

# For Lease



798 E. Glendale Avenue

SPARKS, NEVADA 89431



**± 12,170 SF | \$0.95 NNN + \$0.14 ± PSF/Month**



## **\*\*PROPERTY FEATURES\*\***

- Available SF: ± 12,170
- Office/Showroom: ± 1,760
- Dock Doors: 2 (8' x 8')
- Drive-In Doors: 1 (12' x 14')
- Clear Height: ± 22'
- Sprinklers: .33/3000 gpm
- Power: 200 Amps / 280V, 3-Phase
- Asking Rate: \$0.95
- 2026 NNN: \$0.14 ± PSF/Month

• *Please call for a touring appointment*

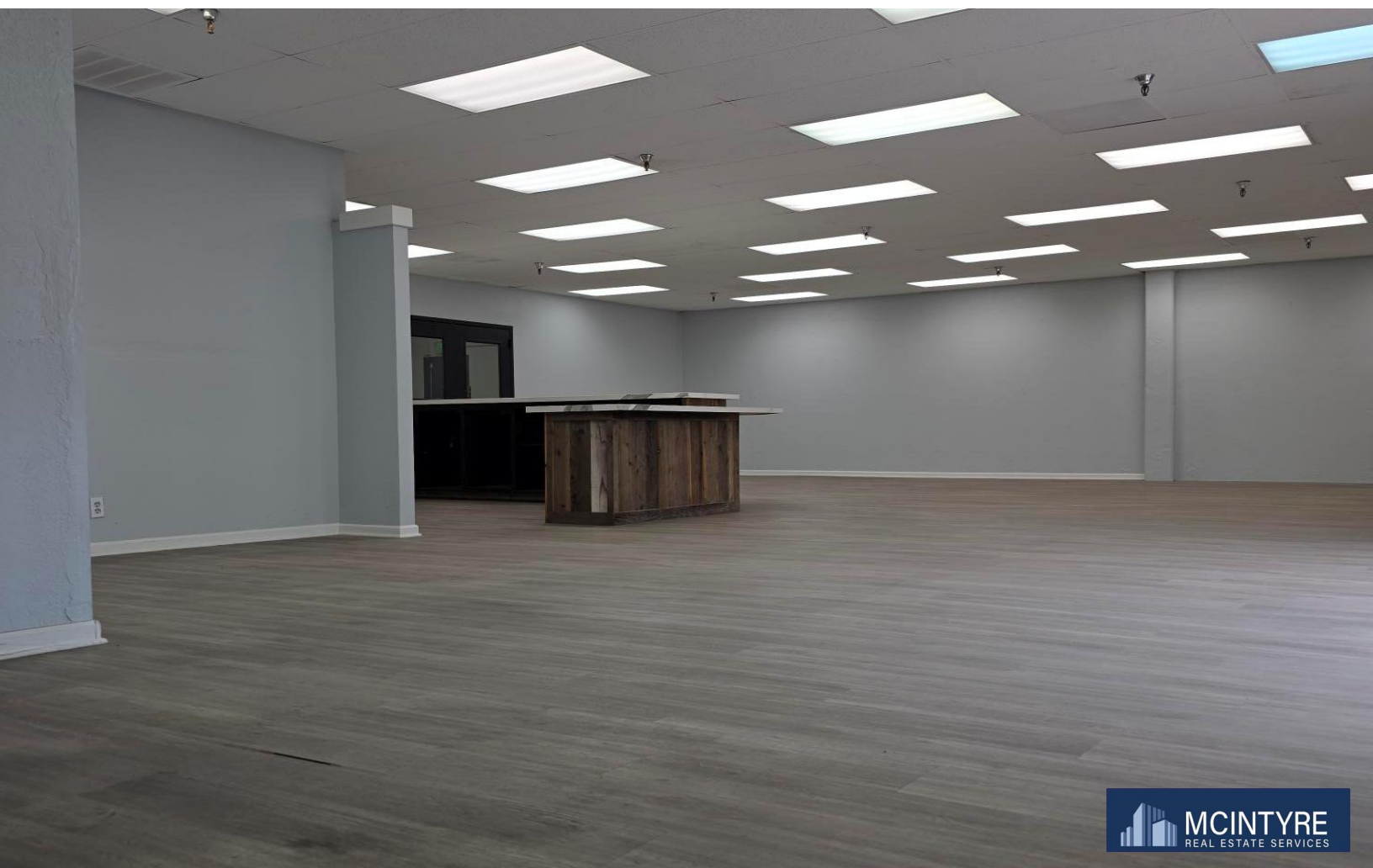
