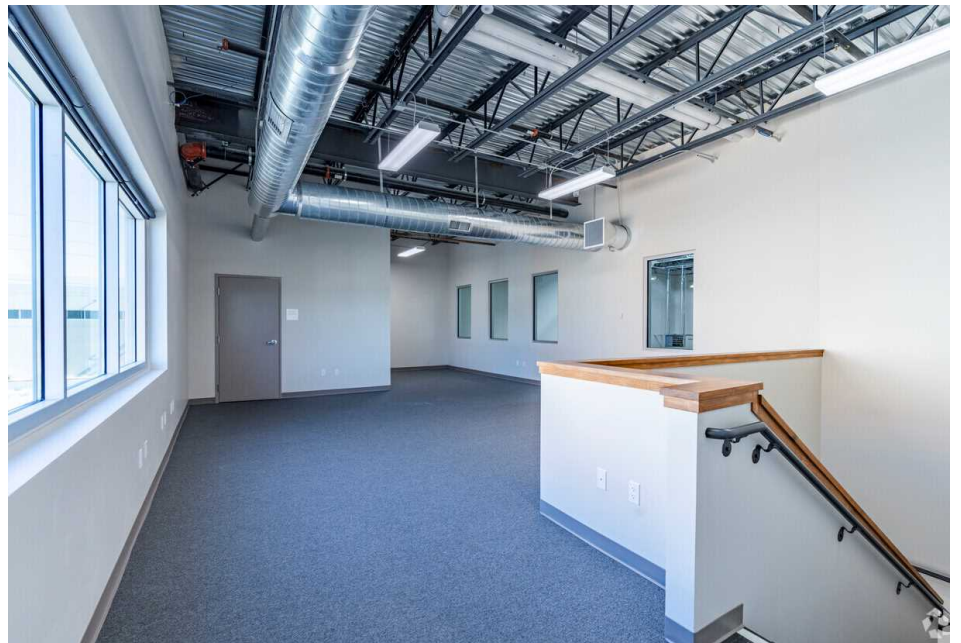
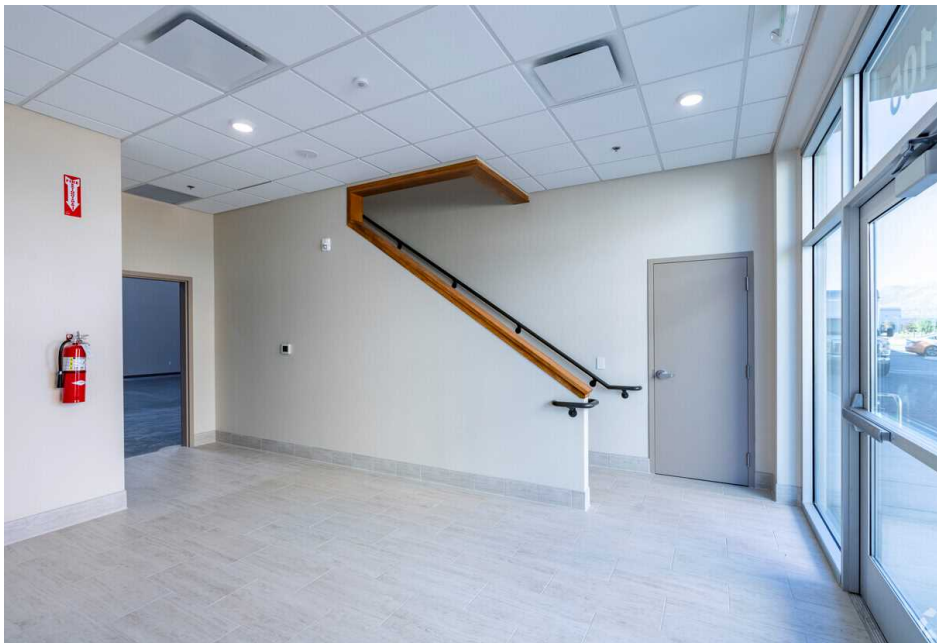
