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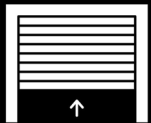
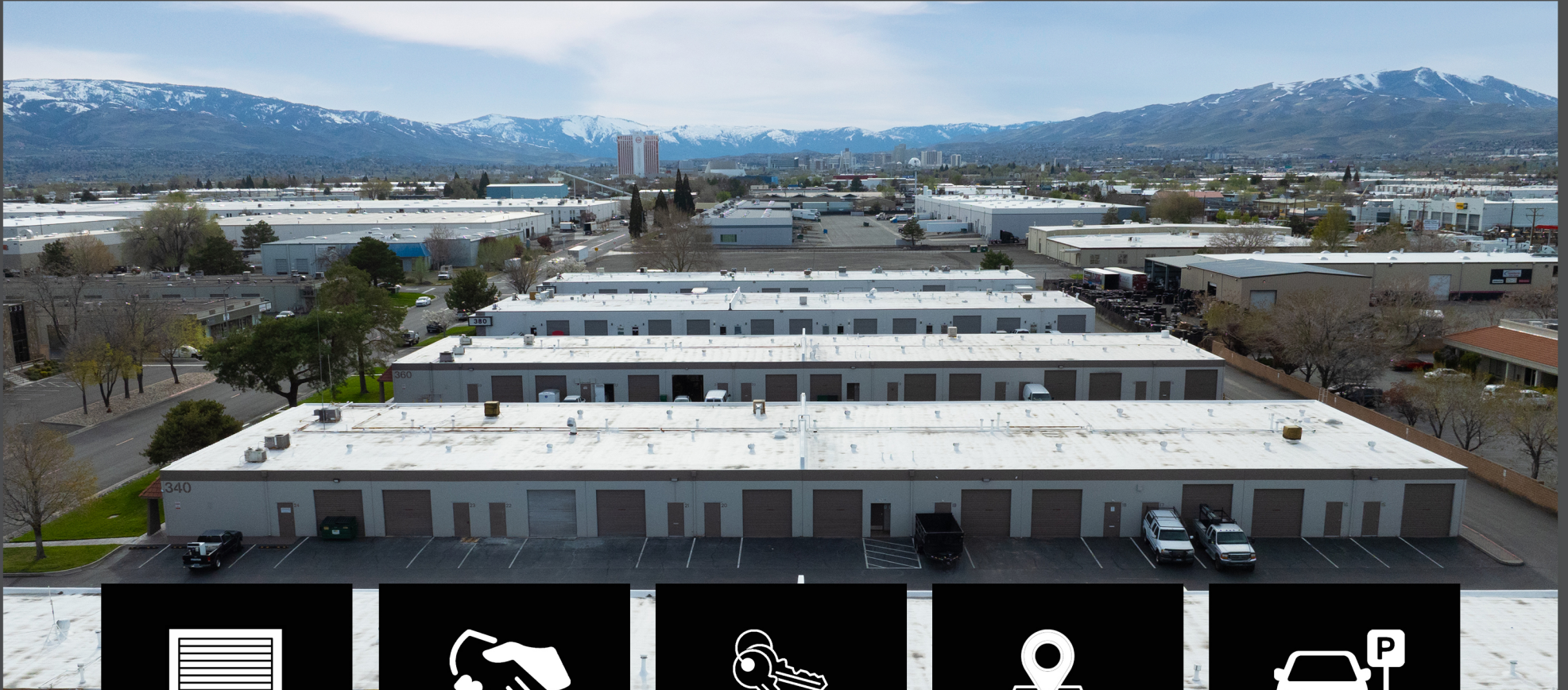
FREEPORT BOULEVARD

Sparks, Nevada

FOR LEASE
PHILIP SMITH
775.235.8133
leasing@dorninrealty.com
www.dorninrealtyadvisors.com

DRA
DORNIN REALTY ADVISORS

Property Features



Zoning: I
Industrial / Flex



Responsive
Ownership



Immediate
Availability



Prime
Location



Ample
Parking

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340 FREEPORT BLVD, SPARKS, NV



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.

340 Freeport Property Attributes:

Strategically situated in Sparks, NV, offering high visibility and accessibility to major transportation routes.

Features a full build-out, eliminating the need for extensive renovations and ensuring immediate usability.

