

FOR LEASE

120 - 250

GREG ST



Industrial
PRODUCT TYPE



±7,300 - 36,750
AVAILABLE SF



Negotiable
RATE



Immediately
AVAILABLE



Brian Armon, SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801





Tony Machabee, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll
Director
(775) 336 4644
dcarroll@naialliance.com
NRED N°: BS.0145531



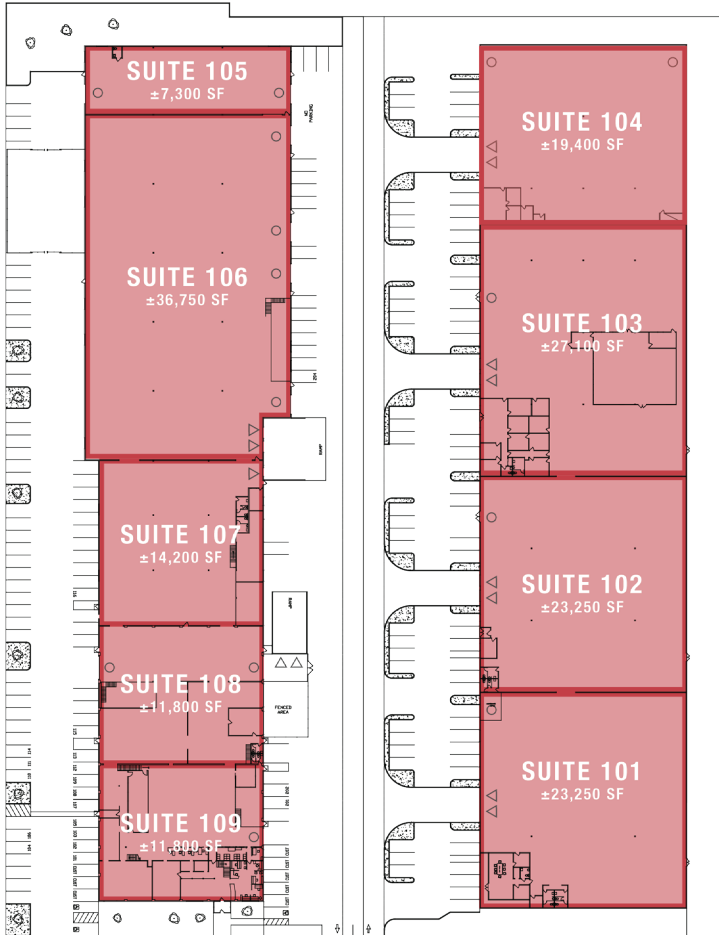

±7,300 - 36,750
 SIZE


Up To ±93,900
 COMBINED UNITS


±19' - 21'
 CLEAR HEIGHT


50'x50' - 40'x40'
 COLUMN SPACING


Negotiable
 RATE



250 Greg Street

Suite 105

Total SF	±7,300
Office SF	±1,050
Dock Door	0
Drive In	2

Suite 106

Total SF	±36,750
Office SF	±850
Dock Door	2
Drive In	4
Fenced Yard SF	±4,200

Suite 107-108

Total SF	±11,800-26,000
Office SF	±490-2,200
Dock Door	3
Drive In	2
Mezzanine	±1,750

Suite 109

Total SF	±11,800
Office SF	±5,800
Dock Door	0
Drive In	1
Mezzanine	±900

120 Greg Street

Suite 104

Total SF	±19,400
Office SF	±780
Dock Door	2
Drive In	2

Suite 103

Total SF	±27,100
Office SF	±2,850
Clean Room	±3,950
Dock Door	2
Drive In	1

Suite 102

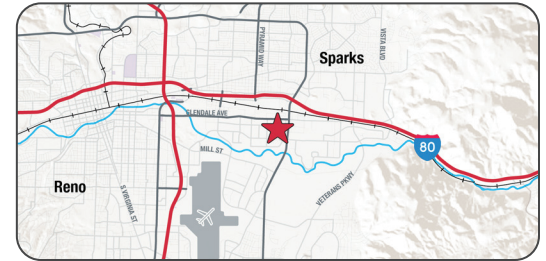
Total SF	±23,250
Office SF	±240
Dock Door	2
Drive In	1

Suite 101

Total SF	±23,250
Office SF	±1,620
Dock Door	2
Drive In	1

FOR LEASE

120 - 250 GREG ST



Property Highlights

These industrial buildings are in the heart of Sparks Industrial park. Located two blocks west of South McCarran Boulevard with quick and easy access to I-80 & only minutes to Reno / Tahoe International Airport. 120 & 250 Greg Street consists of available suites for lease ranging from ±7,500 - ±36,750 SF with the ability to lease the entirety of 120 Greg Street (93,900 SF).