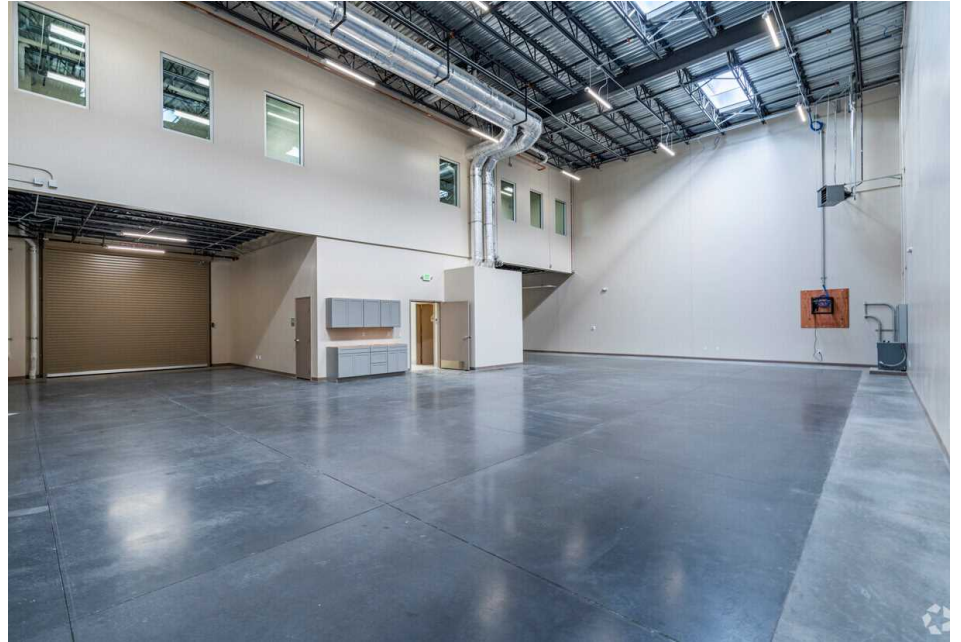
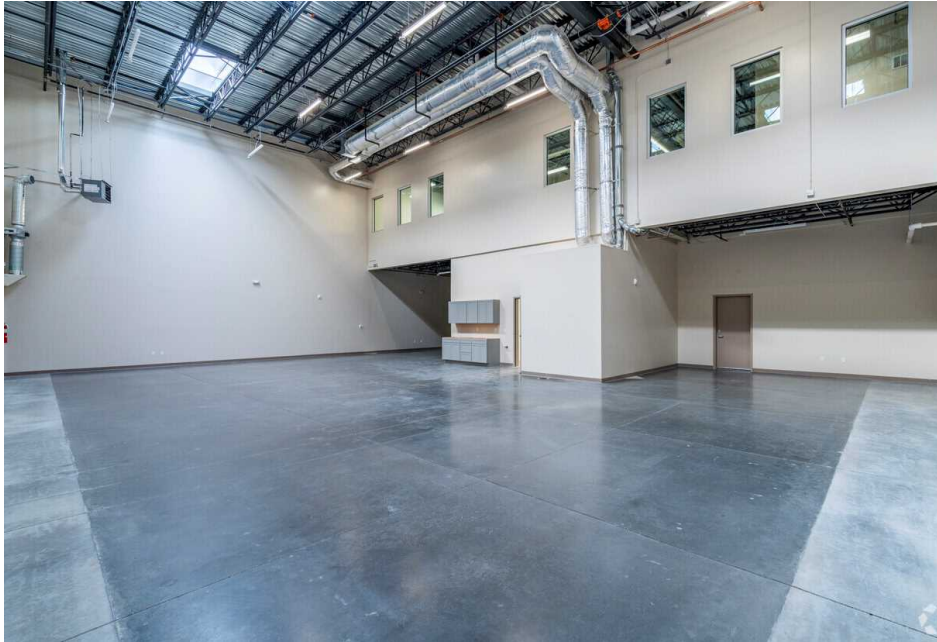
## Highlights

