

CBRE



GPR VENTURES

56 Coney Island Drive

Industrial For Sale or Lease

SPARKS, NV 89431



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First Vice President

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SALE PRICE: \$3,400,000 (\$180/SF)

LEASE RATE: \$1.10/SF + NNN

Sale Option

Sale Price: \$3,400,000 (\$180/SF)

Features

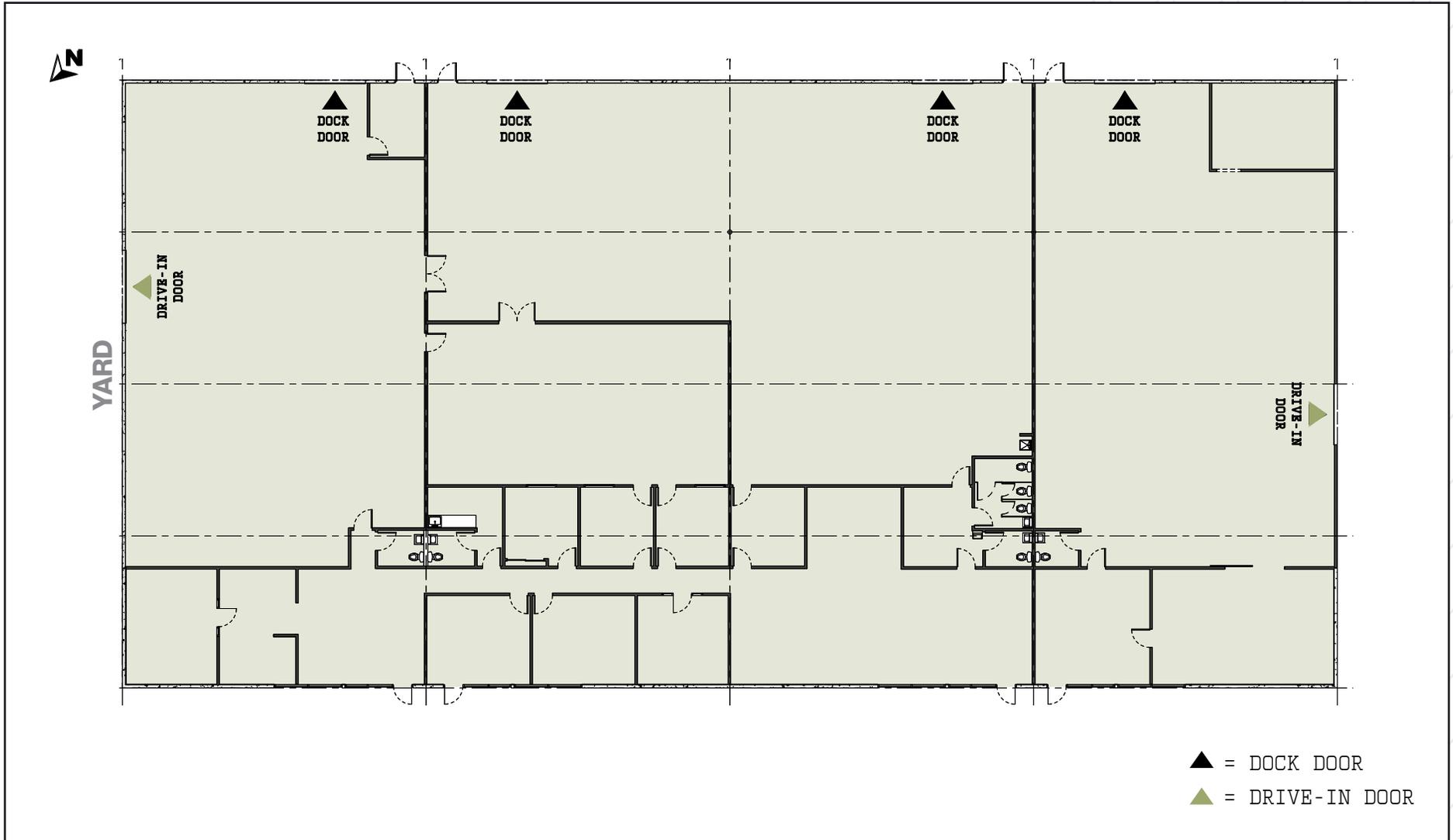


Building Size:	±20,000 SF
Total Acreage:	±1.57 AC
Clear Height:	20'
Sprinklers:	.33/2000
Power:	208V, 3 Phase
Dock Doors:	5
Drive-in Doors:	2



