

The Colliers logo is a blue square with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

# Spanish Springs Commerce Center

447 Ingenuity Avenue, Spanish Springs, NV 89441

Sublease Available | ±48,542 Square Feet

**Lease Rate: \$0.65/SF/MO NNN**

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# 447 Ingenuity Avenue

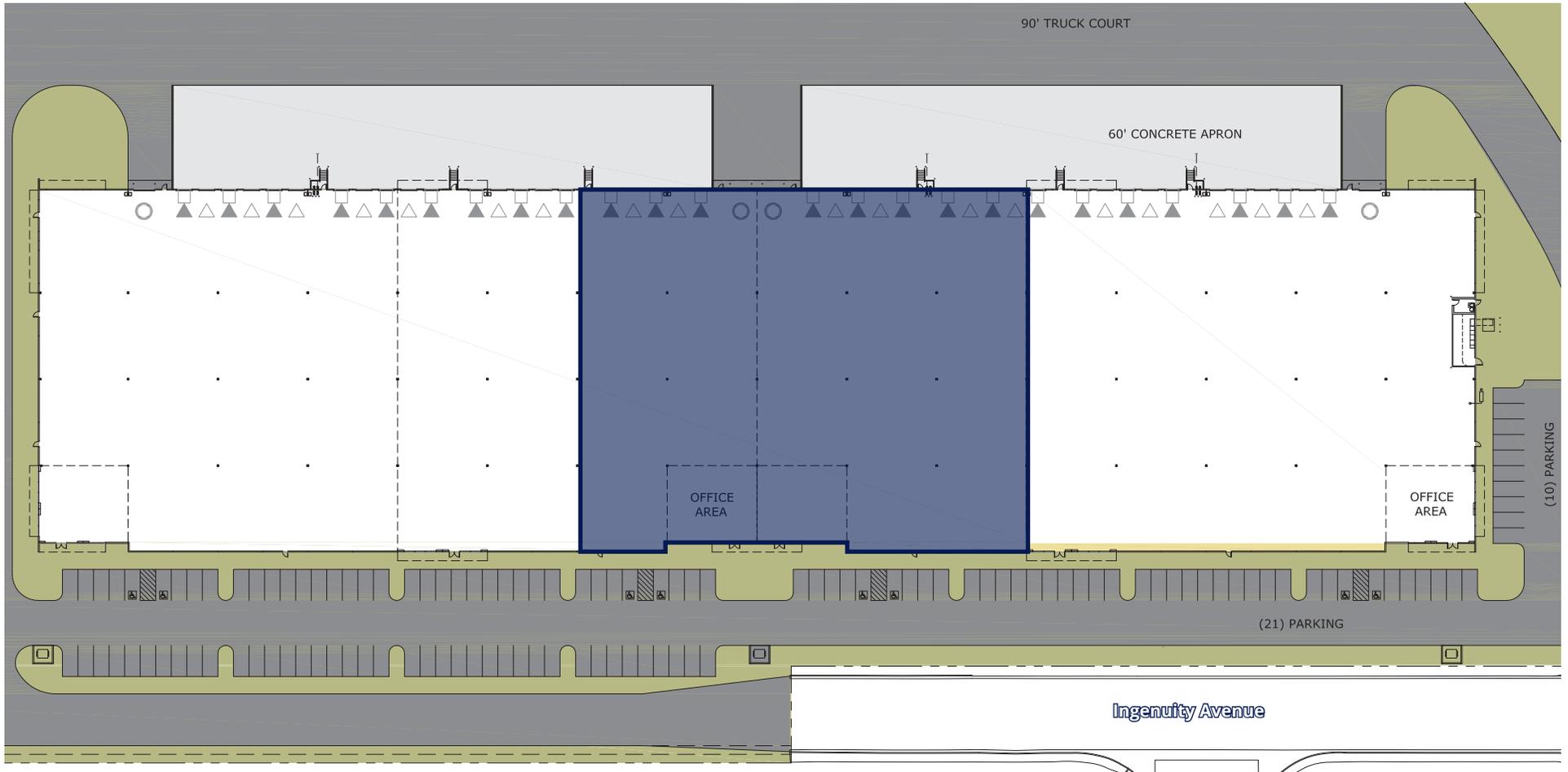
Lease Rate	\$0.65/SF/MO NNN
Available Space	48,542 SF
Office	±1,800 SF
APN	538-010-16
Clear Height	32'
Doors	14 Dock Doors 2 Grade Level Doors
Year Built	2021 <b>(New Construction)</b>
Column Spacing	52' X 50'
Sprinklers	ESFR
Lease Termination Date	November 18, 2026

## Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
5 Mile	37,270	\$153,912	5,282
8 Mile	96,239	\$136,883	12,859
10 Mile	191,574	\$119,140	34,626

# 447 Ingenuity Avenue

Available Sublease Space – 48,542 SF



# Property Photos



# Property Photos



# Location Overview

**Under Construction**  
**Pebble Creek Estates**  
83 Housing Units

**SITE**

**Pending/Proposed**  
**Donovan**  
144 Housing Units

**Under Construction**  
**Harris Ranch**  
610 Housing Units

**Under Construction**  
**Blackstone Estates**  
161 Housing Units

**Under Construction**  
**Sugarloaf Ranch Estates**  
170 Housing Units





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