## **FOR MORE INFORMATION**

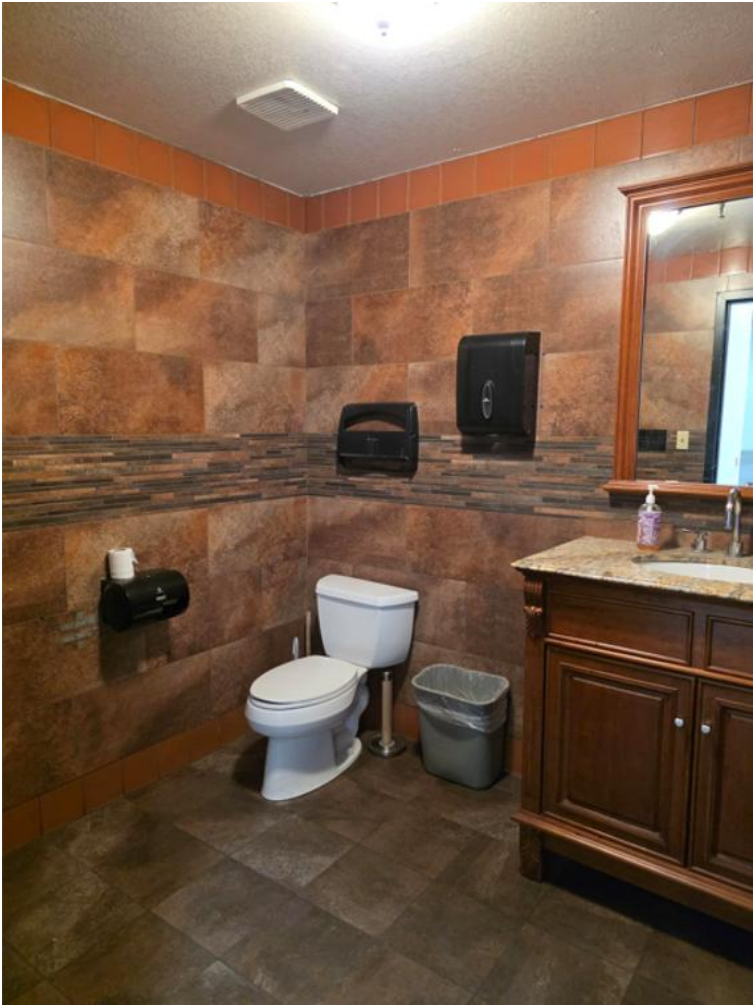
**Bryan Gardner, SIOR**  
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**Stephanie MK Pence**  
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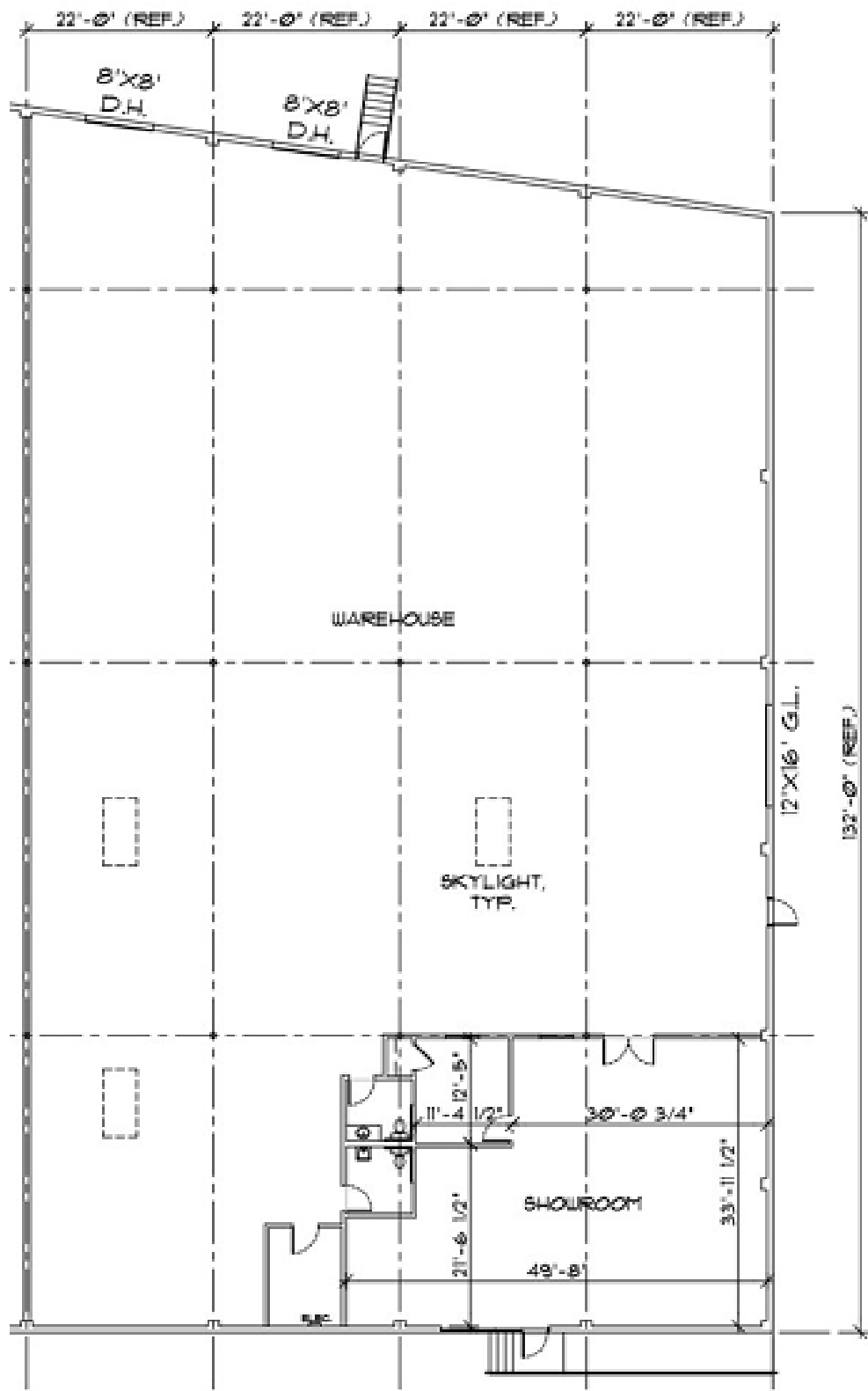
**McIntyre Real Estate Services**  
1575 Delucchi Ln., Ste. 224  
Reno, NV 89502  
775.329.7070

**\*\*All information should be verified by tenant, buyer, and its advisors prior to purchase or lease\*\***





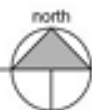




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**As-Built Floor Plan**



SHOWROOM AREA APPROX. 1,762 SQ.FT.

WAREHOUSE AREA APPROX. 10,408 SQ.FT.

TOTAL AREA APPROX. 12,170 SQ.FT.

**\*\*DISCLOSURE\*\***

Tenants and their contractors or vendors to verify.  
Landlord is not making a legal representation  
regarding the property features listed.

## FOR MORE INFORMATION

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