Zoning allows for a variety of industrial and flexible uses, accommodating a wide range of business activities.

Featuring clear heights of 12' - 10", providing ample vertical space for efficient operations.

Conveniently located in the Airport submarket, providing an ideal position for businesses requiring proximity to air transport services.

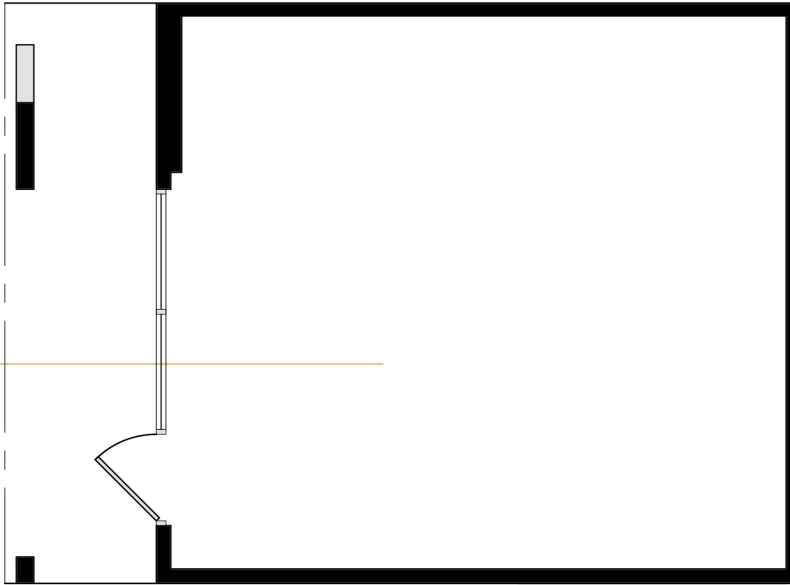
Just 1 mile from Reno-Tahoe International Airport, facilitating easy and quick travel for clients and staff.

Provides seamless access to downtown Reno and Sparks, ensuring connectivity to business hubs, dining, and entertainment options.

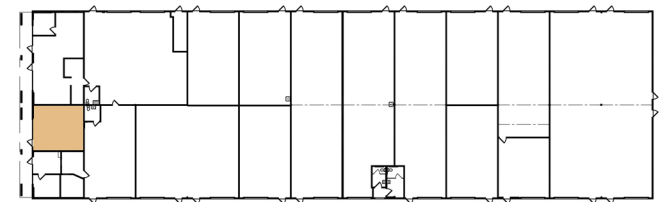
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340 FREEPORT BLVD, **SPARKS, NV**

340, 2



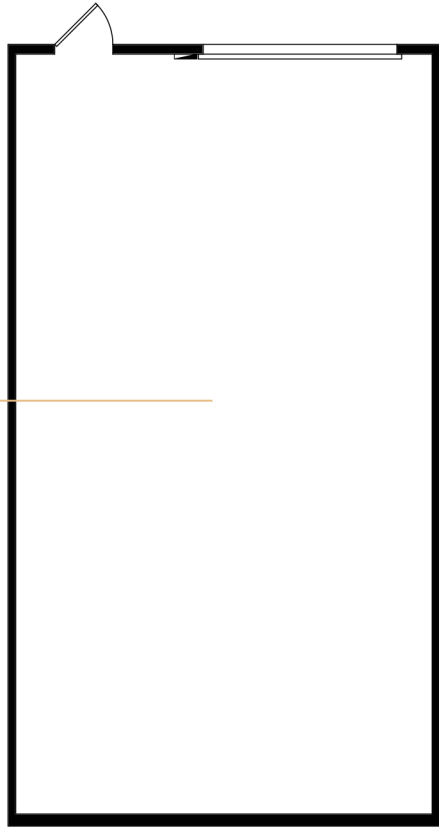
- 543 RSF Office
- \$1.45 NNN
- Street Frontage
- Communal Restrooms



