

**1333 VENICE WAY  
SPARKS, NV**



# **BUILD-TO-SUIT ±124,800 SF INDUSTRIAL BUILDING**

**CHRIS FAIRCHILD, SIOR, CCIM**

Executive Vice President  
1 775 823 4662  
Chris.Fairchild@colliers.com  
NV Lic S.0071829

**CASEY SCOTT, CCIM**

Vice President  
+1 775 823 6630  
Casey.Scott@colliers.com  
NV Lic S.0173901.LLC



# THE OPPORTUNITY

1333 VENICE WAY  
SPARKS, NV

Positioned on  $\pm 10.02$  acres at 1333 Venice Way in Sparks, Nevada, this premier build-to-suit industrial opportunity offers a highly functional design tailored to modern logistics, distribution, and manufacturing users. The proposed warehouse can accommodate up to  $\pm 124,800$  square feet, providing scalability to meet a variety of user requirements. The planned facility will feature a 32' clear height and a 260' building depth, complemented by a 60' speed bay to maximize operational efficiency. Designed with flexibility in mind, the building will accommodate dock-high loading at a ratio of one door per 10,000 square feet, with knockouts at additional positions, as well as two 12'x14' grade-level doors.

The site plan includes a 135' truck court, 25 dedicated trailer parking stalls, and robust infrastructure to support heavy industrial use. The building will be equipped with 40,000-pound mechanical dock levelers, ESFR fire protection, LED high-bay warehouse lighting, and a 7" unreinforced concrete slab. Power will be delivered via 2,000-amp service with provisions to expand to four total services, ensuring long-term scalability. Planned utility infrastructure can be customized for a Tenant's specific needs.



**MUNICIPALITY**  
CITY OF SPARKS



**ELECTRICAL**  
NV ENERGY  
2,000A W/PREPARATIONS  
FOR 4 TOTAL SERVICES



**GAS**  
NV ENERGY  
NATURAL GAS LINE



**PHONE/FIBER**  
AT&T, CHARTER,  
& FIBER AVAILABLE



**WATER**  
2" DOMESTIC WATER METER  
3" SERVICE LINE



**SEWER**  
10" MAIN  
6" DISTRIBUTION



# PROPERTY SPECS

## 1333 VENICE WAY SPARKS, NV

<b>APN:</b>	<b>005-101-20</b>	<b>CLEAR HEIGHT:</b>	32'
<b>SITE AREA:</b>	10.02 Acres	<b>SLAB:</b>	7" Unreinforced
<b>BUILDING SIZE:</b>	124,800 SF (Divisible)	<b>ROOF:</b>	0.45 Mil TPO
<b>BUILDING DIMENSIONS:</b>	260'x480'	<b>ELECTRICAL:</b>	2,000A With preparations to expand to 4 total services
<b>OFFICE:</b>	Build-to-Suit	<b>FIRE SUPPRESSION:</b>	ESFR
<b>DOCK EQUIPMENT</b>	40k lb mechanical levelers	<b>LIGHTING:</b>	LED high bay lights
<b>DOCK DOORS:</b>	1 per 10k SF (12 doors, and 13 knock-outs)	<b>TRUCK COURT:</b>	135'
<b>GRADE LEVEL DOORS:</b>	2 - 12'X14'	<b>TRAILER PARKING:</b>	25



