



1248 GLENDALE AVENUE

SPARKS, NV 89431

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FOR LEASE

SPARKS INDUSTRIAL FLEX UNIT ±12,600 RSF





LEASE DETAILS



Zoning: Industrial (I)
APN: 032-303-54 (Washoe)



Available Now



Term: Negotiable



Rate: Negotiable
Estimated OPEX: \$0.153 (PSF)

PROPERTY FEATURES

Building Size: +24,375 SF

Year Built: 1995

Available Space: +12,600 SF

Clear Height: 14' - 20'

Office Area: +600 SF

Parking: (24) Auto Parking Spaces

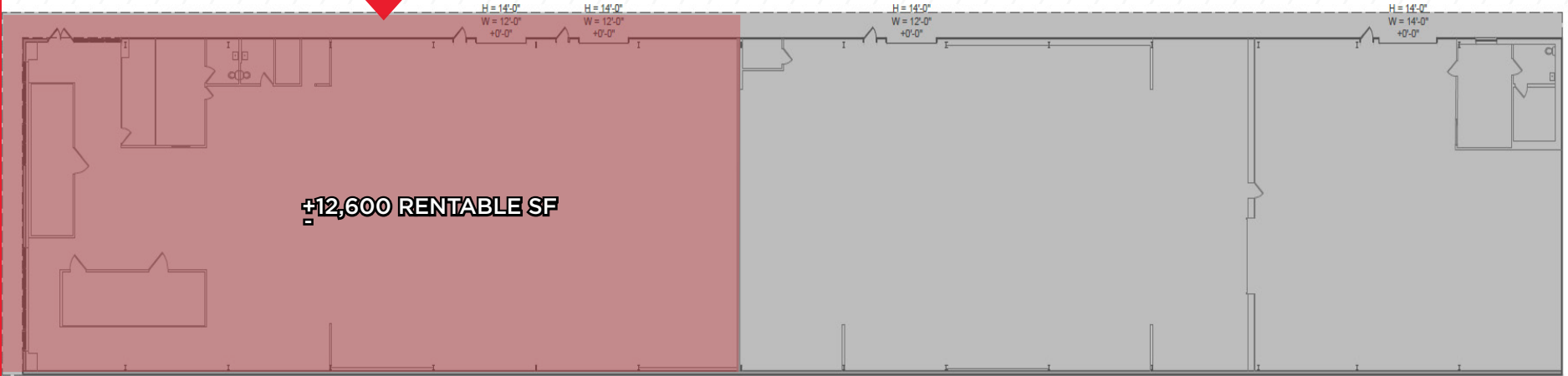
(2) grade-level doors (12'w X 14'h)

Sprinklered

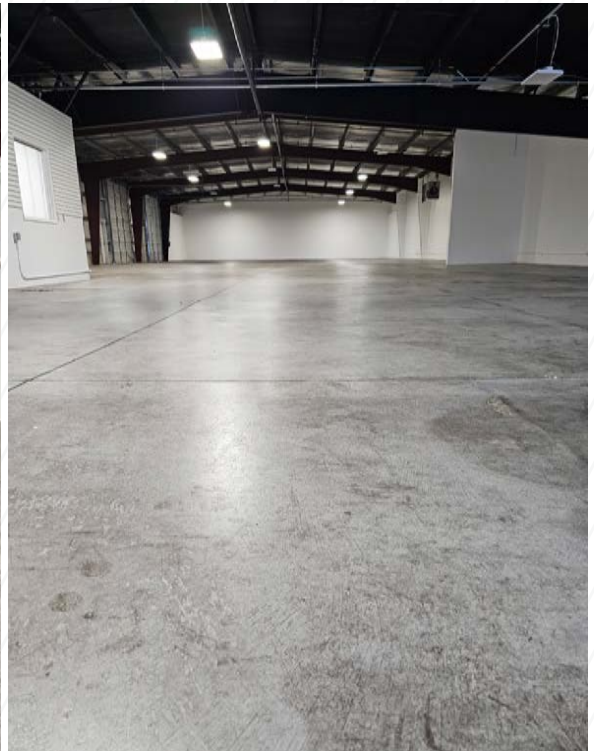
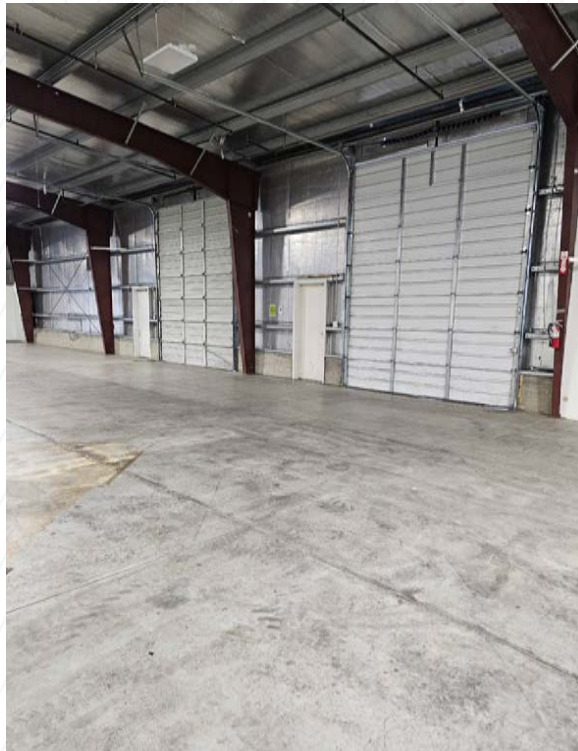
PROPERTY HIGHLIGHTS

- Frontage on Glendale Avenue, conveniently located in industrial Sparks, NV
- Immediate access to I-80 and US-395
- Not in flood zone
- Ample Parking
- Parking lot and landscape upgrades underway

SITE PLAN



PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS



AMENITIES MAP





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DRIVE-TIME MAP

