

For Lease

Industrial Building & Fenced Yard off of Pyramid Hwy.



195 Ingenuity Ave.
Sparks, NV 89441

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Listing Snapshot



\$1.25 PSF NNN

Lease Rate



\$0.18 NNN

Estimated Lease Expense



± 6,000 SF

Building Square Footage



± 14,500 SF

Fenced Yard Square Footage

Property Highlights

- Industrial (I) zoning allows for a wide range of uses
- All yard space fully fenced with privacy slatting and security lighting in place
- Located in the Spanish Springs Business Center with efficient access to TRIC via I-80
- Compacted gravel base across yard surfaces
- Private parking lot for flex-industrial building





Floor Plan

195 Ingenuity Ave. | Flex-Industrial



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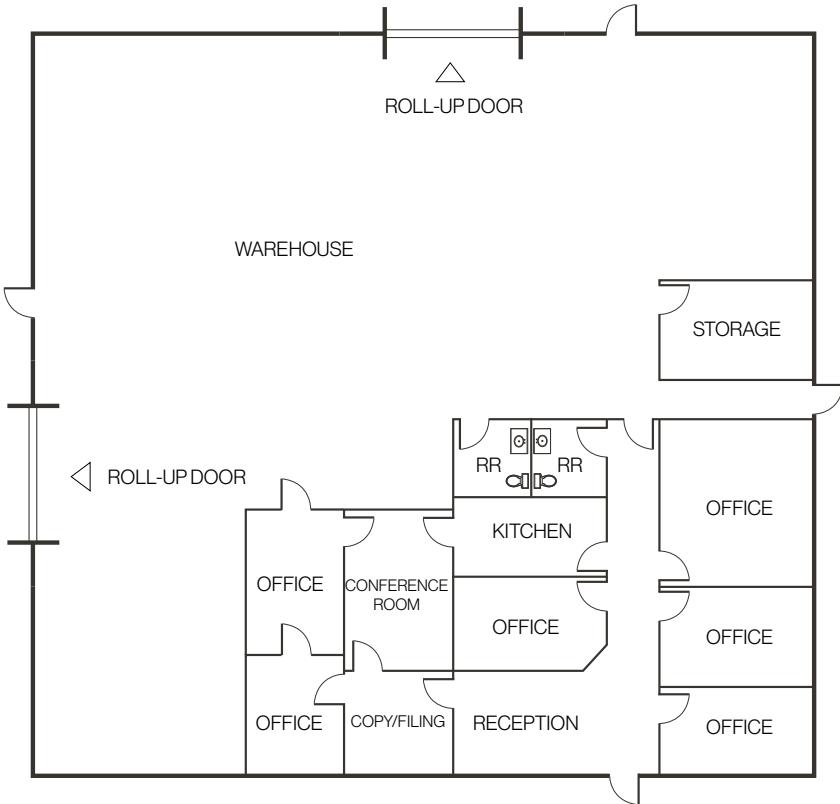
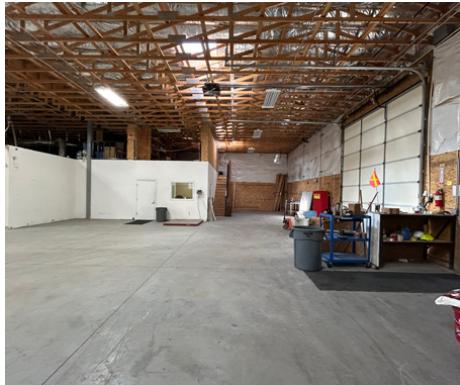
± 14,500 SF

Fenced Yard Square Footage

Specifications:

- Roll-up doors: two (2) 12'x16' grade height roll-up doors
- Power: 400 Amp, 3-phase, 208V
- Clear height: 18'
- Lighting: full LED shop lighting
- Warehouse square footage: ± 4,500 SF
- Warehouse heating: two (2) reznor heaters
- Office heating/cooling: forced air HVAC
- Office square footage: ± 1,500 SF
- Office build-out: entry reception, six (6) private offices, one (1) office restroom
- Mezzanine: 80lbs PSF load
- Availability: Immediately
- Up to ± 6,000 SF of additional yard available

[Click for a Virtual Tour](#)





Property Photos



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