



1105/ 1165/1285 Marietta Way, Sparks, NV 89431

Flex Industrial Space Available For Lease

NEG

Lease Rate

\$0.25

Estimated
NNN

±19,200

Square Feet Available
(Demisable to 4,800 SF)

±5,594

Square Feet
Office

6

Drive-In
Doors

3

Dock High
Doors

For more leasing information, contact:

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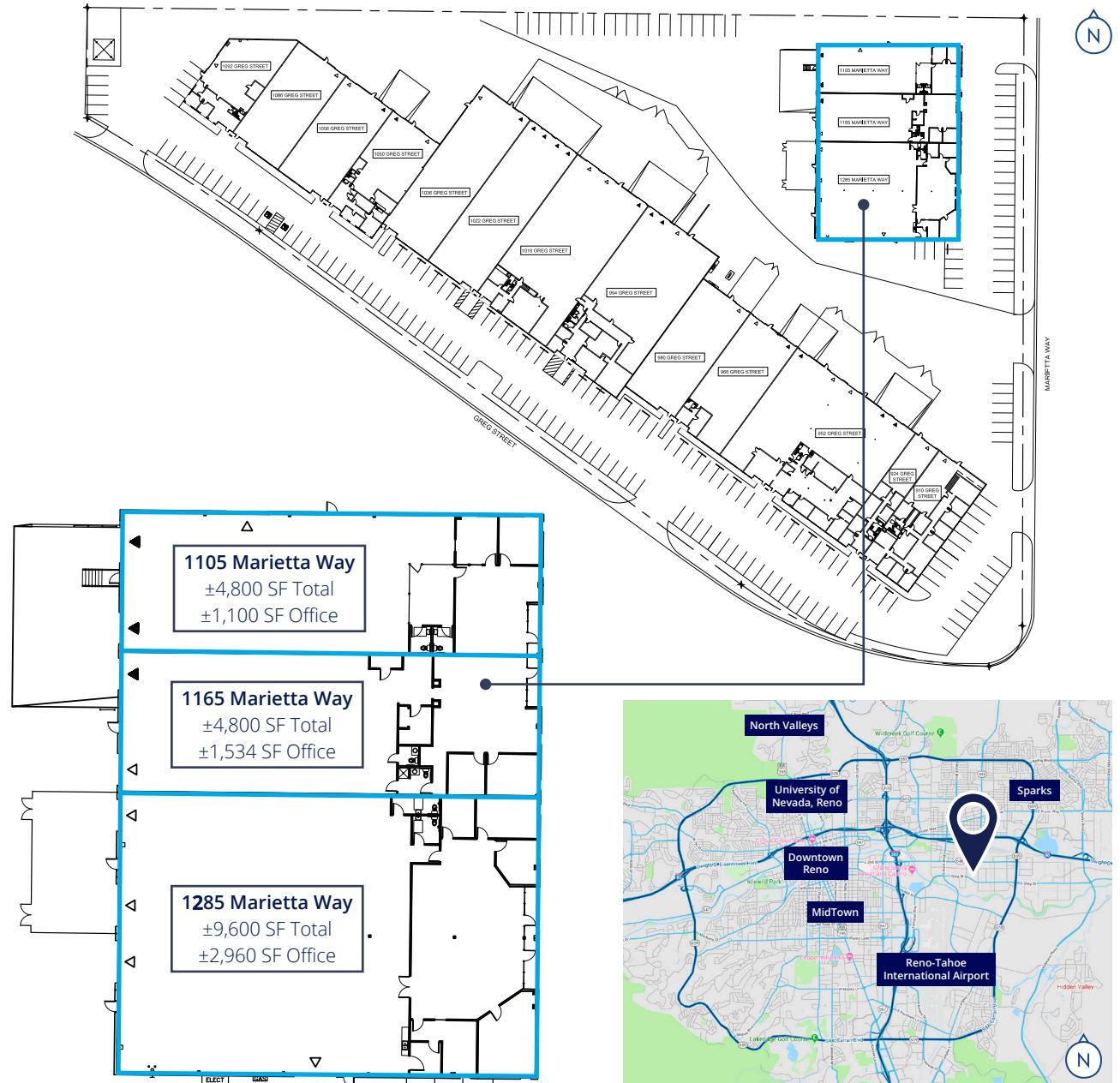
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Property Highlights

- Lease rate negotiable
- NNN \$0.25 (est)
- ±19,200 SF Total Available (Demisable)
- ±5,594 SF Office
- 19' Clear Height
- 20' x 40' Column Spacing
- 3 Dock High Doors
- 6 Drive-in doors
- 675 Amps | 277/480 Volt 3-Phase (TBV)
- Zoned Industrial (I)
- Marietta Street Frontage
- Excellent Access to Interstate 80 & McCarran Loop
- Easy Truck Access
- Great Visibility
- Accessible to Large Labor Force



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