

FOR LEASE

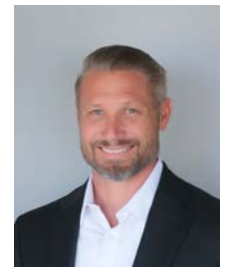


240 Freeport Blvd.
Sparks, NV 89431

Philip Smith
775.235.8133

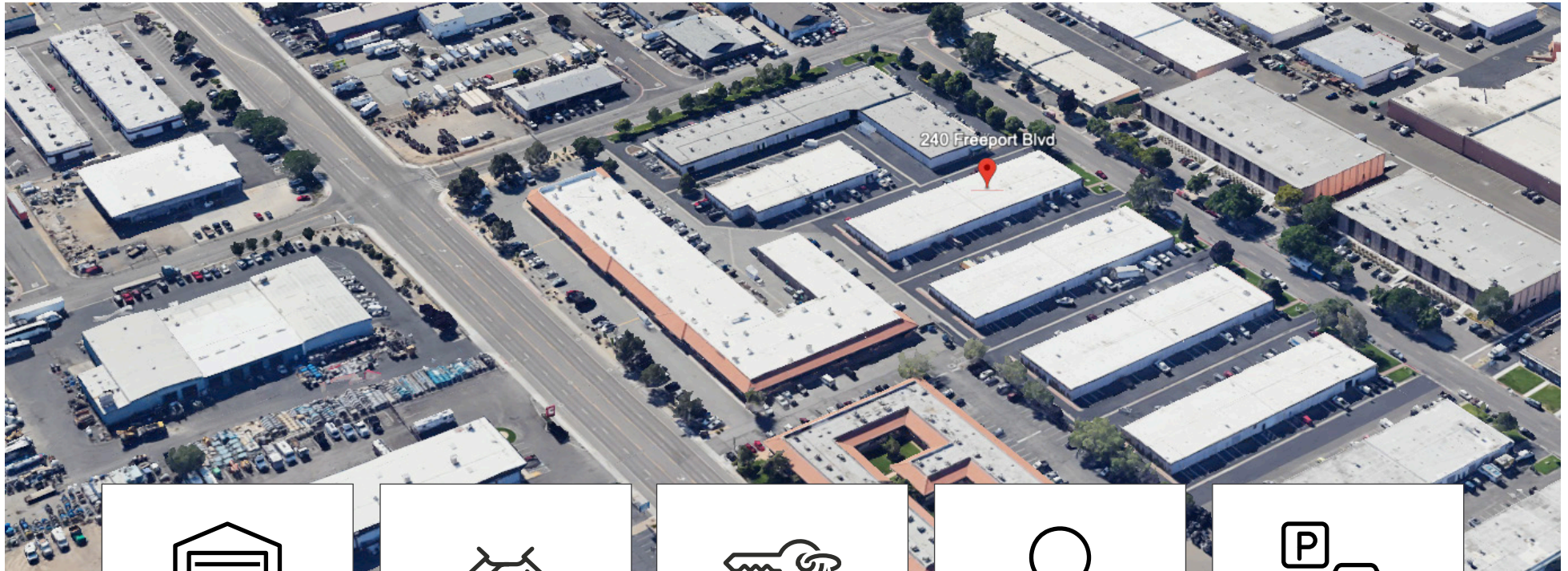
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Property Features