Property Details

Address	120 & 250 Greg Street Sparks, NV 89431
Available SF	±7,300 - 93,900 SF
Lease Rate	Negotiable
Lease Type	NNN
Clear Height	±19' - 21'
Column Spacing	50'x50'/40'x40', 40'x52'
Dock Door	13
Grade Level Doors	14
Power	2,200 - 4,900 Amps TBV
Parking	179 Auto Spots
APNs	034-353-26, 034-353-07
Year Built	1980/1994, 1995
Zoning	I - industrial

SUBJECT

120 GREG ST
250 GREG ST
GREG ST



±7,300 - 36,750
SIZE



Up To ±93,900
COMBINED UNITS



±19' - 21'
CLEAR HEIGHT



50'x50' - 40'x40'
COLUMN SPACING



Negotiable
RATE



SUBJECT

120 Greg St.

250 Greg St.



250 Greg Street
PROPERTY ADDRESS



±82,800 SF
RENTABLE SF



1980/1994
YEAR BUILT / WAY



±21'
CLEAR HEIGHT



50'x50' / 40'x40'
COLUMN SPACING



5 (2 External)
DOCKS



9
DRIVE IN



4,900AMPS TBV
POWER



46%
OCCUPANCY



5
NUMBER OF UNITS



109 Spaces
PARKING



120 Greg Street
PROPERTY ADDRESS



±93,900 SF
RENTABLE SF



1995
YEAR BUILT



±19'
CLEAR HEIGHT



40'x52'
COLUMN SPACING



8
DOCKS



5
DRIVE IN



2,200AMPS TBV
POWER



0%
OCCUPANCY



4
NUMBER OF UNITS



70 Spaces
PARKING



±7,300 - 36,750

SIZE



Up To ±93,900

COMBINED UNITS



±19' - 21'

CLEAR HEIGHT



50'x50' - 40'x40'

