



**FOR LEASE**

**1400 Kleppe Ln.**

**1400 KLEPPE LN  
SPARKS, NV 89431**

Industrial building for Lease. 24,000 sq.ft. property situated on a 2.82 AC lot located in Sparks. Ample Parking spots for visitors, employees, and fleet vehicles. quick-access loading bays. Zoned for distribution, storage or light manufacturing workloads. All needs met in this modern, full-featured industrial space. 12,000A/480V/3P, .33/3000 sprinkler rating, 4' high pressure gas main. With 20ft clear height. 4 Loading bays, indoor and outdoor storage, and employee parking configurable on 2.82 AC plot. The perfect space for manufacturing or distribution.



Building SqFt	60,000 SqFt
Year Built	1976
Lot Size (SF)	122,752.00 SqFt
Parcel ID	034-391-02
Zoning Type	INDUSTRIAL
County	Washoe
Frontage	2.00 Ft
Coordinates	39.526057,-119.718174

- The buildout consists of numerous offices, a nice entry area, a large showroom, break room and restrooms.
- Property features a 20,000/sf fenced-in YARD.
- 4 dock -high doors, 1 drive-in door

Remax Gold Commercial

Office: 7755445239

**RYAN PULIZ**

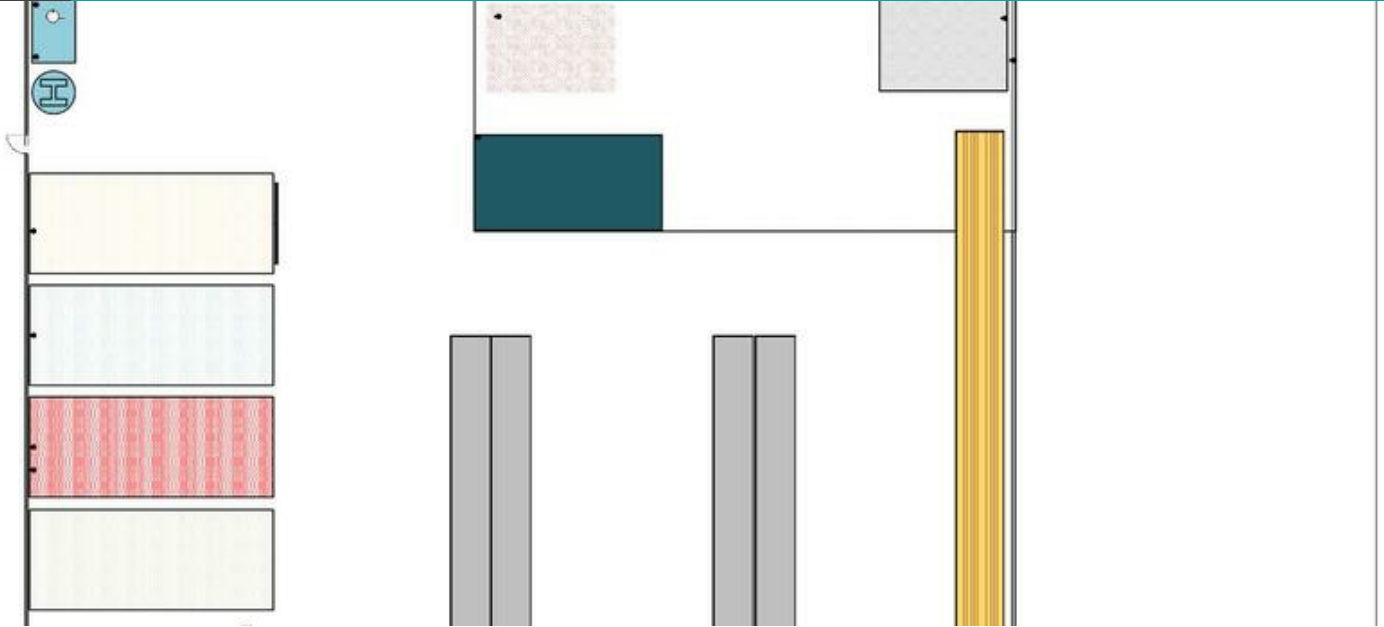
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License #: S.0185641

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
--	industrial	\$ 0.94 Monthly	NNN	24,000 SF	Negotiable