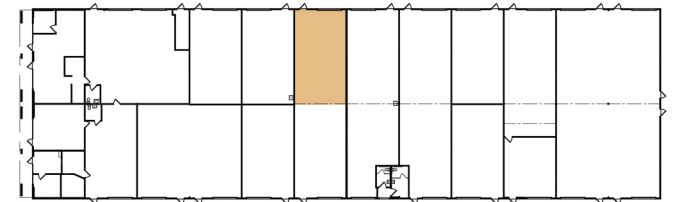
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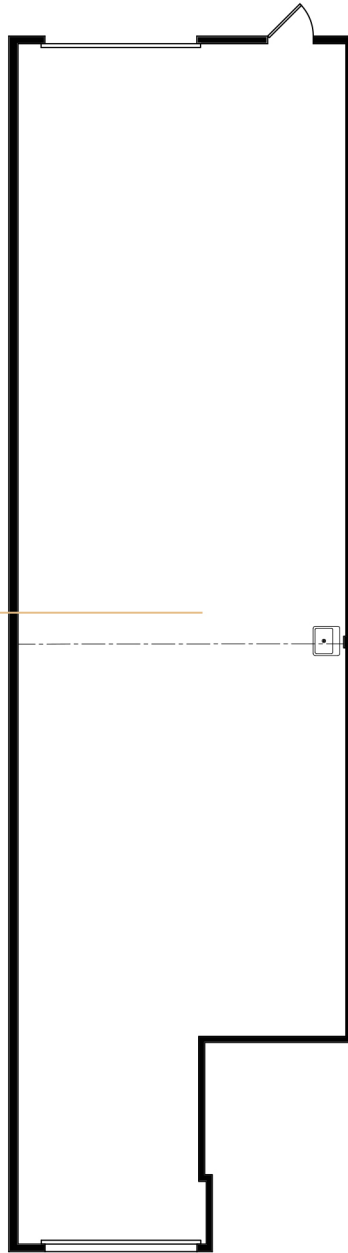
- 893 RSF Warehouse
- \$1.45 NNN
- 1 - 10' Grade-Level Door
- Communal Restrooms



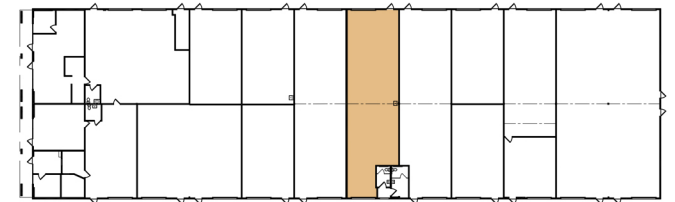
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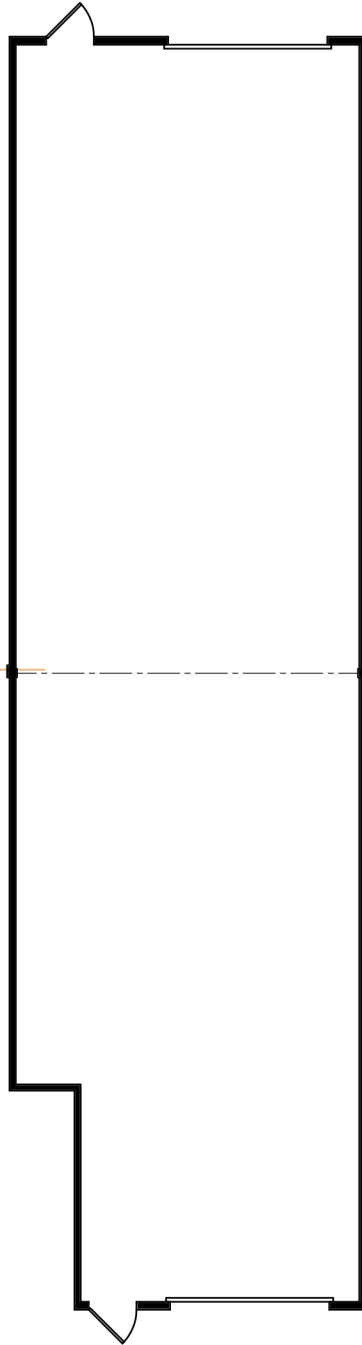
- 1,657 RSF Warehouse
- \$1.45 NNN
- 2 - 10' Grade-Level Door
- Wash Sink
- Communal Restrooms