COLUMN SPACING



Negotiable

RATE

120 Greg Street Suite 101



120 Greg Street Suite 102





±7,300 - 36,750
SIZE



Up To ±93,900
COMBINED UNITS



±19' - 21'
CLEAR HEIGHT



50'x50' - 40'x40'
COLUMN SPACING



Negotiable
RATE

120 Greg Street Suite 103



120 Greg Street Suite 104





±7,300 - 36,750
SIZE



Up To ±93,900
COMBINED UNITS



±19'-21'
CLEAR HEIGHT



50'x50' - 40'x40'
COLUMN SPACING

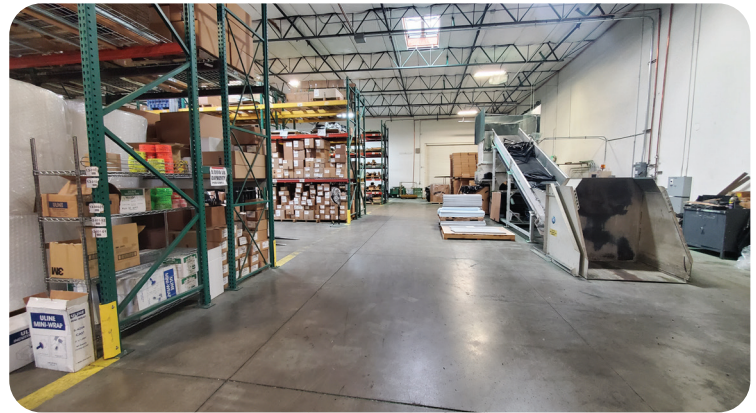



Negotiable
RATE


250 Greg Street Suite 105




250 Greg Street Suite 106




±7,300 - 36,750
SIZE


Up To ±93,900
COMBINED UNITS


±19' - 21'
CLEAR HEIGHT


50'x50' - 40'x40'
COLUMN SPACING


Negotiable
RATE

KEY FACTS



209,759
POPULATION



6.1%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

INCOME FACTS



\$57,835

MEDIAN
HOUSEHOLD
INCOME



\$34,295

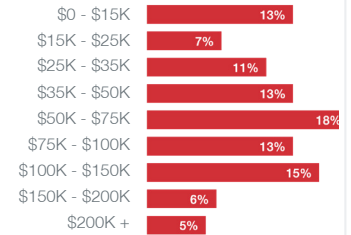
PER CAPITA
INCOME



\$54,803

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



11,577
BUSINESSES



175,012
EMPLOYEES

EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



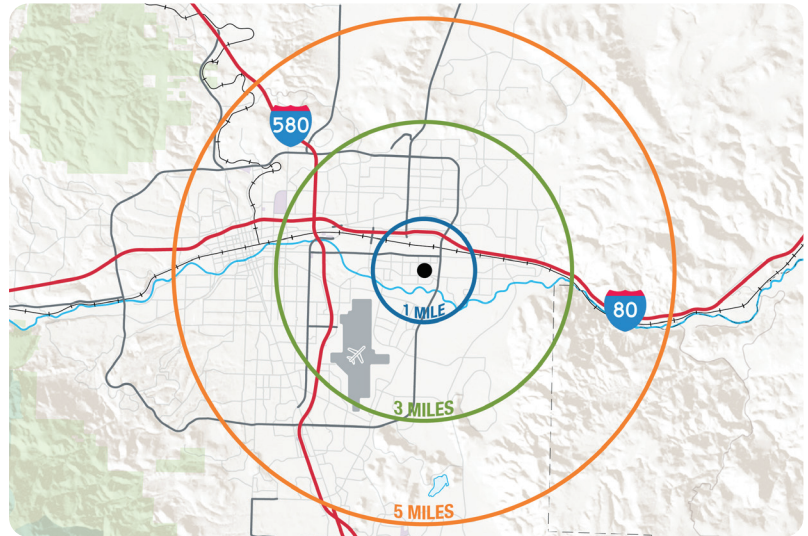
28%
HIGH
SCHOOL
GRADUATE



30%
SOME
COLLEGE



27%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI




SUBJECT

DOWNTOWN RENO →



SUGARBURN BLVD



DISTANCE FROM SUBJECT	
NEAREST  ON-RAMP	1.5 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	3.5 MI 11 MIN DRIVE
OAKLAND CA	217 MI 3.5 HR DRIVE
SALT LAKE CITY	515 MI 7 HR DRIVE
LOS ANGELES	471 MI 7.5 HR DRIVE

Area Map



±7,300 - 36,750

SIZE



Up To ±93,900

COMBINED UNITS



±19' - 21'

CLEAR HEIGHT



50'x50' - 40'x40'

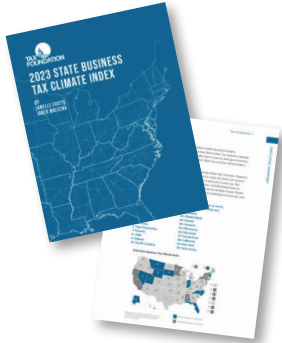
COLUMN SPACING



Negotiable

RATE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR LEASE

120 - 250
GREG ST



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

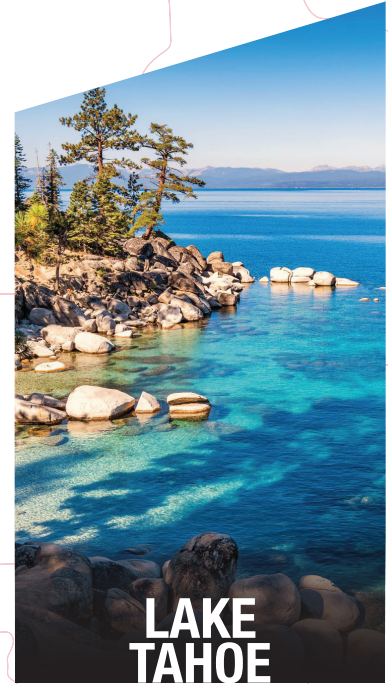
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

FOR LEASE

120 - 250
GREG ST



Brian Armon, SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll
Director
(775) 336 4644
dcarroll@naialliance.com
NRED N°: BS.0145531

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

