

FOR LEASE > INDUSTRIAL FLEX BUILDING

890 EAST GREG STREET

APN: 034-131-25, SPARKS, NV 89431



FOR LEASE

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LEASE RATE: \$0.85/SF/MONTH NNN

Property offers easy access to the McCarran Loop & I-80 and excellent visibility and signage off of Greg Street. Office space features six spacious private offices, large conference room, four bathrooms/kitchen, electrical/server/storage room and secure tool storage room. Lease with option to purchase available.

INVESTMENT HIGHLIGHTS

- Total Square Footage: ±8,317 SF
- Available Yard: ±6,000 SF
- Warehouse: ±4,300 SF
- Office: ±3,500 SF
- Year Built: 1999
- Mezzanine: ±1,500 SF
- (2) 14' grade level doors
- 20' - 22' clear height
- 400 amps
- 24 parking spaces
- Trash enclosure



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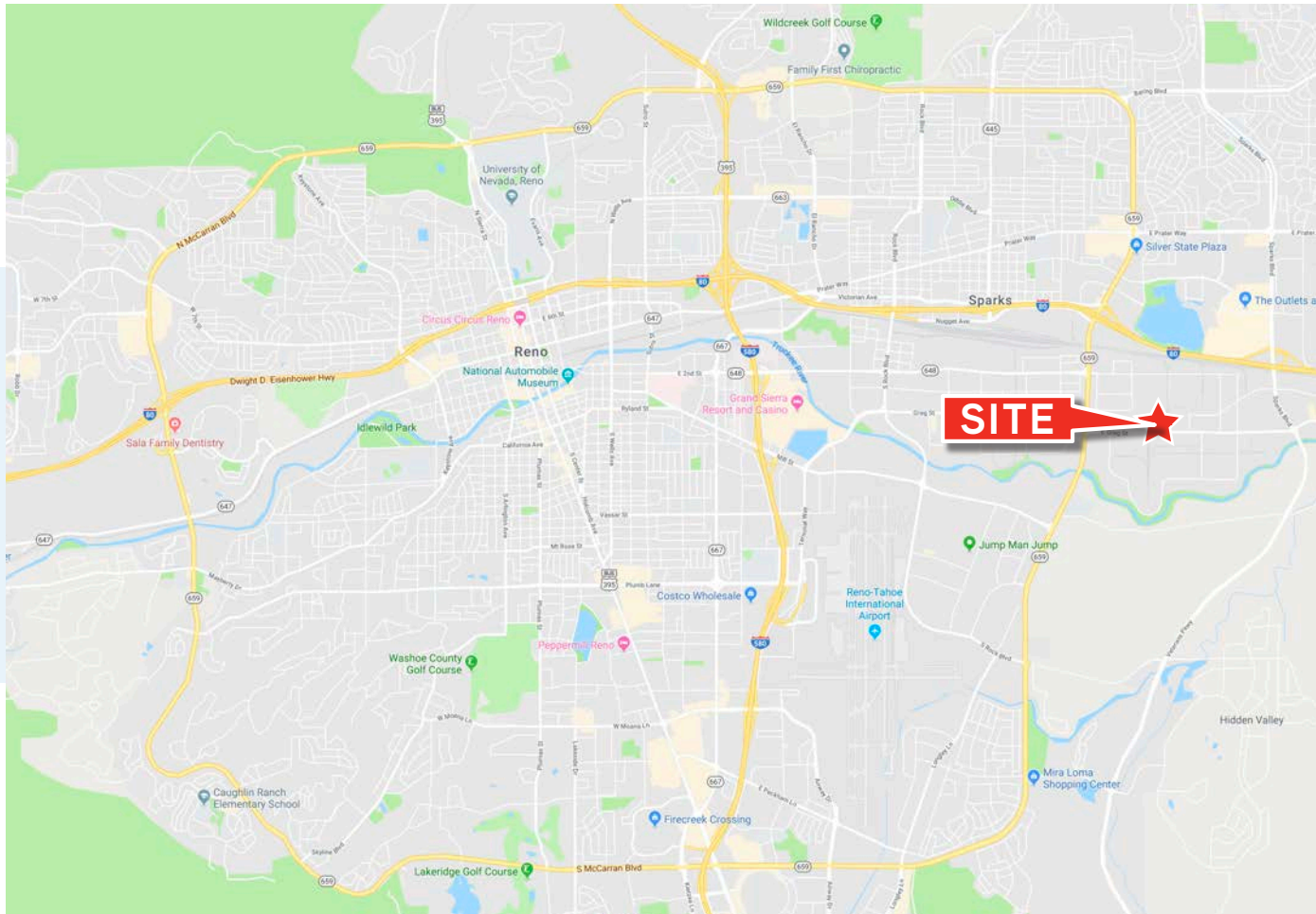
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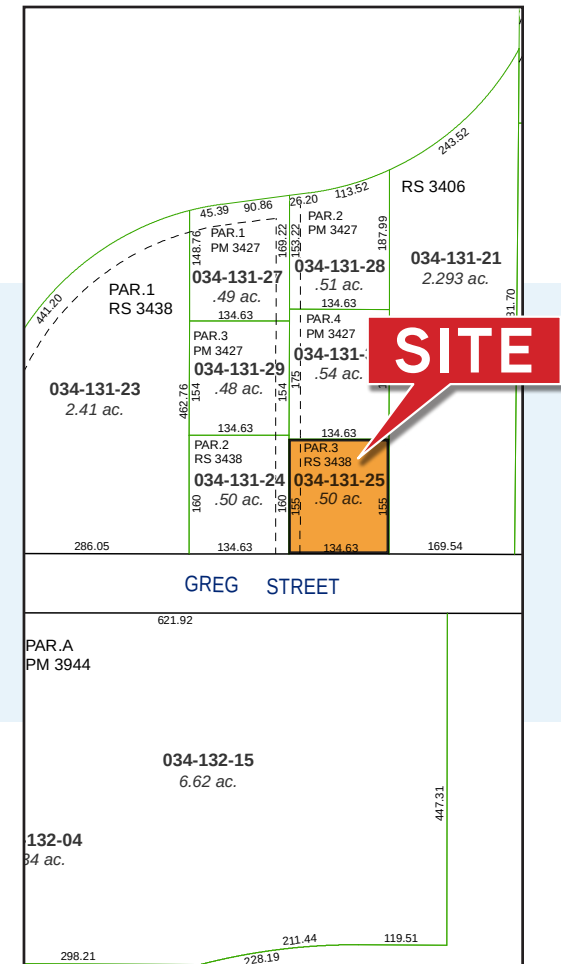
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PROPERTY LOCATION IN SPARKS



PARCEL MAP



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THE GREATER RENO-TAHOE'S BUSINESS AND ECONOMIC CLIMATE IS EXPERIENCING A MAJOR BOOM AND THE RAMIFICATIONS ARE FAR REACHING

As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada.

In fact, **Nevada was ranked number 1 for inbound moves for 2018** according Atlas Van Lines study. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of **Nevada's low tax on businesses** - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the **third most business-friendly tax structures in the country**, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, and most recent newcomer, Blockchain.

COMPANIES THAT HAVE RELOCATED TO RENO/SPARKS

- **Blockchain** recently purchased 67,125 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center.
- **Google** also purchased 1,210 acres of land in TRIC, making both of them neighbors with Tesla and Switch.
- **Tesla Motors** also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have a 5.8 million square foot footprint, with 1.9 million square feet already built. This \$5 billion lithium battery plant has employed 8,600 people and provided 16,000 indirect jobs within the last few years.
- **Switch**, the Las Vegas based tech company, plans to invest billions in a projected 8 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet.
- **Apple** also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the warehouse, on top of the current 717 established employees in Nevada.
- **Amazon** moved one of their distribution warehouses into a 640,000 square foot e-commerce, high clearance building that employs 600 associates.
- **Microsoft** moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world.