Sale Option Floor Plan

BUILDING AVAILABLE | ±20,000 SF



Lease Option

Lease Rate: \$1.10/SF + NNN

Features

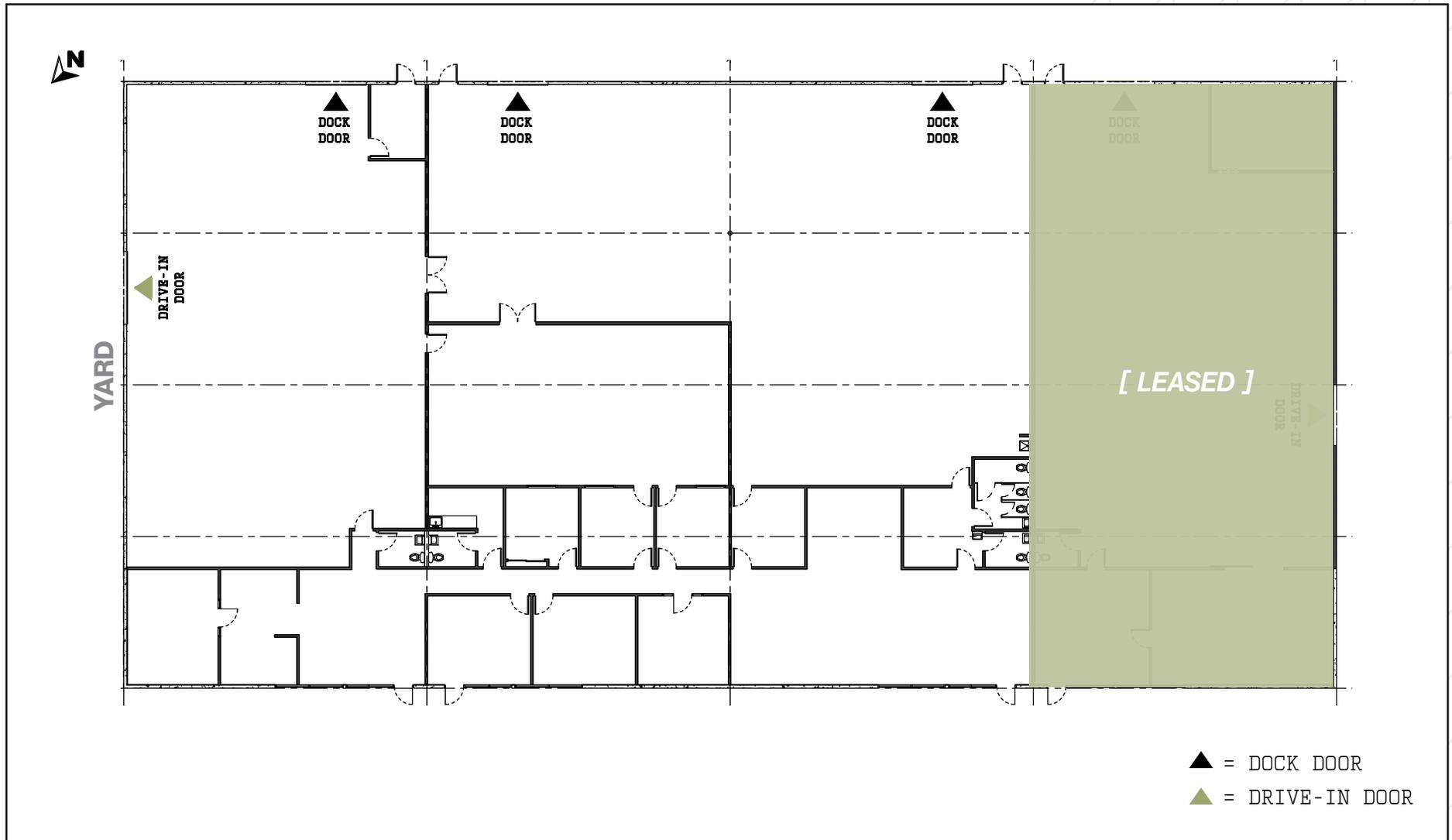


Available Space:	±15,000 SF
Office Space:	±3,500 SF
Office Divisible to:	±5,000 SF or ±10,000 SF
Clear Height:	20'
Sprinklers:	.33/2000
Column Spacing:	TBD
Power:	208V, 3 Phase
Dock Doors:	4
Drive-in Doors:	1
Fenced & Enclosed Yard:	±19,500 SF



Lease Option Floor Plan

AVAILABLE | ±15,000 SF





Aerial Overview

Located in Sparks, NV, an ideal location for a commercial business due to its strategic proximity to major transportation hubs, including Interstate 80 and the Union Pacific Railroad, which facilitate efficient logistics and distribution.



Aerial Map

SPARKS MARINA
PARK LAKE



Nugget Ave

659

S Stanford Way

Dermody Way

Glendale Ave

648

Dunn Cir

E Glendale Ave

Marietta Way

Freeport Blvd

Overmyer Rd

Watson Way

Packer Way

Blvd