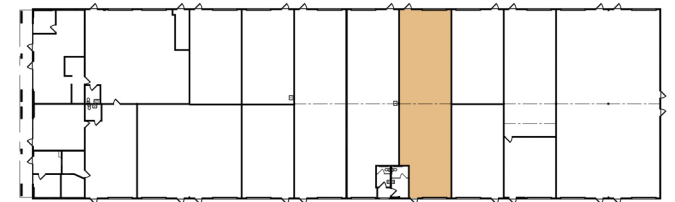
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340, 10 & 19



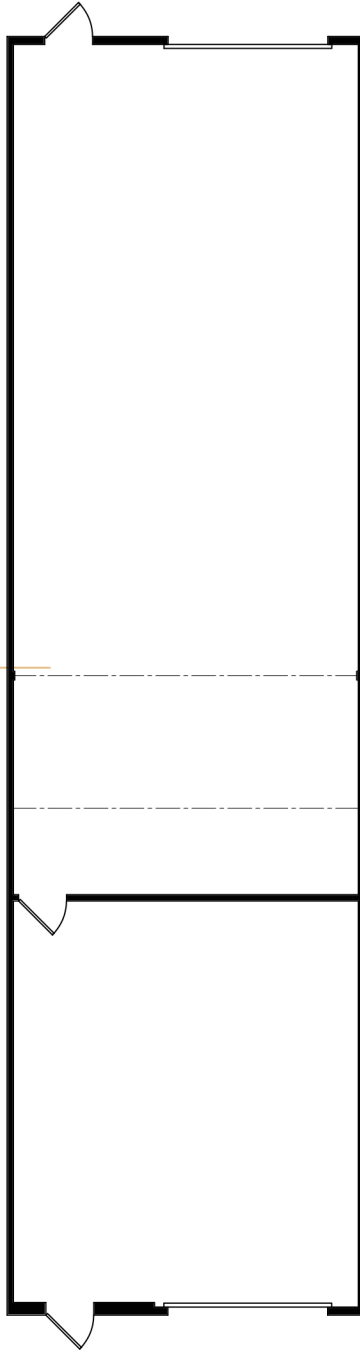
- 1,725 RSF
- \$1.45 NNN
- 2 - 10' Grade-Level Doors
- Communal Restrooms



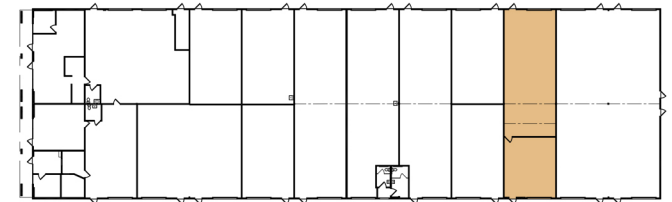
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340, 12 & 17



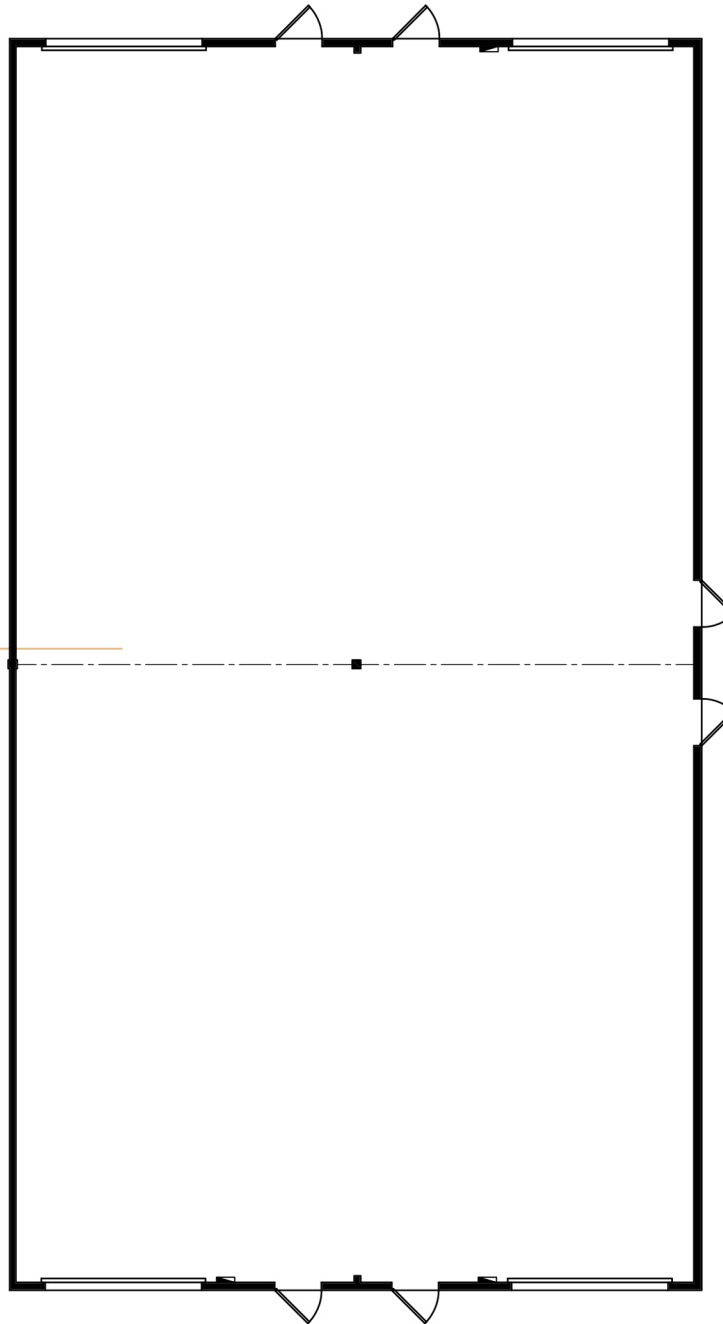
- 1,784 RSF
- \$1.45 NNN
- 2 - 10' Grade-Level Doors
- Communal Restrooms



