

FOR LEASE
FLEX INDUSTRIAL

HIGHLIGHTS

- LEASE RATE | \$0.99/SF/MO
- LEASE TYPE | NNN
- ZONING | Industrial
- APN | 538-141-20
- SIZE | 2,791 - 4,583 SF

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PROPERTY SUMMARY



Property Summary

Building SF:	26,579
Lot Size:	2.49 Acres
Parking Ratio:	3/1,000
Parking:	88
Year Built:	2024
Zoning:	Industrial
Price:	\$0.99/SF

Property Overview

RE/MAX Commercial is pleased to present 180 Design Pl in Sparks, NV for lease. 200A, 480V, 3ph panel & 120/208 3ph panel in each suite. Fiber internet available as well as energy efficient LED lighting. Property is in close proximity to Pyramid Way located within the Spanish Springs Business Park.
1 roll up door per suite (12'7"W x 12'H)
24' clear height

AVAILABLE SPACES

INDUSTRIAL
FOR LEASE

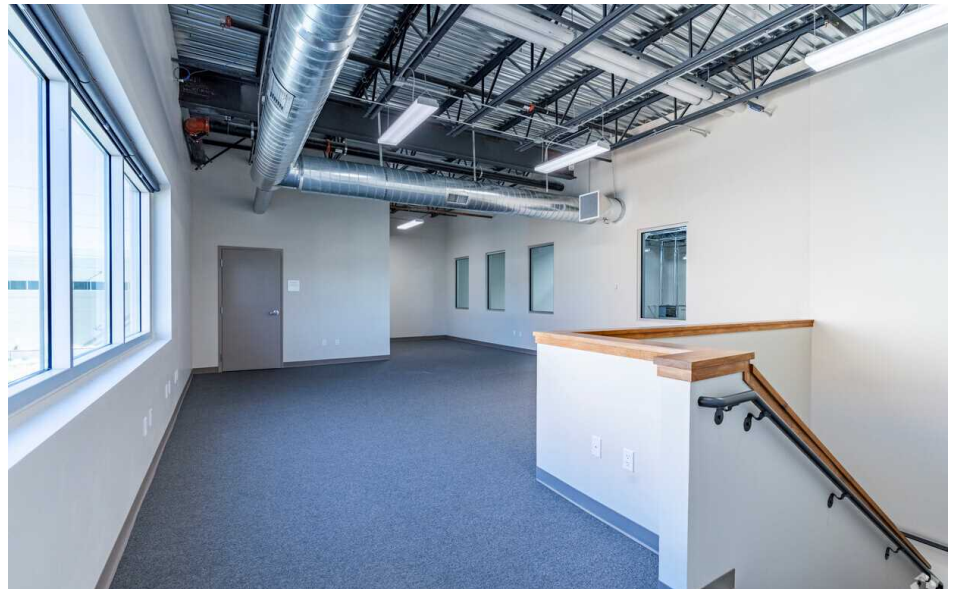
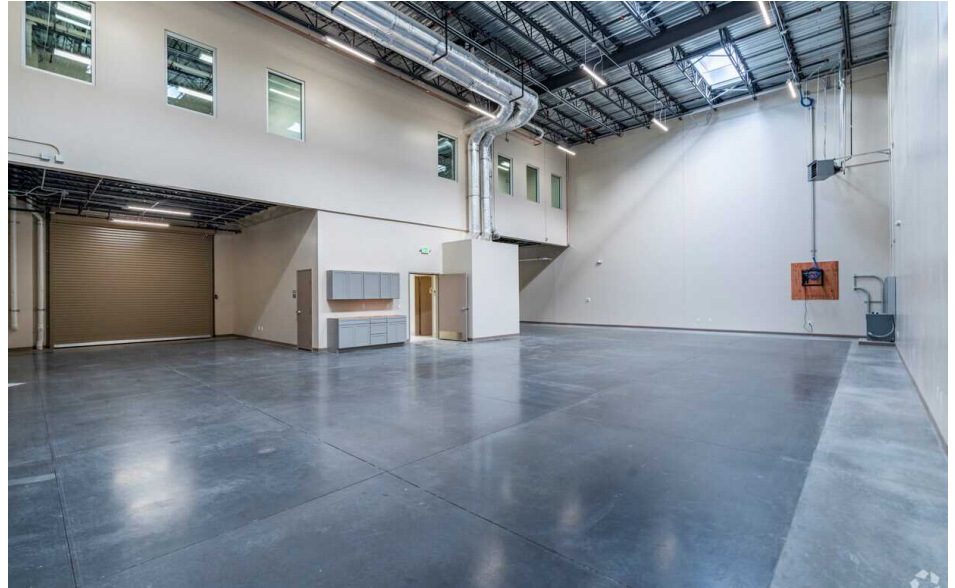
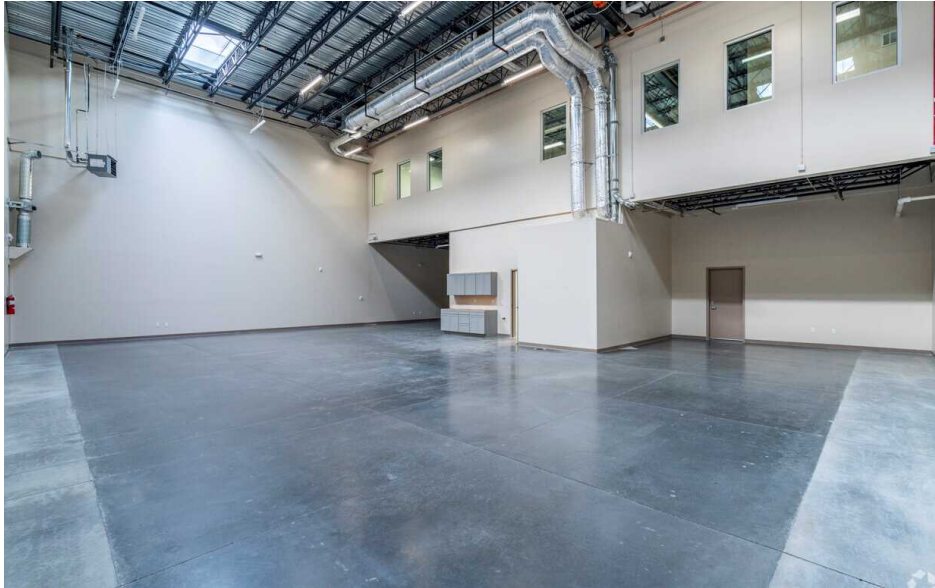