# PROPOSED SITE PLAN

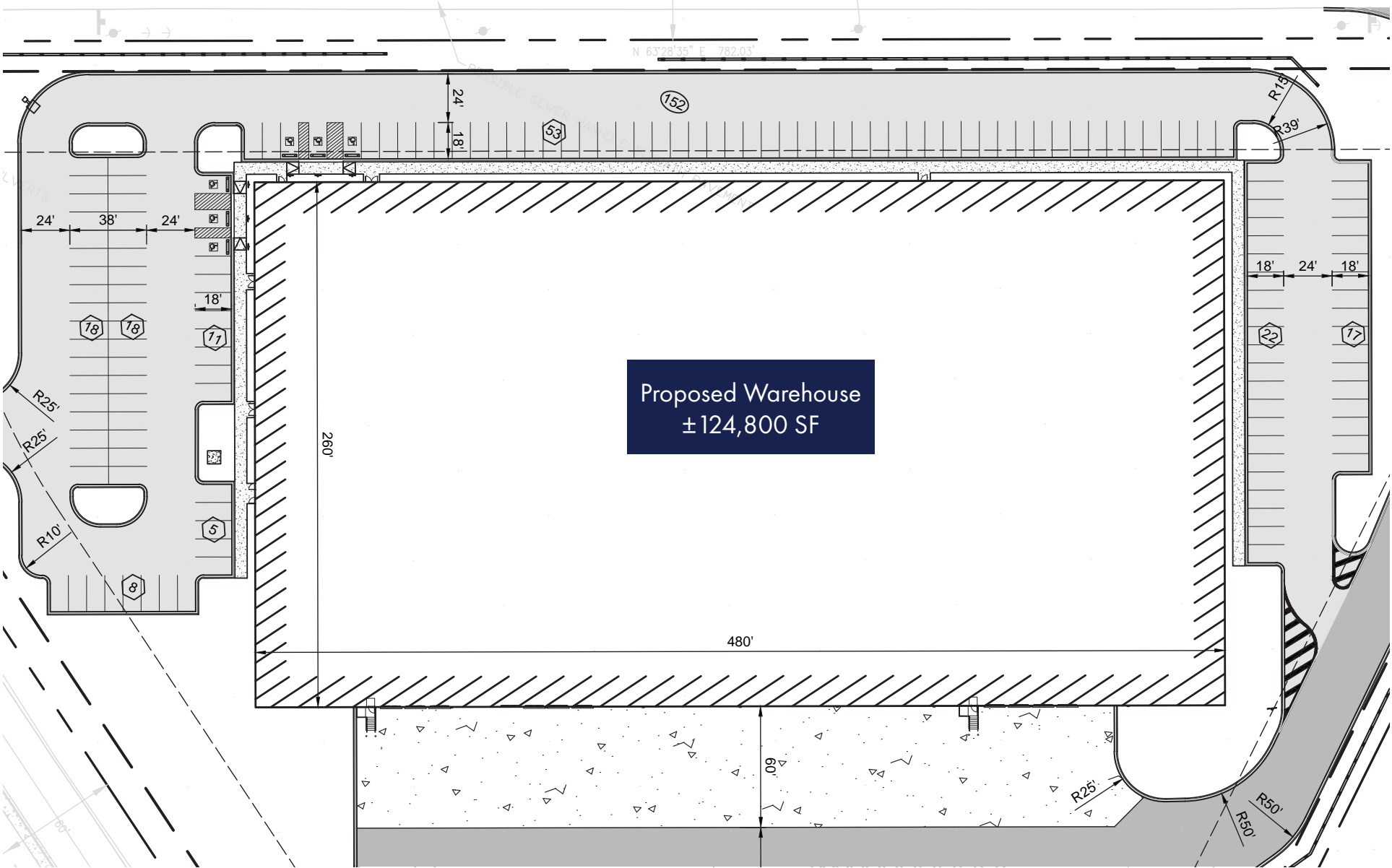
1333 VENICE WAY  
SPARKS, NV





# PROPOSED FLOOR PLAN

1333 VENICE WAY  
SPARKS, NV



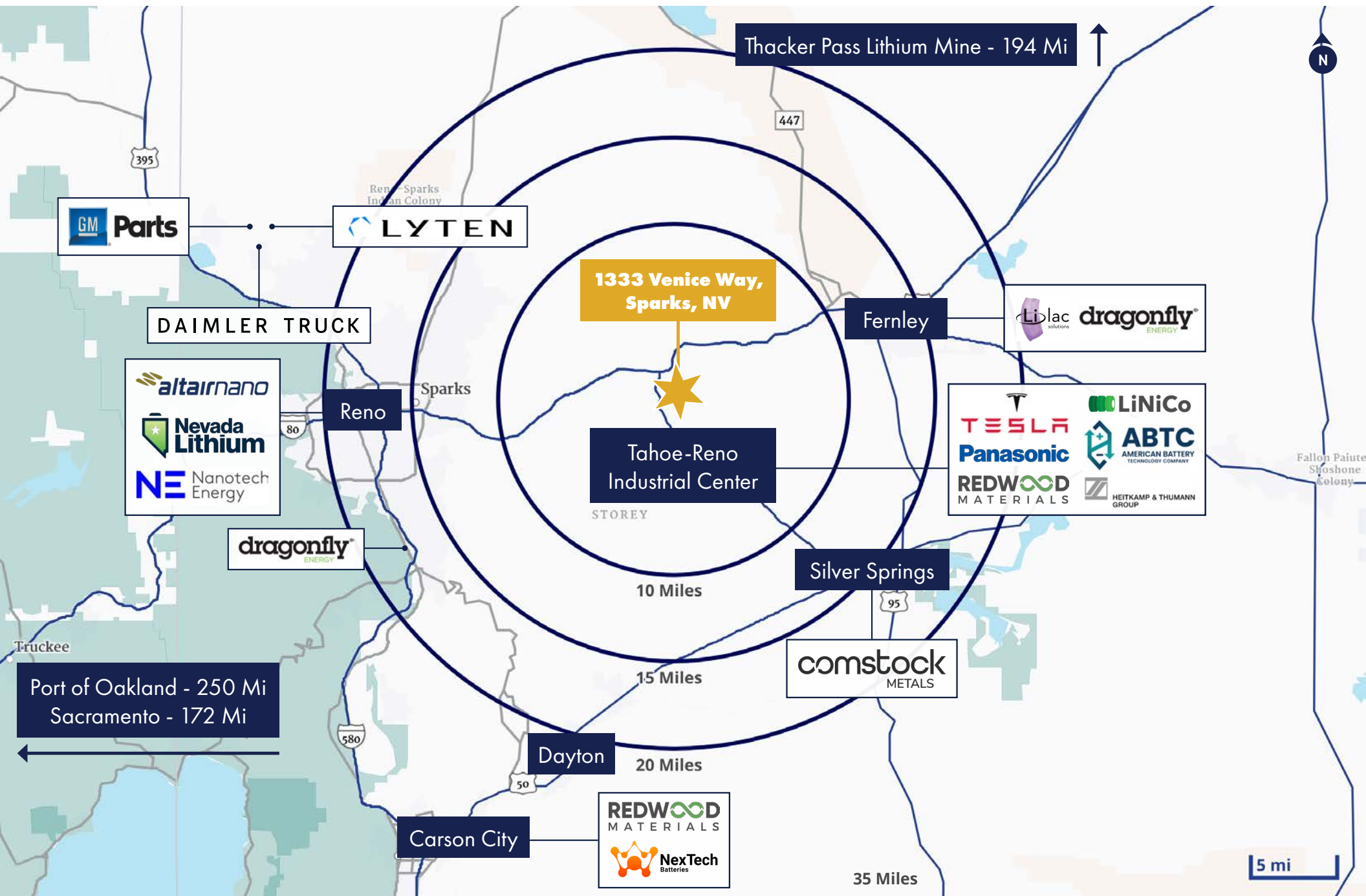
# TAHOE-RENO INDUSTRIAL CENTER AND SURROUNDING INDUSTRIAL TENANTS

1333 VENICE WAY  
SPARKS, NV



# INDUSTRIAL HUB DESTINATION

1333 VENICE WAY  
SPARKS, NV



# POPULATIONS DENSITY AND DRIVE TIMES

## 1333 VENICE WAY SPARKS, NV



Nevada is the fifth fastest-growing state over the past decade and now boasting 3.1 million residents



