



FOR SALE

11500 Campo Rico Lane

SPARKS, NV



Redevelopment Opportunity

±10.864 acres available

APN 534-600-03

UTILITIES in close proximity

ABUNDANT labor and amenities

INDUSTRIAL development potentially via re-entitlement process

ZONING LSD

LOW density suburban

CLOSE TO interstate 80 and US 445

INTERESTING assemblage possibilities

NEGOTIABLE

LIST PRICE

LDS

ZONING

±10.864

ACRES AVAILABLE

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Kidder Mathews

FOR SALE

11500 Campo Rico Lane

SPARKS, NV

PROPERTY FEATURES

±10.864 AC available

LIST PRICE negotiable

APN 534-600-03

LSD low density suburban

FRONTAGE on the US 445

ADJACENT to Spanish Springs business park

CORPORATE NEIGHBORS such as Footlocker, San Mar, Home Depot, Leviton, and Geodis

NEVADA STATE INCENTIVES

NO STATE corporate or personal income tax

NO ESTATE TAX no inventory or unitary/franchise tax

MODERATE real estate costs

LOW WORKERS' comp rates

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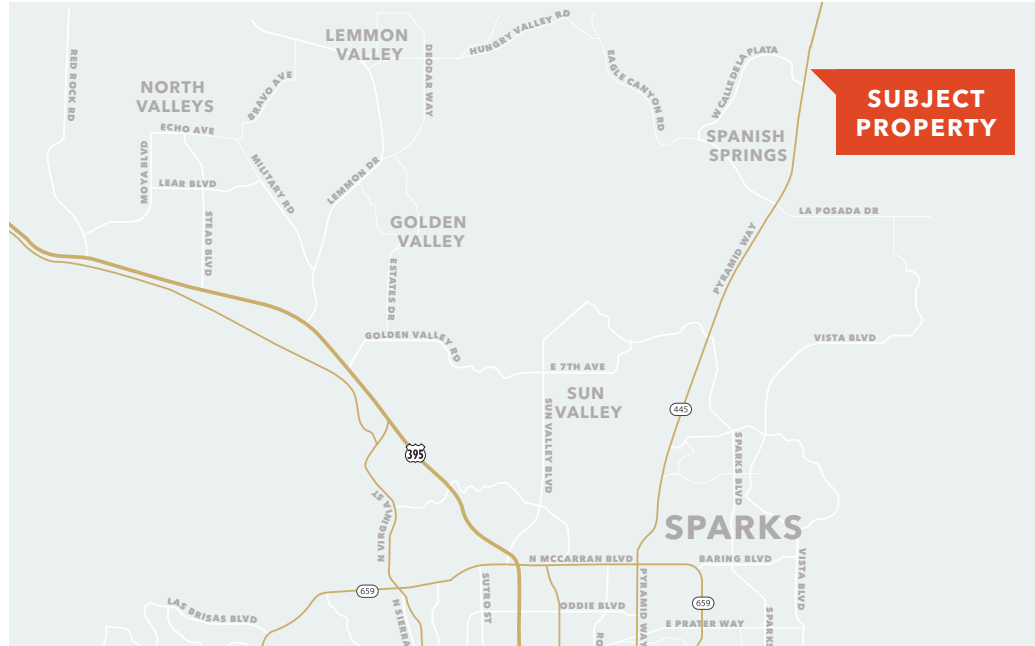
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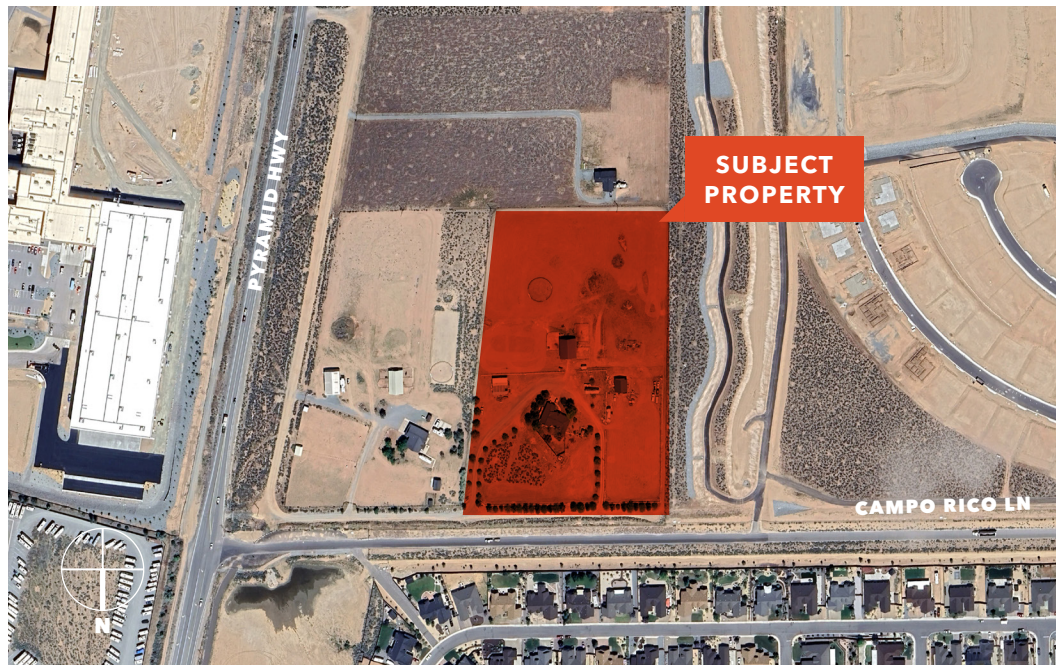
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SUBJECT PROPERTY



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