

Reno America Center

327/329 Freeport Blvd.
Sparks, Nevada

Central Sparks Industrial Area
12,656 SF Flex/Manufacturing Space

Industrial Zoning

2,304 S.F Office with 10,352 S.F. Warehouse w/ 24' x 44'-8" column spacing, 24' Clear Height

Four 8' x 10' dock doors

400 amps, 208/120 volts three phase.

Security Fenced Shipping/Receiving Yard.

Upgraded 0.6 GPM/2,000 S.F. Fire Sprinkler System allowing ordinary hazard racked storage to 20 feet in height.

Street Frontage
Off Street Parking
Five restrooms

1 mile to I-80 East and West Bound E. McCarran On/Off Ramps
2.5 miles East of the I-580/I-80 Interchange.

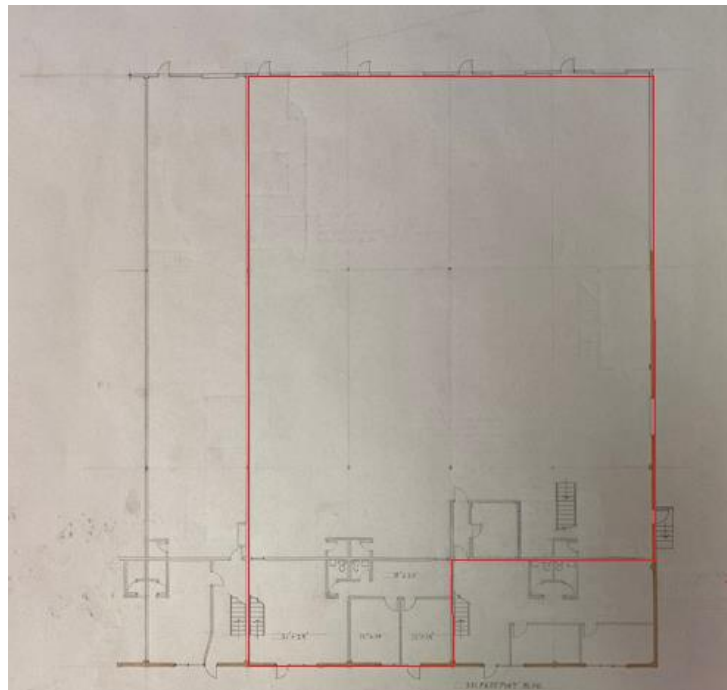


North Building Face Looking West

327/329 Freeport Blvd., Sparks, Nevada



Site



1st Floor Plan

327/329 Freeport Blvd., Sparks, Nevada 89431

Lease Offer:

Minimum Lease Term: 3 years. Base Rent: \$0.85/s.f./mo. NNN for year 1 or \$10,760/mo.
Base Rent: \$0.89/s.f./mo. NNN for year 2 or \$11,270/mo.
Base Rent: \$0.93/s.f./mo. NNN for year 3 or \$11,770/mo.

Available: October 1, 2022 Estimated NNN Fees: \$0.06/s.f./mo. or \$760/mo.

Contact:	MMK Properties	Nevada Realty and Property Management
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