Highlights

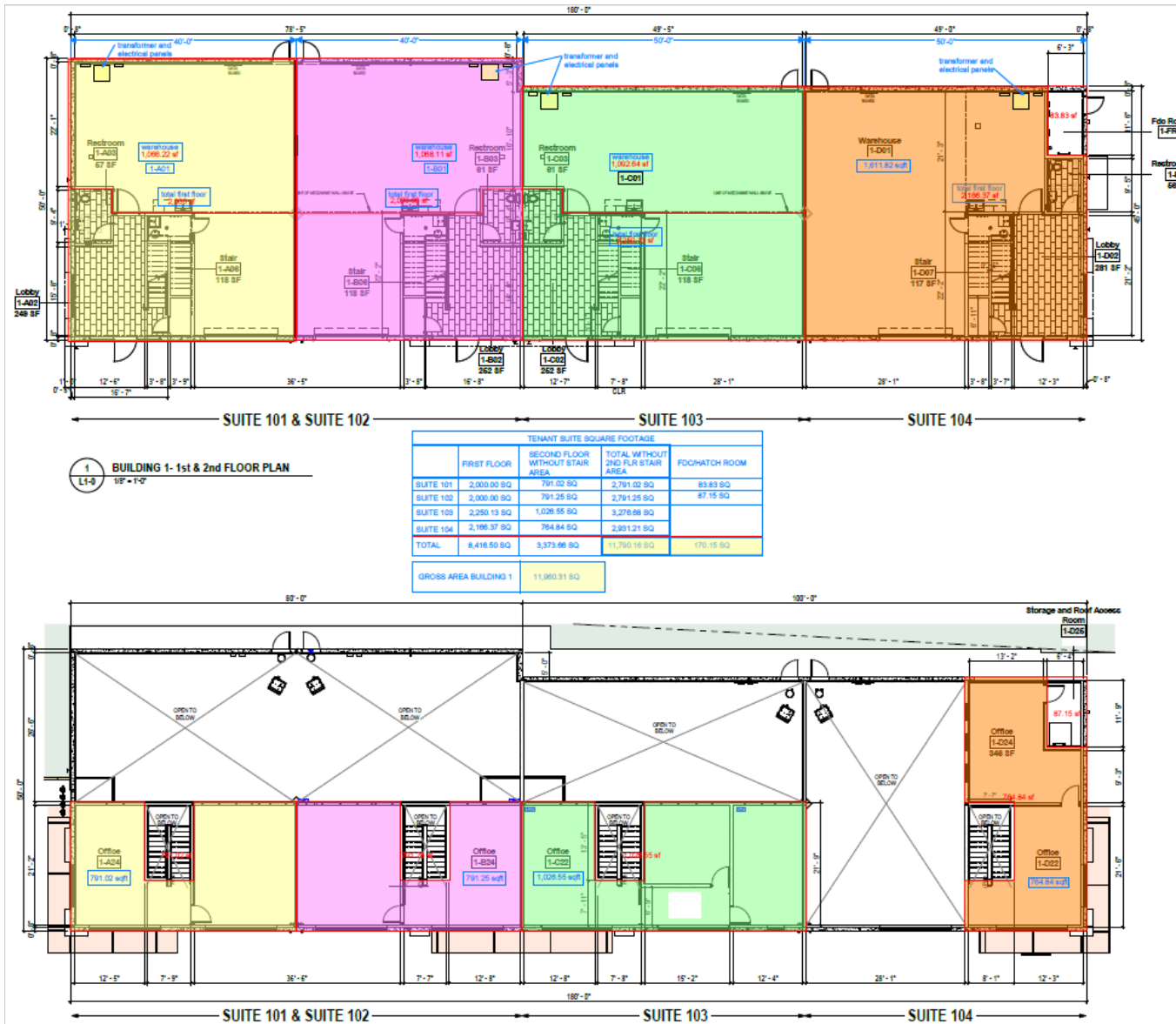
- Lease rate does not include utilities, property expenses or building services
- New construction
- Fully Built-Out: No shell space
- 200A, 480V 3-phase power
- 2-story tilt-up with steel column construction
- Fiber internet available
- Fully Sprinklered
- Energy Efficient LED Lighting

Space	Size	Rate	Use	Available
102	2,791	\$0.99 /sf/mo	Industrial	9/01/2024
105	4,583	\$0.99 /sf/mo	Industrial	9/01/2024
106	3,197	\$0.99 /sf/mo	Industrial	9/01/2024
107	3,196	\$0.99 /sf/mo	Industrial	9/01/2024
108	3,190	\$0.99 /sf/mo	Industrial	9/01/2024

