

Highly Specialized Warehouse and Lab Space

1575 CRANE WAY, SPARKS, NV 89431



Accelerating success.

FOR LEASE | 48,000 SF



For more information, contact:

Steve Kucera, SIOR, CCIM

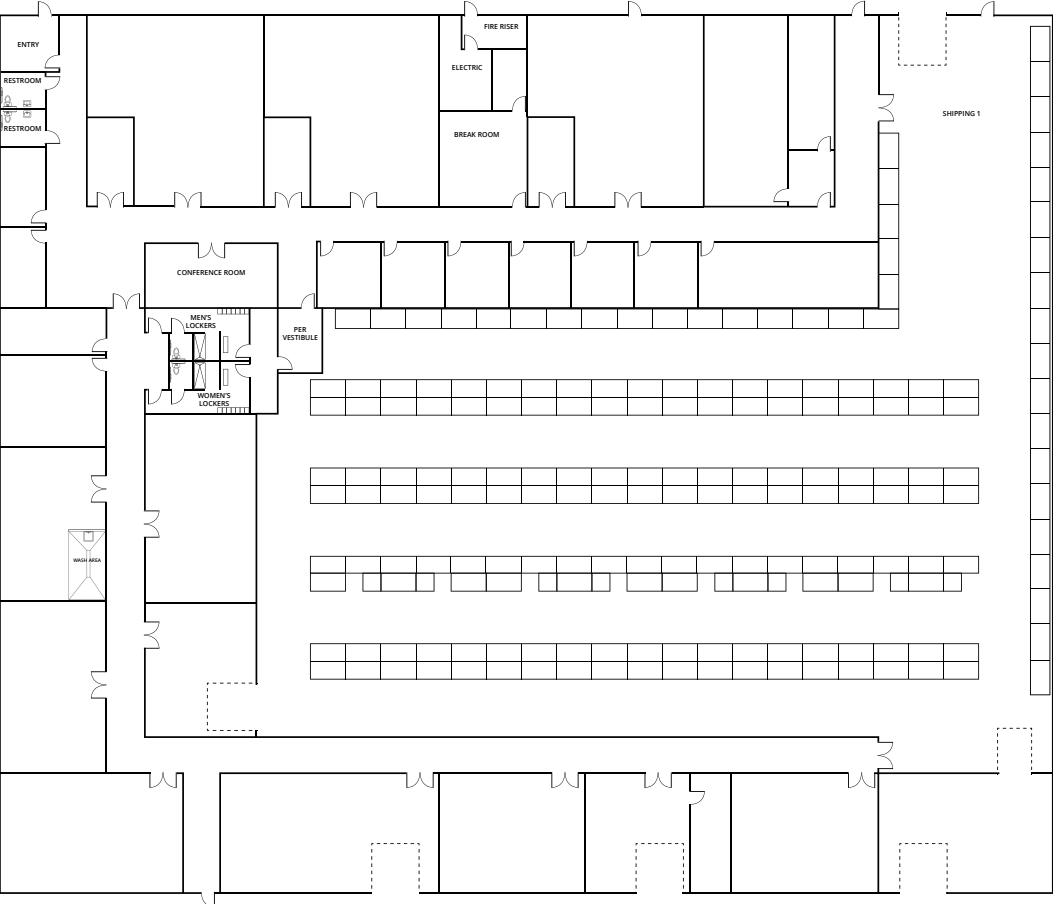
Vice Chair
+1 775 823 4665
Steve.Kucera@colliers.com
NV Lic. S.0172550

Makenna Backstrom

Senior Associate
+1 775 823 6622
Makenna.Backstrom@colliers.com
NV Lic S.0194236

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Property Details

Available Space	±48,000
Acreage	1.53 Acres
Ceiling Height	21'
HVAC	Fully conditioned
Dock Doors	1 with additional exterior loading docks
Grade Level Doors	3
Power	2,000 Amps and a backup generator
Parking	±22 Parking spaces

Property Highlights:

- Parking lot resealed/stripped 2026
- New exterior paint 2026
- State of the art security systems
- Full renovation with \$4 million in capital improvements
- Layout is perfect for CBD/Hemp extraction, processing and storing
- Access to rail spur
- The facility is equipped with existing industrial hoods, food grade processing rooms, controlled temperature lab space, industrial interior wash bays, multiple secured rooms