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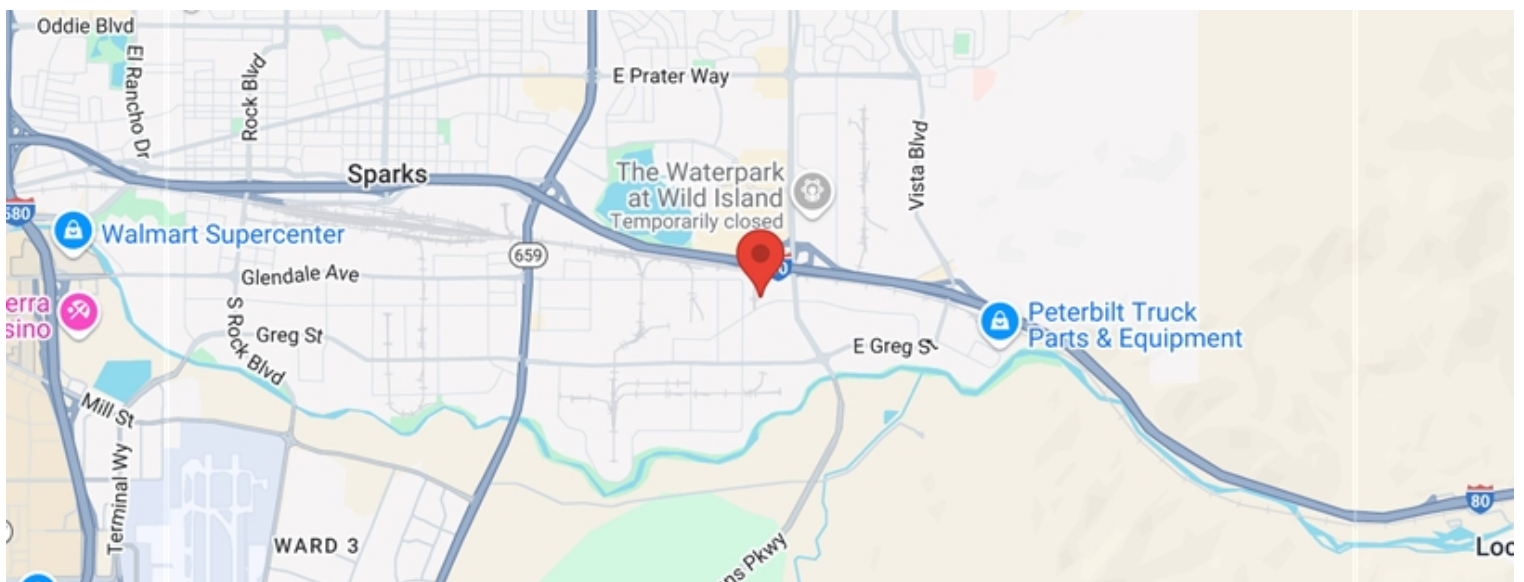
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,151	50,875	138,643
2010 Population	2,742	54,833	150,466
2024 Population	3,830	59,992	169,623
2029 Population	3,940	60,180	174,774
2024-2029 Growth Rate	0.57 %	0.06 %	0.6 %
2024 Daytime Population	15,220	80,317	214,070

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	179	1,333	6,152
\$15000-24999	254	1,569	5,134
\$25000-34999	209	1,511	5,124
\$35000-49999	286	2,879	9,060
\$50000-74999	306	4,526	12,447
\$75000-99999	376	4,100	10,053
\$100000-149999	291	5,113	12,041
\$150000-199999	31	1,788	4,109
\$200000 or greater	96	1,534	3,999
Median HH Income	\$ 55,328	\$ 76,597	\$ 65,122
Average HH Income	\$ 74,909	\$ 95,062	\$ 86,636

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,071	19,277	53,300
2010 Total Households	1,319	21,160	57,673
2024 Total Households	2,028	24,353	68,119
2029 Total Households	2,114	24,852	71,263
2024 Average Household Size	1.87	2.45	2.46
2024 Owner Occupied Housing	240	13,709	32,453
2029 Owner Occupied Housing	280	14,285	34,311
2024 Renter Occupied Housing	1,788	10,644	35,666
2029 Renter Occupied Housing	1,834	10,567	36,953
2024 Vacant Housing	223	1,188	4,080
2024 Total Housing	2,251	25,541	72,199



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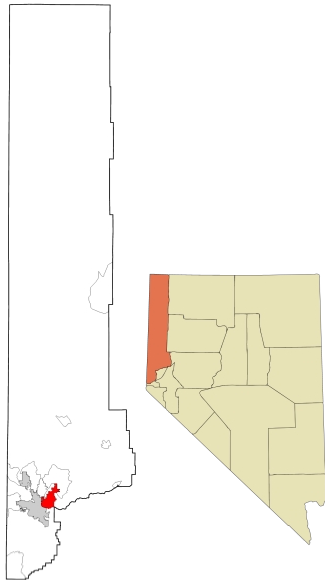
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## ABOUT SPARKS

Sparks is a city in Washoe County, Nevada, United States. It was founded in 1904, incorporated on March 15, 1905, and is located just east of Reno. The 2020 U.S. Census counted 108,445 residents in the city.



### CITY OF SPARKS

COUNTY	WASHOE
INCORPORATED	3/14/1905

### AREA

CITY	36.6 SQ MI
LAND	36.5 SQ MI
WATER	0.1 SQ MI
ELEVATION	4413 FT

### POPULATION

POPULATION	108,445
DENSITY	2,971.83 SQ MI

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