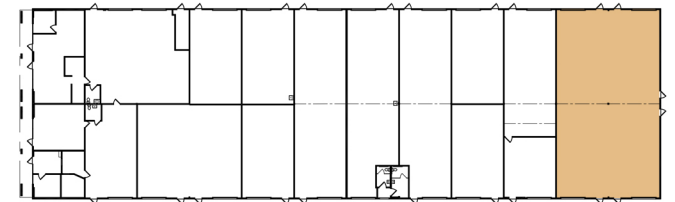
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340 FREEPORT BLVD, SPARKS, NV

340, 13 - 16



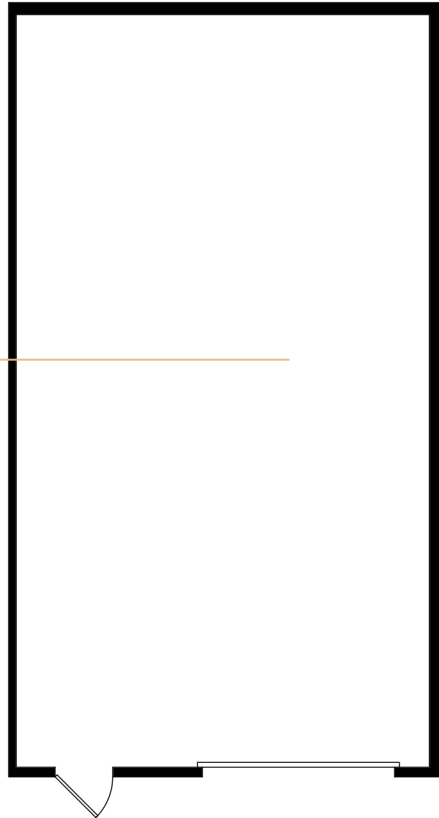
- 3,571 RSF Warehouse
- \$1.35 NNN
- 4 - 10' Grade-Level Door
- Communal Restrooms



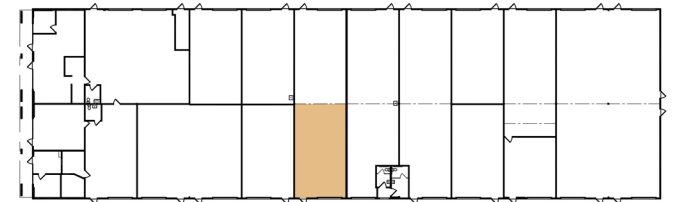
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340, 20



- 893 RSF Warehouse
- \$1.45 NNN
- 1 - 10' Grade-Level Door
- Communal Restrooms



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340 FREEPORT BLVD, SPARKS, NV