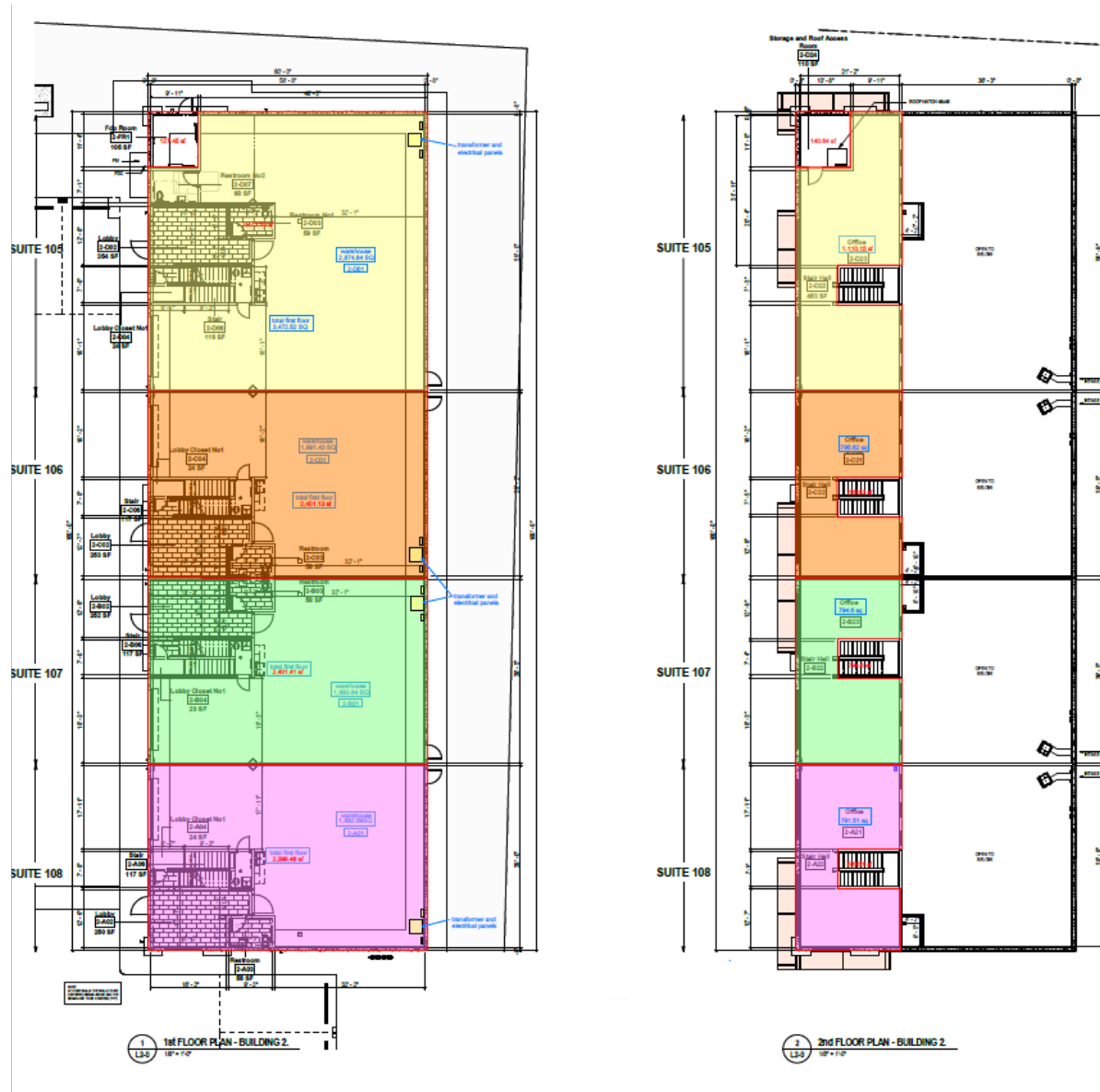
PROPERTY PHOTOS



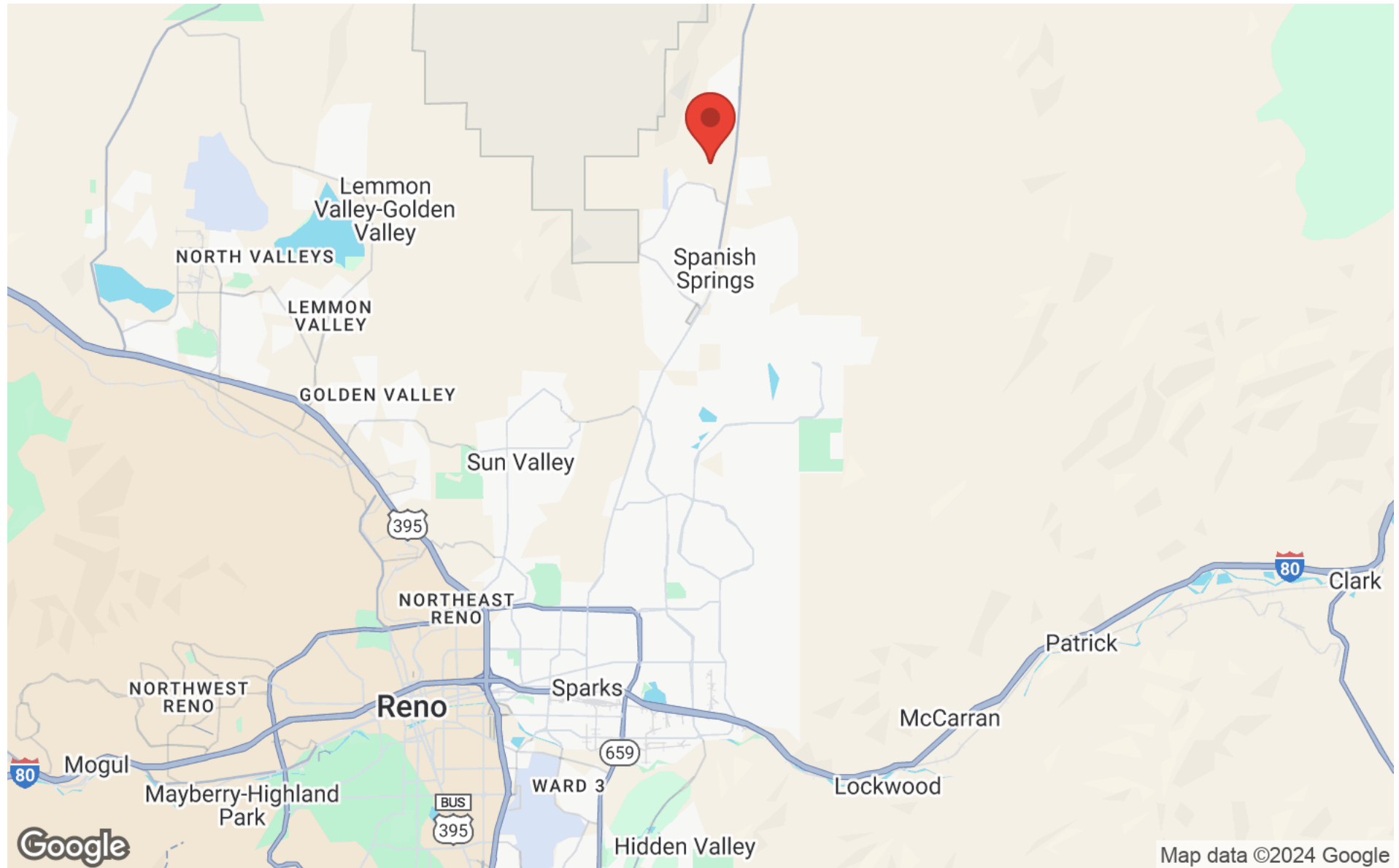
PROPERTY PHOTOS



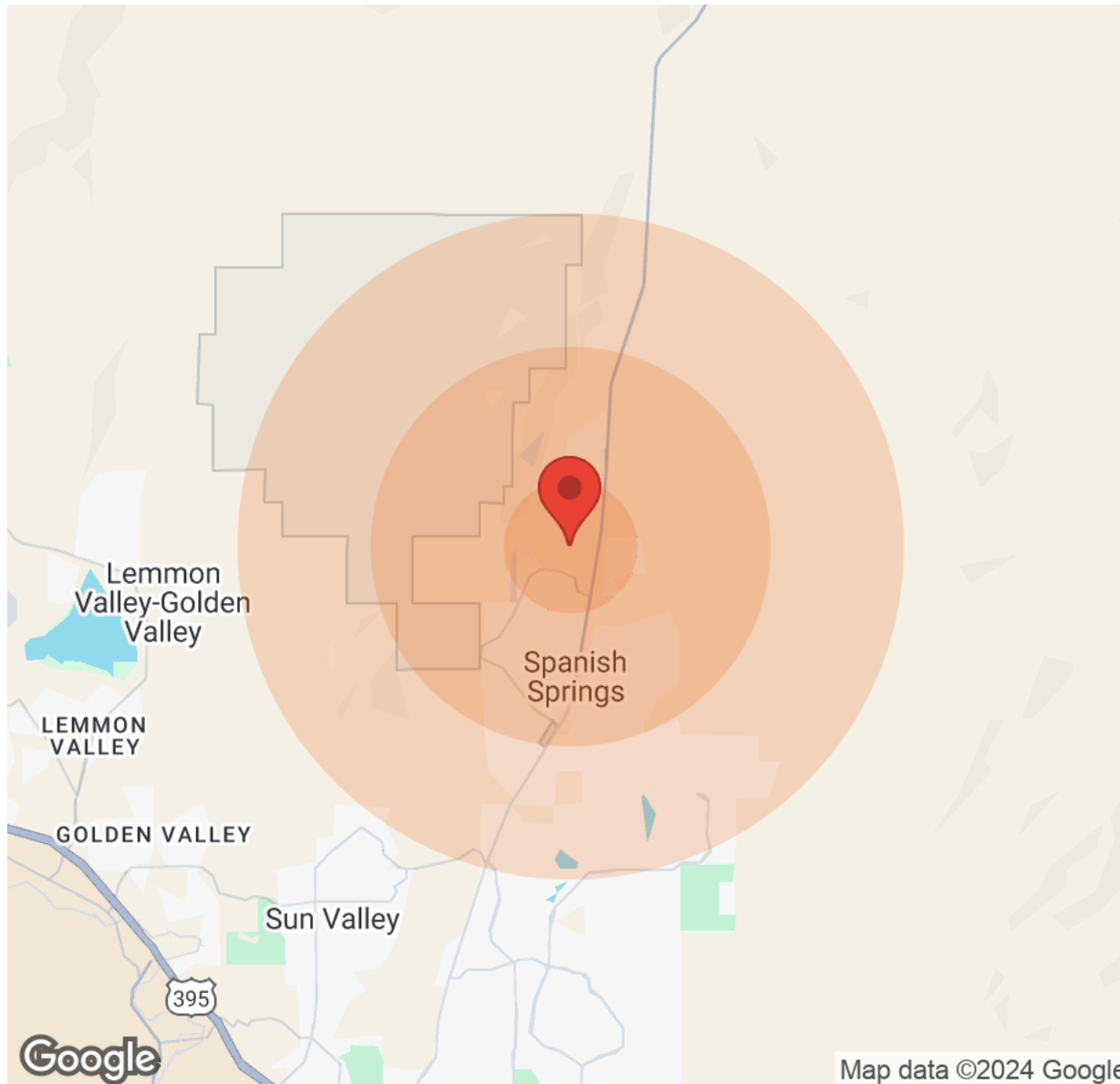
PROPERTY PHOTOS



REGIONAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,056	7,123	15,277
Female	955	6,864	14,757
Total Population	2,011	13,987	30,034

Income	1 Mile	3 Miles	5 Miles
Median	\$70,848	\$89,206	\$92,056
< \$15,000	N/A	74	207
\$15,000-\$24,999	38	261	377
\$25,000-\$34,999	38	221	418
\$35,000-\$49,999	120	551	1,003
\$50,000-\$74,999	157	1,107	2,194
\$75,000-\$99,999	134	810	2,186
\$100,000-\$149,999	112	1,155	2,728
\$150,000-\$199,999	18	224	542
> \$200,000	8	392	637

Housing	1 Mile	3 Miles	5 Miles
Total Units	610	5,013	10,963
Occupied	573	4,606	10,077
Owner Occupied	486	4,036	8,467
Renter Occupied	87	570	1,610
Vacant	37	407	886

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RE/MAX PREMIER PROPERTIES

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Each Office Independently Owned and Operated

PRESENTED BY:**JUSTIN SIGSTAD**

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