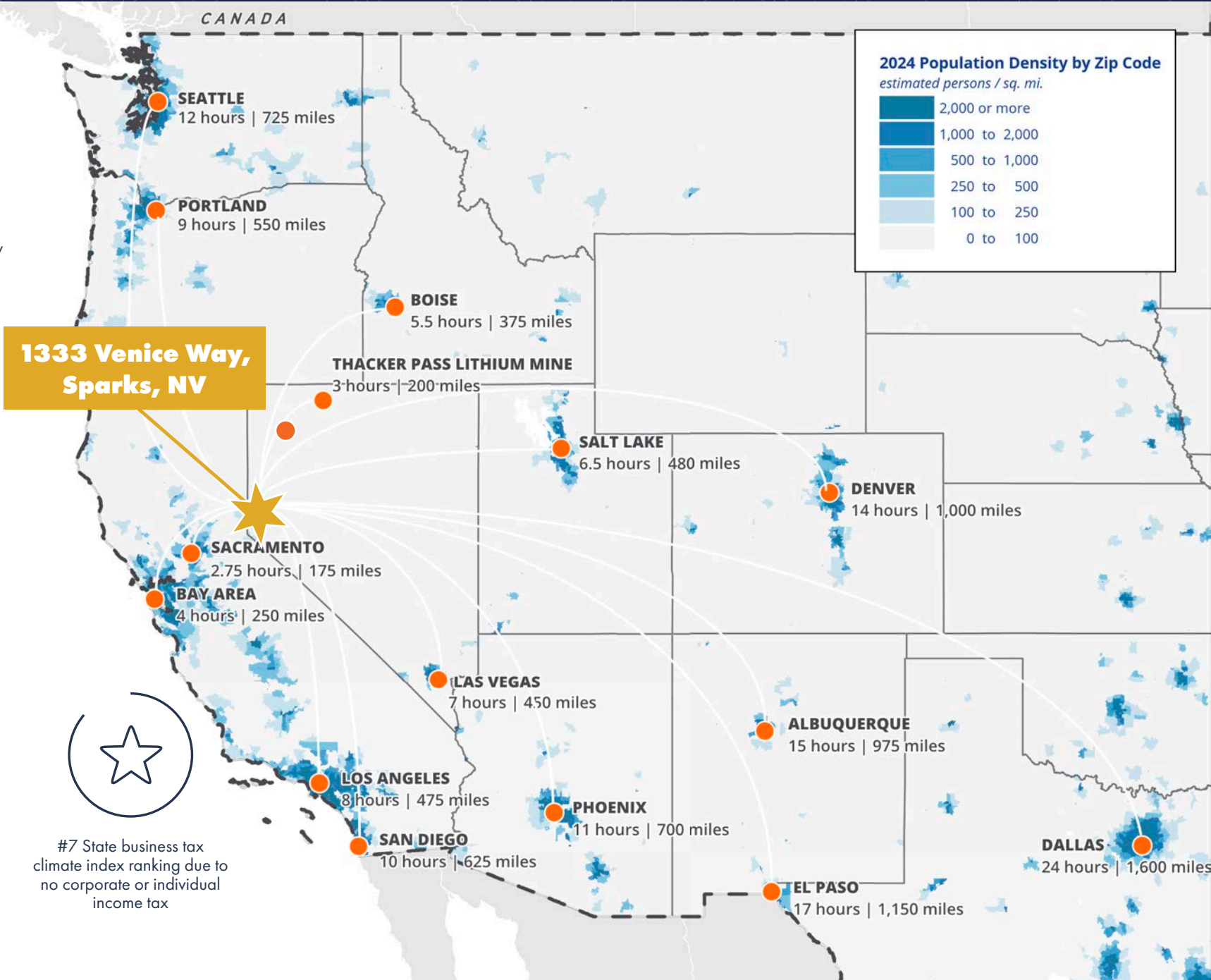
Job growth of 6.7% since 2019 outpaced the national growth rate of 3.9%. Projected to be 2.0% after slower 0.8% increase in 2024.



1 Day Shipping to 7 States and 60 Million People  
2 Day Shipping to 11 States and 75 Million People



#7 State business tax climate index ranking due to no corporate or individual income tax



# NORTHERN NEVADA **OPERATING ADVANTAGE**

**1333 VENICE WAY  
SPARKS, NV**

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location



## **Nevada Taxes**

- No Personal Income Tax
- No Corporate Income Tax
- No Franchise Tax
- No Estate Tax
- No Inventory Tax
- No Unitary Tax
- No Inheritance Tax

## **How Nevada Ranks Nationally**

**Ranked #1 America's  
Best Small City**

Bestcities.org

**Ranked #8 Best Cities  
for Young Professionals**

SmartAsset

**Ranked #6 State  
Economic Growth**

US News

**Ranked #4 Top 10  
Leading Metros**

Area Development

**Ranked #7 State  
Business Tax Climate**

State Business Tax Climate

**Ranked #5 Best Cities  
for Outdoor Recreation**

SmartAsset

# 1333 VENICE WAY SPARKS, NV

## LEASING CONTACTS

### **CHRIS FAIRCHILD, SIOR, CCIM**

Executive Vice President  
1 775 823 4662  
Chris.Fairchild@colliers.com  
NV Lic S.0071829

### **CASEY SCOTT, CCIM**

Vice President  
+1 775 823 6630  
Casey.Scott@colliers.com  
NV Lic S.0173901.LLC