- Lease rate does not include utilities, property expenses or building services
- New construction
- 200A, 480V 3-phase power
- 2-story tilt-up with steel column construction
- Fiber internet available
- Fully Sprinklered
- Energy Efficient LED Lighting

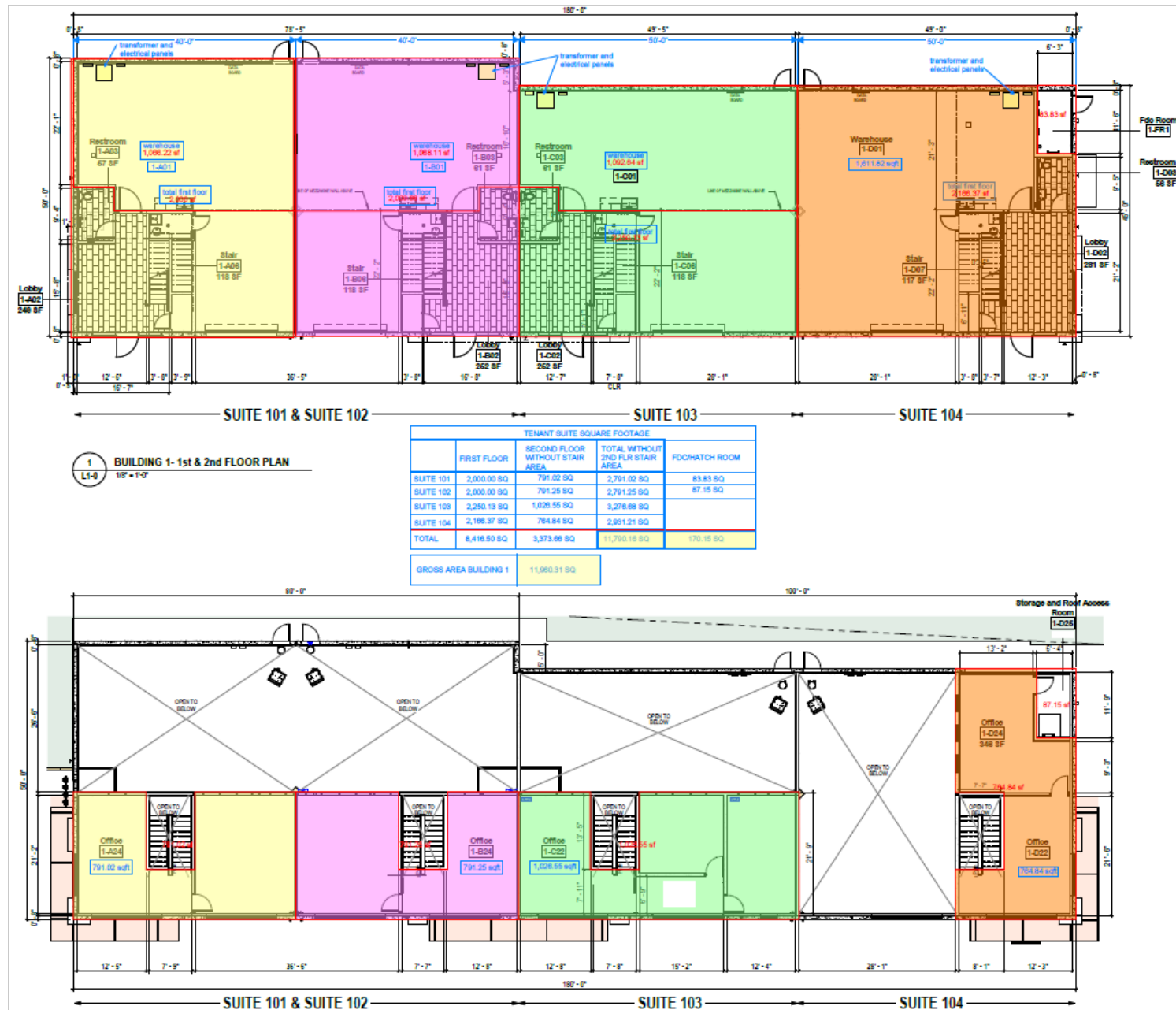
Space	Size	Rate	Use	Available
107	3,196	\$1.10 /sf/mo	Industrial	9/01/2024
109	4,387	\$1.10 /sf/mo		
110	2,977	\$1.10 /sf/mo		
111	2,864	\$1.10 /sf/mo		
112	2,864	\$1.10 /sf/mo		
113	2,864	\$1.10 /sf/mo		
114	2,731	\$1.10 /sf/mo		