Southern Way

Linda Way

S McCarran Blvd

Kresge Ln

Greg St

Greg St

E Greg St

E Greg St



Coney Island Dr

Spice Islands

Purina Way



**56 Coney
Island Drive**

About the Northern Nevada Region

Quality of Life Advantages

- AFFORDABLE LIVING COSTS
- EMERGING NEW DOWNTOWN
- RECREATION OPPORTUNITIES

The New Northern Nevada

- HOME TO TESLA, SWITCH, E-BAY, RACKSPACE, ZULILY, JET.COM, ALLTRADE TOOLS, INTUIT, AND MORE

TAX-FREE

Tax Advantages

- **UNTAXED:** CORPORATE INCOME, PERSONAL INCOME, FRANCHISE, UNITARY, INVENTORY, INHERITANCE, AND ESTATES

Operating Advantages

- STRATEGIC LOCATION CENTRAL AMONG THE ELEVEN WESTERN STATES
- ROOM FOR NEW AND EXPANDING COMPANIES WITH A WIDE RANGE OF FINANCIAL RESOURCES AND ENTREPRENEURIAL SERVICES AND SUPPORT

Transportation Advantages

- LESS THAN 1-DAY TRUCK SERVICE TO APPROXIMATELY 60 MILLION CUSTOMERS, 8 STATES, AND 5 MAJOR PORTS, AND 2-DAY TRUCK SERVICE TO 11 STATES

