

\$7725.00/mo

NNN

Industrial Long-Term SUB-Lease
Master Lease Expires Dec. 31, 2025

Existing Pallet racking is included in the
lease rate (see photos on backside)



966 Spice Island Dr., Sparks, Nv. 89431

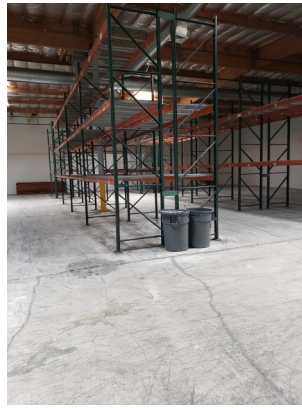
Property Information: **SIZE: 8,801 SF** **PRICE: \$7,725 per month NNN**

- ◆ Excellent location in the heart of the Sparks Industrial Area, close to I-80 and McCarran Blvd.
- ◆ Rooftop HVAC for office area.
- ◆ Great industrial Flex Building- Available for Sub-Lease now! Occupancy immediately.
- ◆ Four Dock-high doors (One equipped with a drive-in ramp).
- ◆ Concrete precast construction with a beautiful architectural finish, and nicely managed landscaped areas.
- ◆ NNN Rent, tenant pays taxes, insurance, utilities, and CAM's.
- ◆ Office suite (761+/- SF) includes two private office/reception/clerical area and private restroom.
- ◆ Efficient and bright lighting throughout.
- ◆ Power 200A of 480V (TBV), and generous 110V electrical distribution in the warehouse and office areas.
- ◆ Natural Gas space heaters in warehouse area.
- ◆ 22' clear height in warehouse areas.
- ◆ Warehouse features skylights for natural light enhancement.
- ◆ Warehouse interior fully sprinklered.

Reno Tahoe Real Estate LLC
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