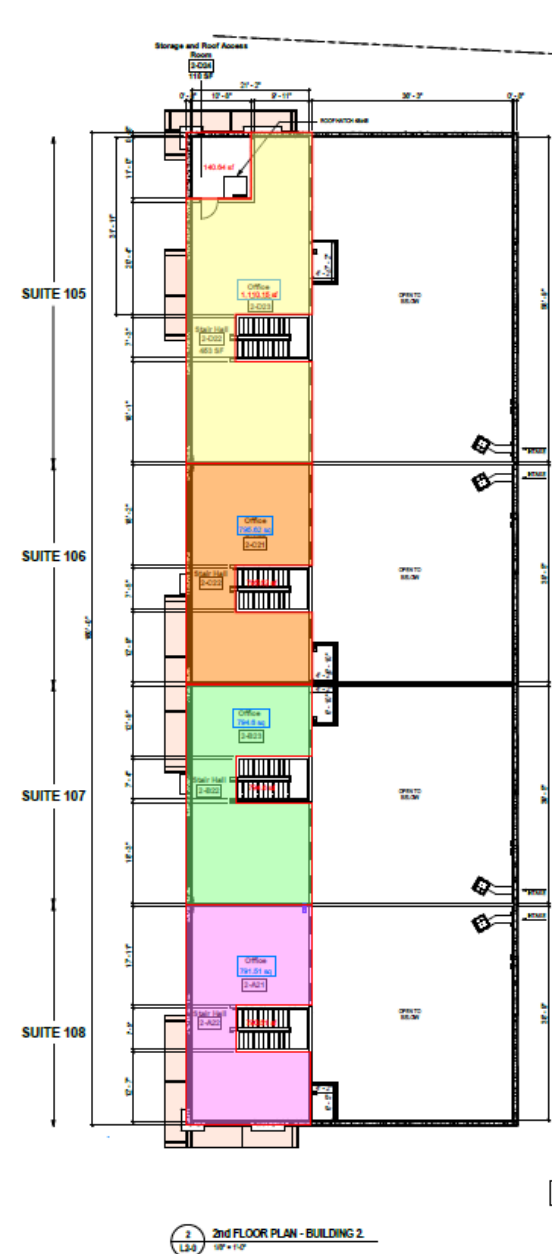
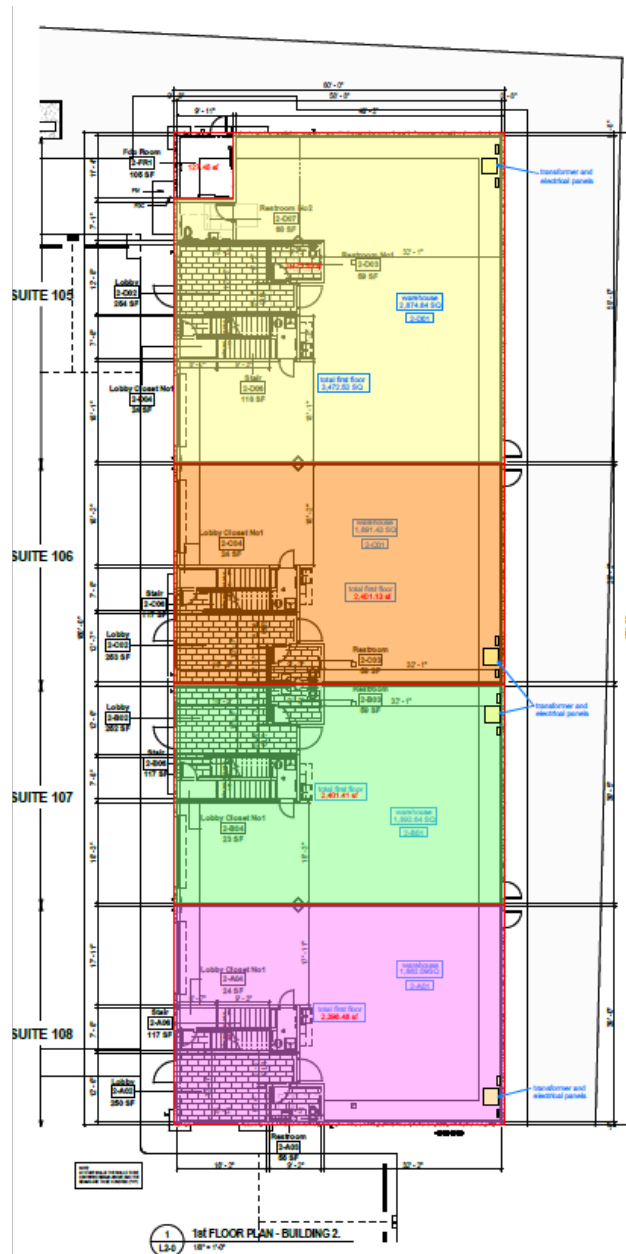
## PROPERTY PHOTOS



