

# FOR LEASE



LEE & ASSOCIATES

- Flex - Industrial
- 912 to 5,267 SF units
- Industrial zoning
- Flexible layouts
- Roll up overhead doors
- 14' clear height
- Sparks location
- Office & warehouse
- Renovated in 2014



**KLEPPE - GREG BUSINESS PARK**

**1220 EAST GREG STREET | SPARKS, NEVADA**



COMMERCIAL REAL ESTATE SERVICES

**CHRISTOPHER MANN, MCR**  
**SENIOR VICE PRESIDENT**  
cmann@lee-associates.com  
775.224.9935



**KLEPPE - GREG BUSINESS PARK / SPARKS, NEVADA - AVAILABLE SPACES**

KLEPPE LANE

**1275 KLEPPE LANE**

**1215 KLEPPE LANE**

**NORTH**

Unit 9-14 =  
1,881 SF  
\$1.10 PSF

APN 034-380-15

**1250 EAST GREG STREET**

**1455 DEMING WAY**

Unit 9-28 =  
2,378 SF  
\$1.10 NNN

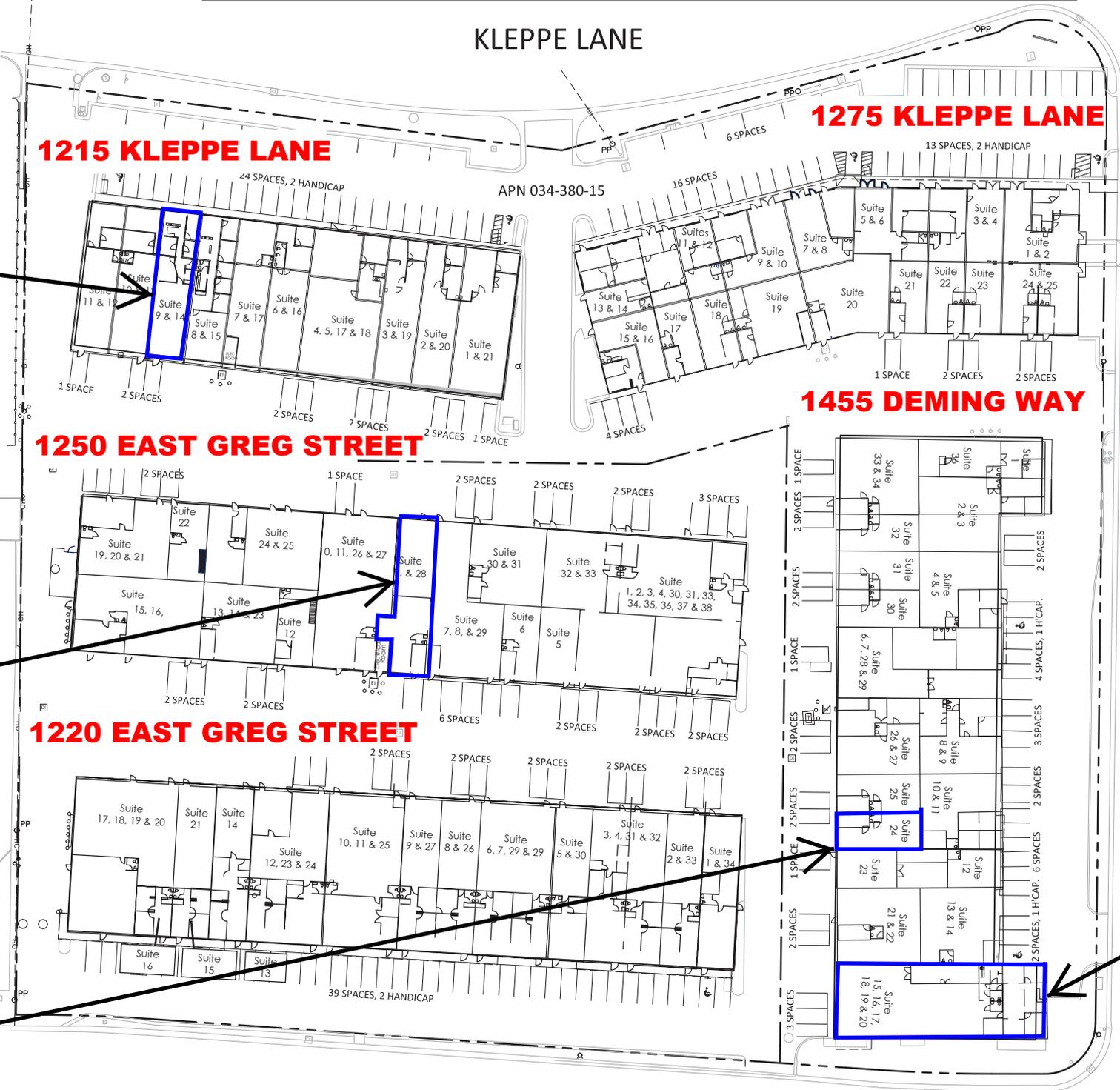
**1220 EAST GREG STREET**

DEMING WAY

Unit 24 =  
1,026 SF  
\$1.15 NNN  
psf

Unit 15-20  
= 5,267 SF  
\$1.05 NNN  
psf

E. GREG ST.

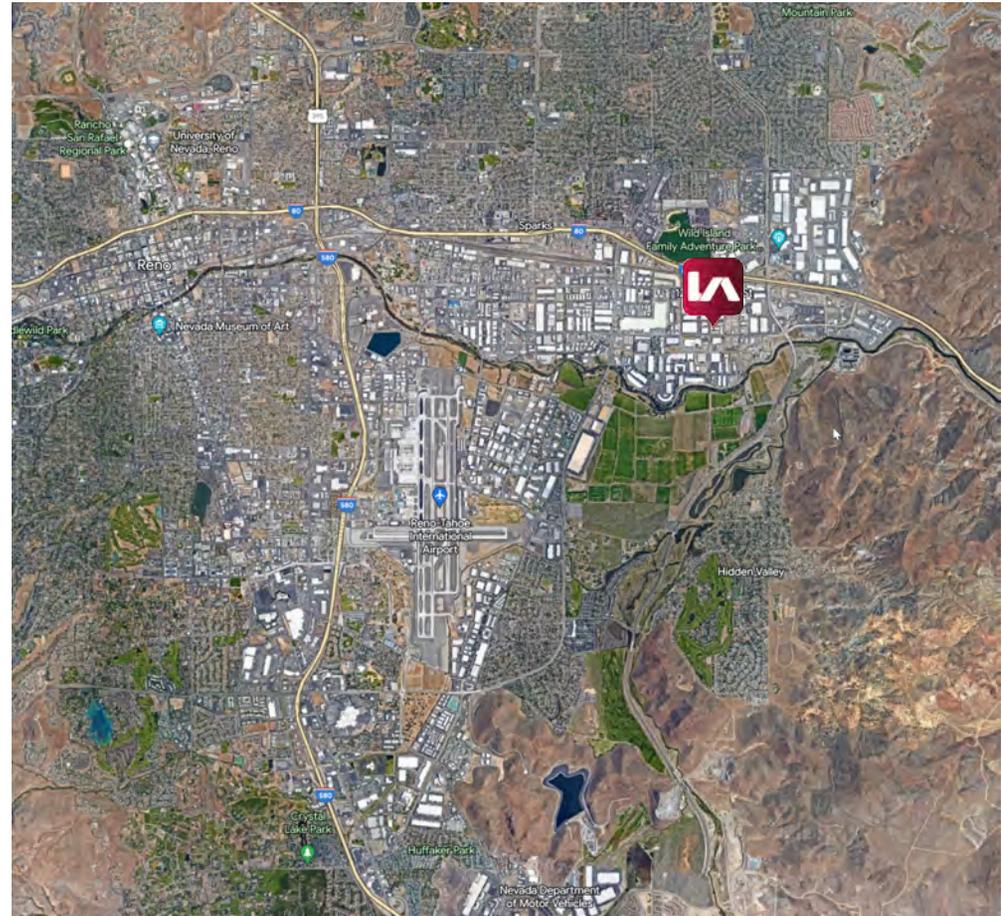


# PROPERTY HIGHLIGHTS



## ➤ Flex - Industrial Business Park

- Centrally located in Sparks, Nevada
- Great Access to I-80 & US 580 (395)
- 14' clear height
- Grade level roll up doors
- Industrial/Office Flex Units
- NNN costs est. @ \$0.23 /mo/sf
- Professional Property Management
- Renovated in 2014
- NV Tax Advantages



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# SITE PLAN



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# PROPERTY PHOTOS



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# WHY RENO?



## RENO, NEVADA - A GREAT PLACE TO DO BUSINESS

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. More Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location.

## NEVADA TAX ADVANTAGES

- ❖ No corporate income tax
- ❖ No inventory tax
- ❖ No franchise tax
- ❖ No personal income tax
- ❖ No inheritance tax
- ❖ No estate tax
- ❖ No unitary tax
- ❖ No intangibles tax



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