LEASE RATE

Negotiable

OPEX

\$0.18/SF/Mo

Building Photos



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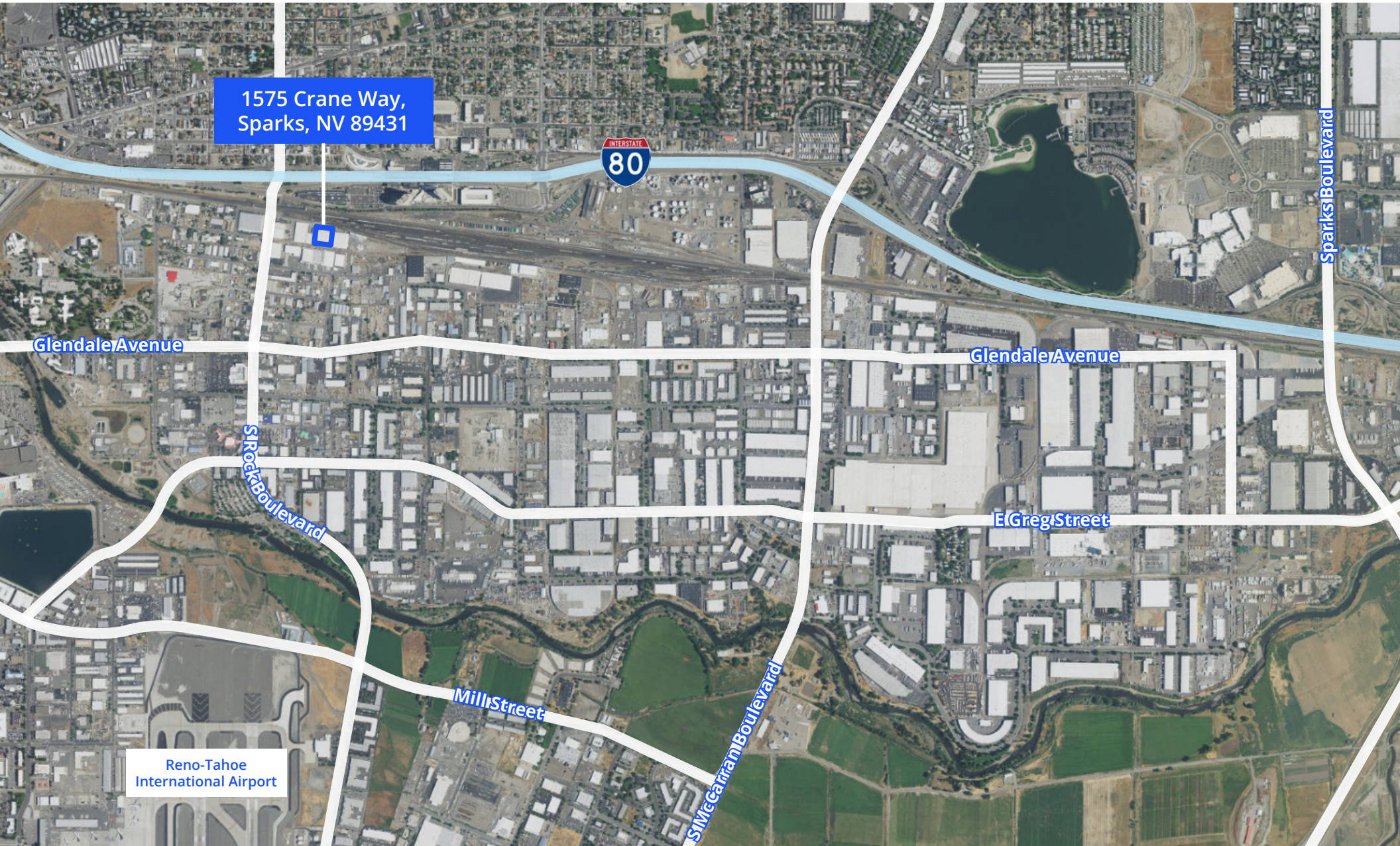
Building Photos



Surrounding Area



Sparks Submarket



1575 Crane Way,
Sparks, NV 89431

Glendale Avenue

S Rock Boulevard

Mill Street

S McCarrahen Boulevard

Reno-Tahoe
International Airport

Glendale Avenue

E Greg Street

Sparks Boulevard

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