# PROPERTY PHOTOS

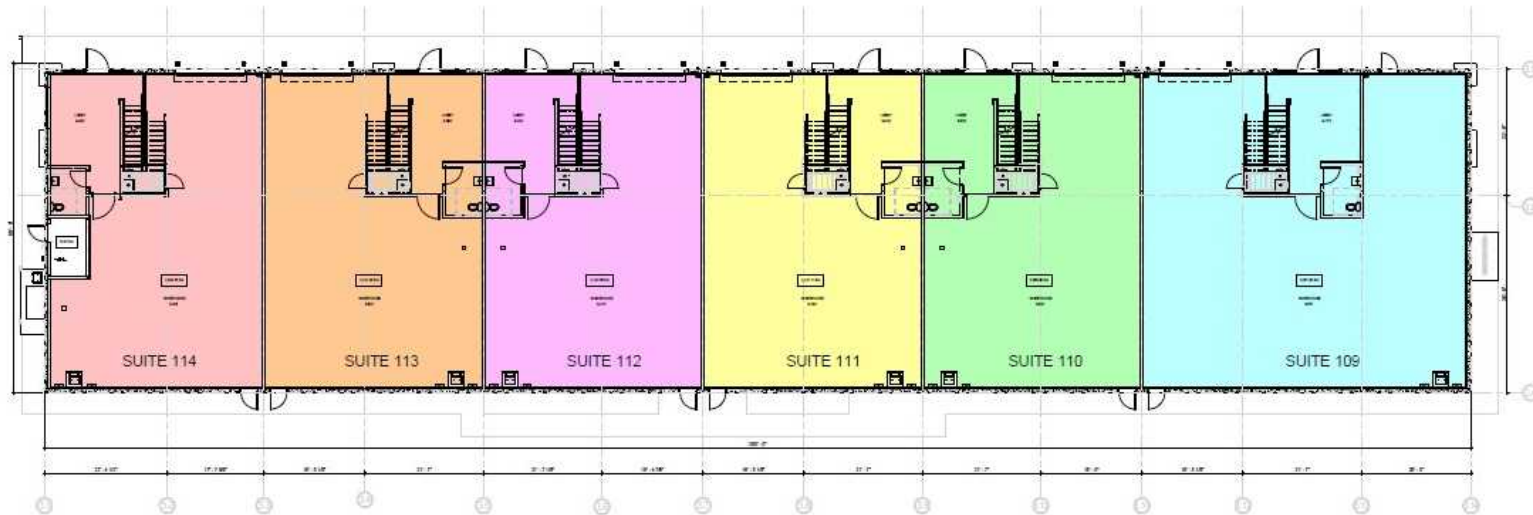


# PROPERTY PHOTOS





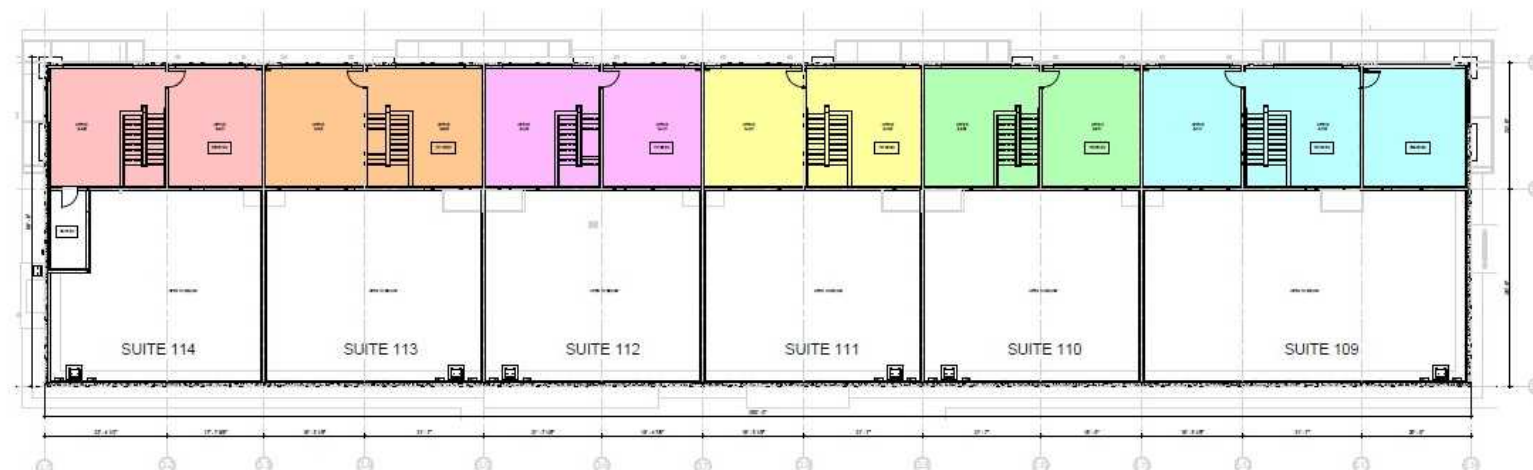
# PROPERTY PHOTOS



1

1ST FLOOR BOMA PLAN BUILDING 3  
30' x 110'

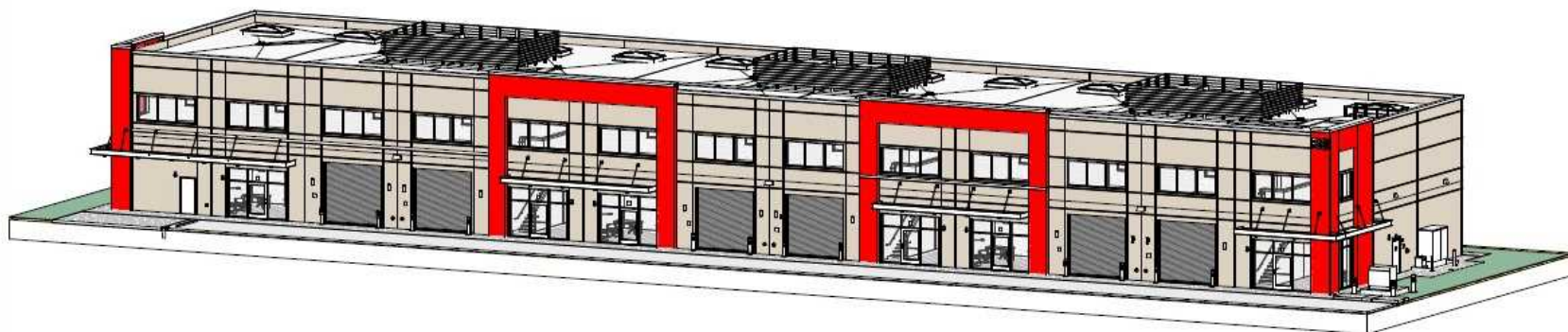
	TENANT SUITE SQUARE FOOTAGE			FDC/HATCH ROOM
	FIRST FLOOR	SECOND FLOOR WITHOUT STAIR AREA	TOTAL WITHOUT 2ND FLR STAIR AREA	
SUITE 109	3,251.00 SQ.	1,136.00 SQ.	4,387.00 SQ.	73.91 SQ.
SUITE 110	2,254.00 SQ.	723.00 SQ.	2,977.00 SQ.	80.28 SQ.
SUITE 111	2,141.11 SQ.	722.39 SQ.	2,863.50 SQ.	
SUITE 112	2,142.36 SQ.	721.33 SQ.	2,863.69 SQ.	
SUITE 113	2,142.46 SQ.	721.33 SQ.	2,863.79 SQ.	
SUITE 114	2,024.75 SQ.	706.61 SQ.	2,731.36 SQ.	
TOTAL	15,288.25 SQ.	5,027.36 SQ.	20,315.61 SQ.	179.32 SQ.
GROSS AREA BUILDING 3	20,475.88 SQ.			