**Zoning: IC
Industrial/Flex**



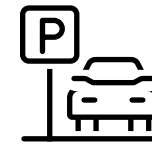
**New
Ownership**



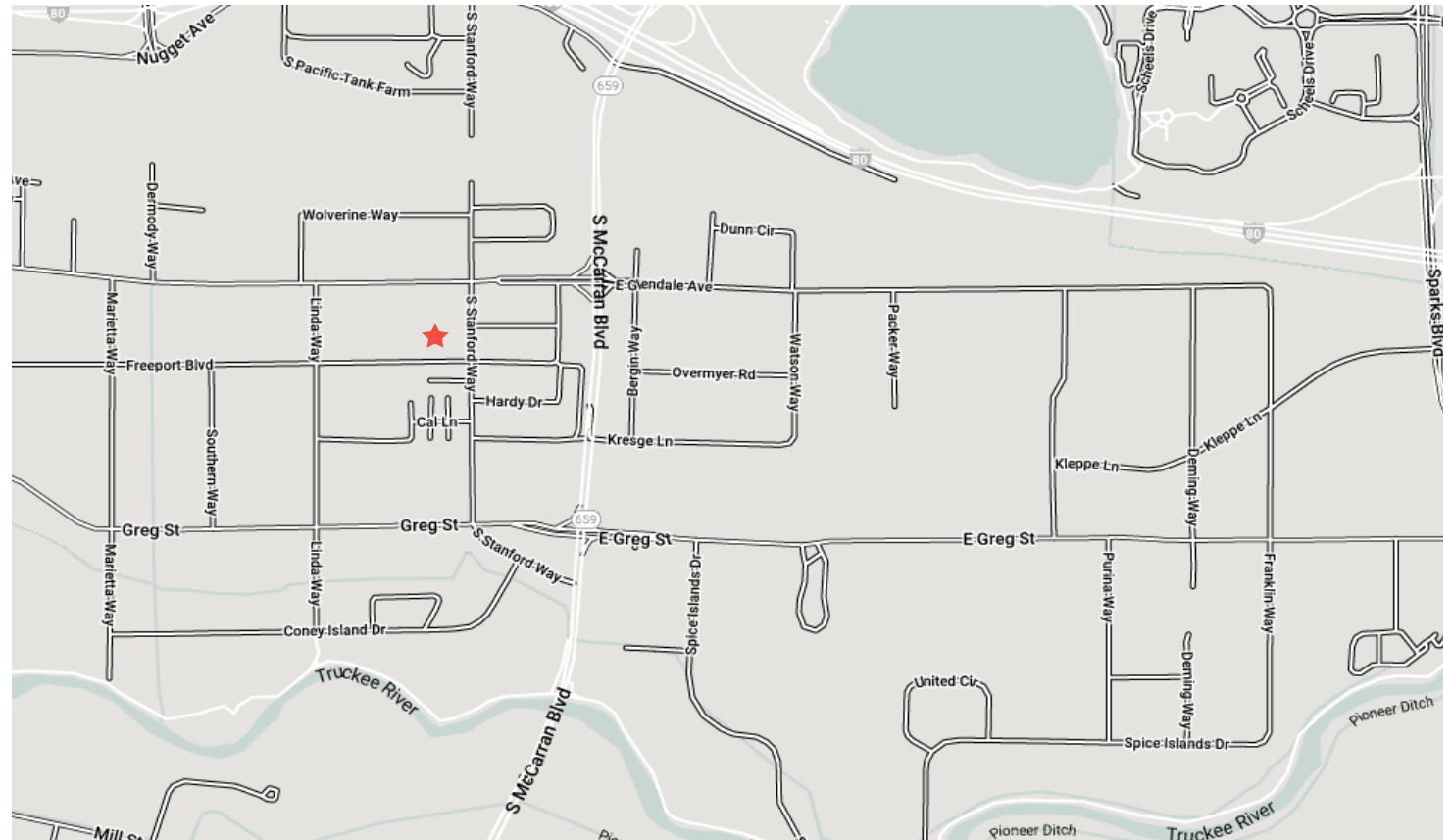
**Delivered
Turn Key**



**Prime
Location**



**Ample
Parking**



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.

240 Freeport Attributes:

- Strategically situated in Sparks, NV, offering high visibility and

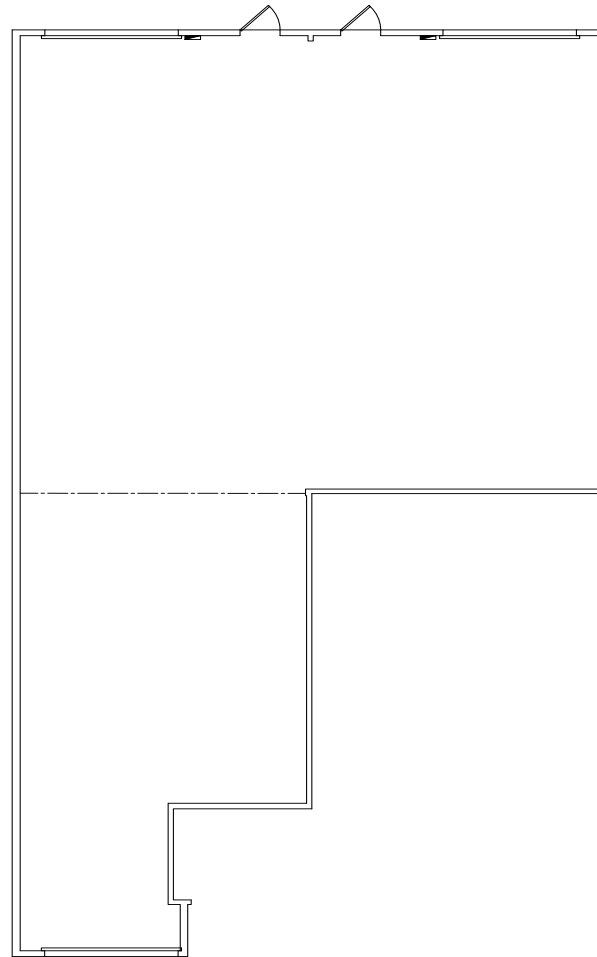
accessibility to major transportation routes.

- Featuring clear heights of 12'-10", providing ample vertical space for efficient operations.
- Constructed with concrete tilt-up, ensuring durability and longevity for sustained business operations.
- Zoned for industrial and commercial

usage, providing flexibility for diverse business activities.

- Equipped with 22 drive-in bays, facilitating efficient loading and unloading operations.
- Offers supplementary warehouse and flex spaces, catering to various business needs for additional storage or operational space.

9,10C



- 2,543 RSF
- \$1.45 NNN
- 12'-10" Clear Heights
- Delivered Turn Key
- Ample parking
- 3 Roll Up Doors
- New Ownership
- Prime Location
- Additional warehouse, flex space available











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