Area Demographics

56 Coney Island Drive, Sparks, NV



2023 Population

RADIUS	1-MILE	3-MILE	5-MILE
	195	91,517	217,364



2010-2020 Compound Annual Population Growth Rate

RADIUS	1-MILE	3-MILE	5-MILE
	60.6%	11.7%	13.3%



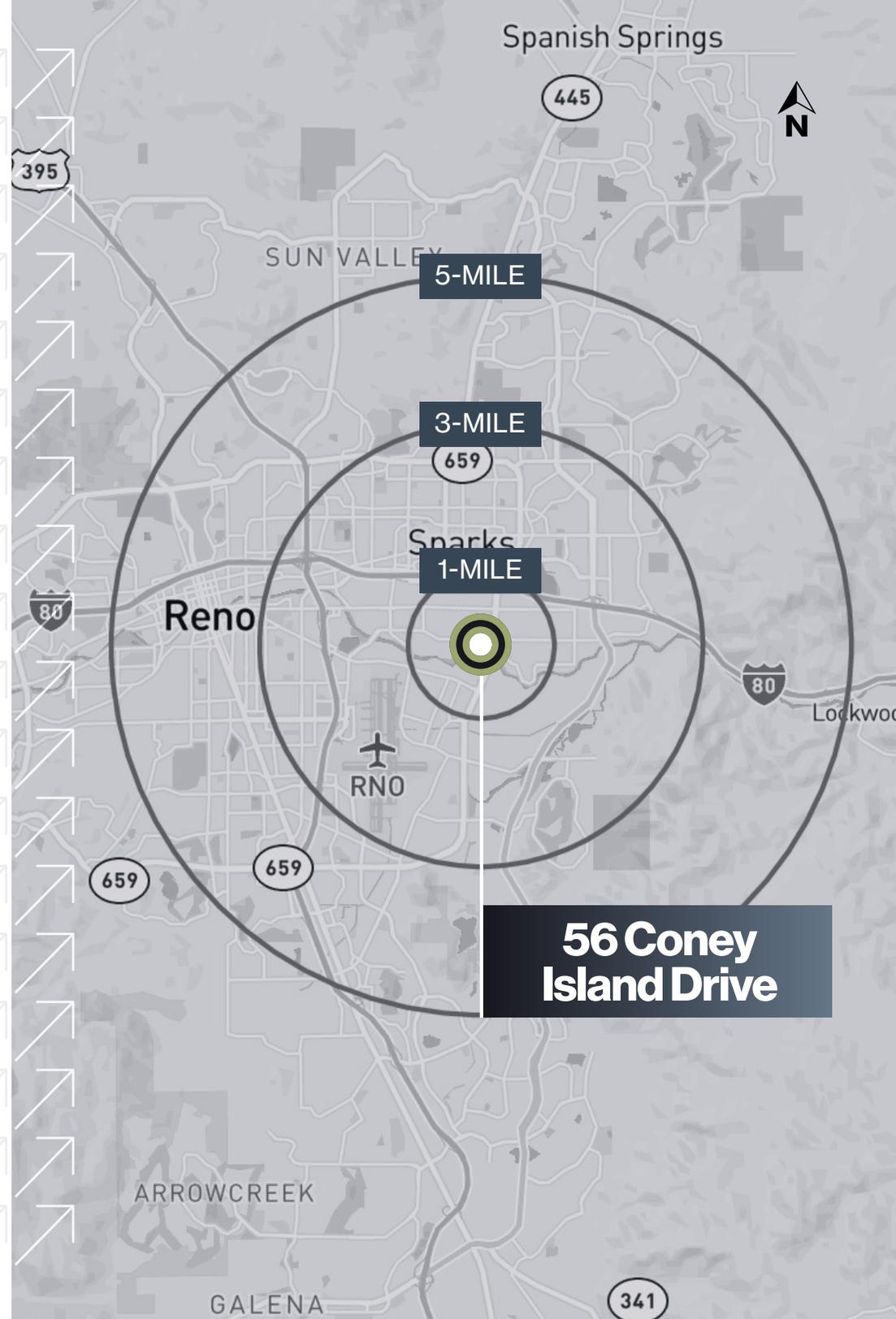
2023 Average Household Income

RADIUS	1-MILE	3-MILE	5-MILE
	\$59,970	\$78,510	\$83,825



2023 Place of Work

RADIUS	1-MILE	3-MILE	5-MILE
BUSINESS	1,217	4,697	11,966
EMPLOYEES	18,463	79,820	179,550



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