

INDUSTRIAL | FOR LEASE

475

LILLARD DRIVE

SPARKS, NV 89434

475

±383,380 SF Available

On a Five-Year Term:

- Year 1: \$.55 psf/month/NNN
- Year 2: \$.60 psf/month/NNN
- Year 3: \$.65 psf/month/NNN
- 3.5% annual increases thereafter

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PROPERTY HIGHLIGHTS

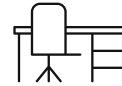
Building Specifications



Available Space:
±383,380 SF



Divisible To:
±276,660 SF & ±106,720 SF



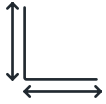
Office Space:
±8,000 SF



Dock Doors:
45



Grade Level Doors:
3



Column Spacing:
48' x 50'



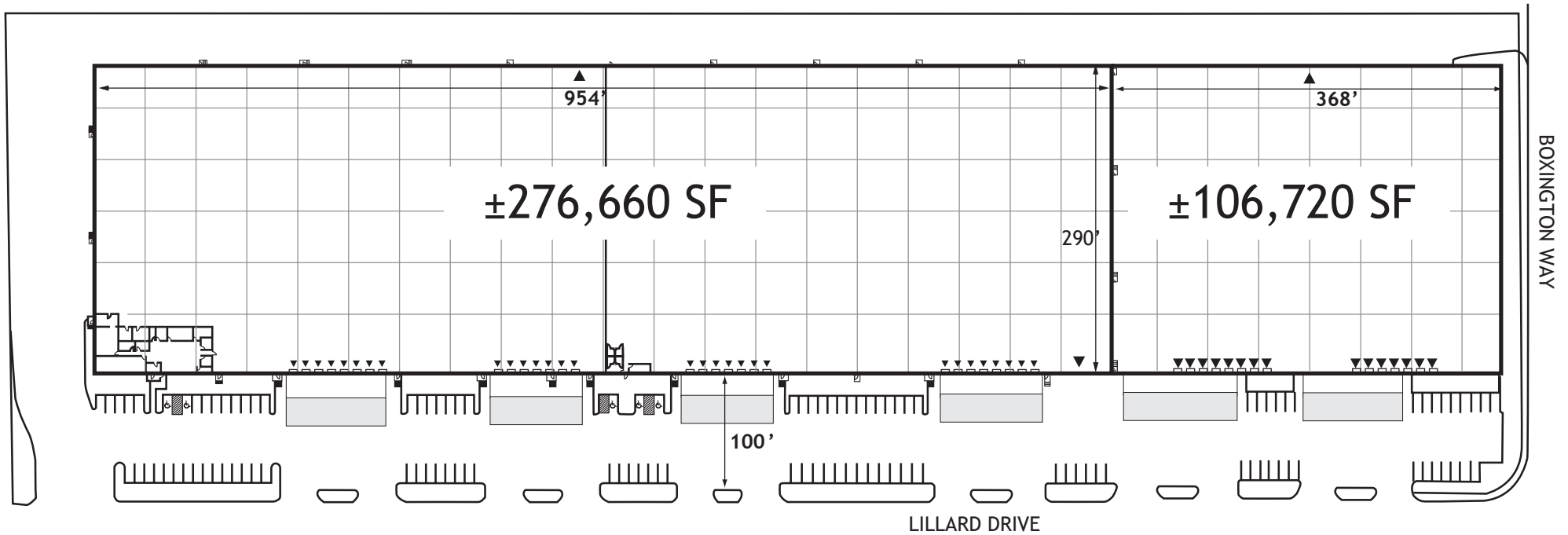
Clear Height:
24'



Power:
1000 Amps, 480V, 3 Phase



Sprinklers:
.45/2600



LOCATION

Immediate access to I-80!

475 Lillard Dr. consists of ±383,380 SF and is conveniently located less than one mile north of the I-80 / Sparks Boulevard interchange and is less than ten minutes from the Reno-Tahoe International Airport.





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