2

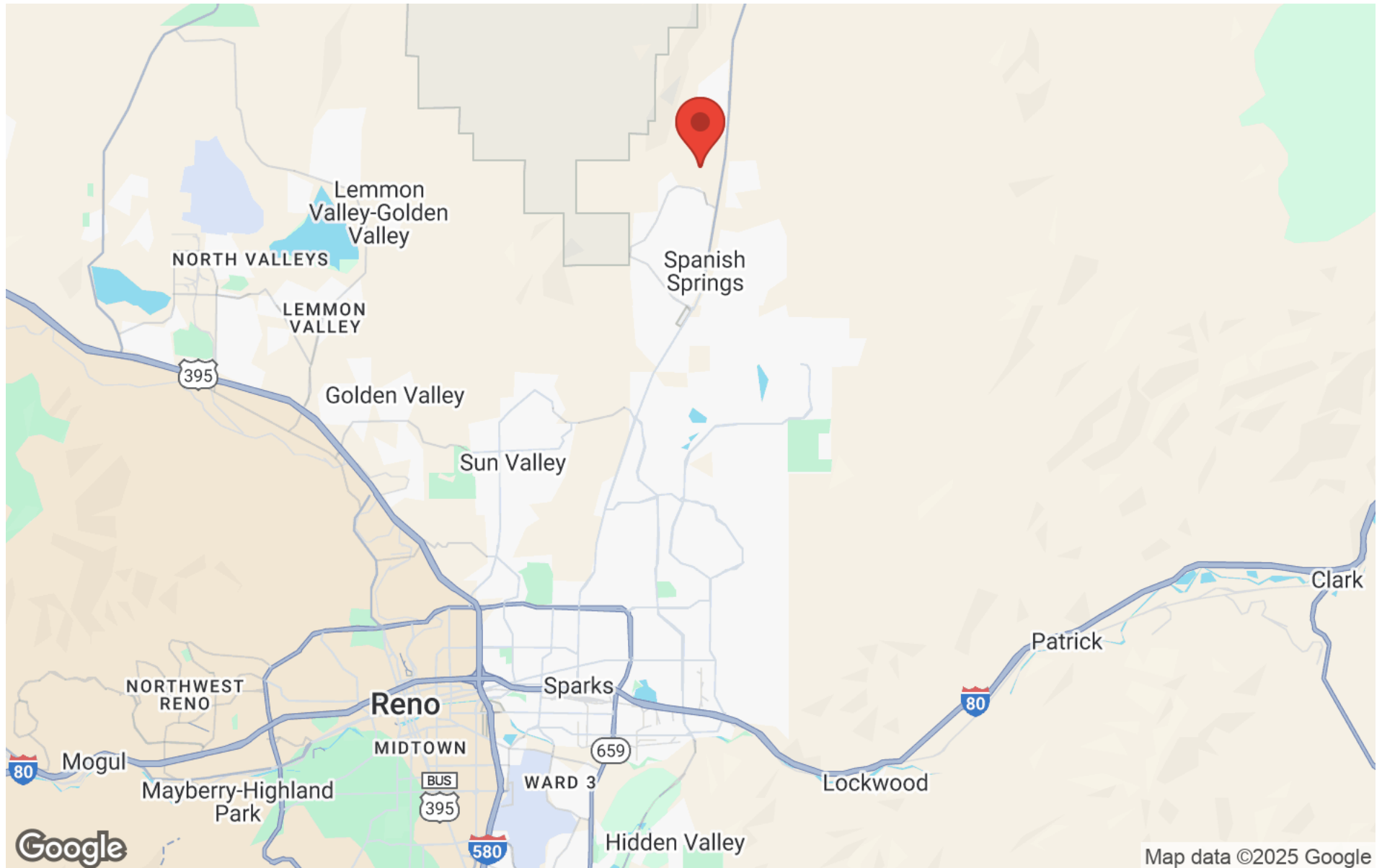
2ND FLOOR BOMA PLAN - BUILDING 3  
30' x 110'

## PROPERTY PHOTOS





## REGIONAL MAP



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,782	8,495	19,782
Female	1,777	8,529	19,689
Total Population	3,559	17,024	39,471

Income	1 Mile	3 Miles	5 Miles
Median	\$145,596	\$123,881	\$120,267
< \$15,000	25	237	532
\$15,000-\$24,999	N/A	139	453
\$25,000-\$34,999	12	231	360
\$35,000-\$49,999	35	244	804
\$50,000-\$74,999	126	825	1,733
\$75,000-\$99,999	84	605	1,651
\$100,000-\$149,999	378	1,915	4,336
\$150,000-\$199,999	185	856	2,072
> \$200,000	394	1,353	2,633

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,337	7,006	15,996
Occupied	1,239	6,407	14,575
Owner Occupied	1,148	5,717	11,840
Renter Occupied	91	690	2,735
Vacant	99	599	1,421

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**PRESENTED BY:****JUSTIN SIGSTAD**

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