



FOR LEASE - FLEX INDUSTRIAL SPACES KLEPPE - GREG BUSINESS PARK

1220 EAST GREG STREET
SPARKS, NV 89431

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LEASE SUMMARY



OFFERING SUMMARY

Lease Rate:	BASE RATE \$.85 - .90 PSF / MO. NNN'S = \$.165 PSF / MO.
Building Size:	151,000 SF
Available SF:	1,878 - 2,075 SF
Year Built:	1981
Renovated:	2014
Zoning:	I - Industrial
Market:	Reno
Submarket:	Sparks

PROPERTY OVERVIEW

5 Building Multi-Tenant Flex/Industrial Business Park Centrally Located in Sparks, NV.

PROPERTY HIGHLIGHTS

- Immediate access to I-80 and US - 395
- 14" clear height
- Grade level roll-up doors
- Industrial / Office / Flex spaces suitable for a variety of needs
- NNN costs estimated at \$.165 psf per month
- Professional local property management
- Complete renovation in 2014
- Nevada Tax Advantages - no corporate or personal income tax, no inventory tax, no franchise tax, no special intangible tax, no estate tax

AERIAL SITE OVERVIEW





AVAILABLE UNITS

REGIONAL MAP



NORTHERN NEVADA



NORTHERN NEVADA IS THE PLACE TO BE

We are the top location in the Western United States for smart business in 2020. Unrivaled corporate and economic advantages. Outdoor quality of life, the beauty of the Great Basin / High Desert panorama, adjacent to Lake Tahoe and the High Sierra. Available employee labor force, broad range of housing options, easy commutes and a positive, can-do business environment. Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

WE SAY NO (AND LOW) A LOT . . .

- NO corporate income tax
- NO personal income tax
- NO franchise tax
- NO unitary tax
- NO inventory tax
- NO inheritance tax
- NO estate tax
- LOW workman comp rates
- LOW housing costs
- LOW energy costs
- LOW property taxes
- LOW overall cost of living



WEST COAST DISTRIBUTION CENTRAL

1-2 day shipping to 11 Western States

Immediate access to Reno MSA via I-80, US 395 and surface street infrastructure

QUALITY OF LIFE

Lake Tahoe

The High Sierra

The High Desert / Great Basin

Year Round Recreation

Friendly People

Diverse Growing Population

Tech-Forward Economy

ADVISOR



CHRISTOPHER MANN, MCR

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PROFESSIONAL BACKGROUND

SENIOR ADVISOR | MCR - INDUSTRIAL MARKETS GROUP serving warehouse, distribution, e-commerce & manufacturing companies and commercial property owners. Extensive background in corporate real estate, commercial real estate brokerage and industrial development. Extensive negotiation, market analysis, site selection, land use entitlements and lease and purchase expertise. Leverages high level commercial real estate service providers including outside counsel, environmental and planning consultants, contractors and finance and accounting teams to achieve results. Responsively provides information to owners and clients to inform corporate decision making processes. Former Director of Corporate Real Estate for fully integrated California manufacturing and distribution company in B2B and B2C verticals. Consistent successful positioning of clients real estate assets for highest and best use.

EDUCATION

Santa Clara University - BS Political Science
Harvard Business School Executive Education
Santa Clara University Executive Education
CoreNet Global | MCR (Master of Corporate Real Estate)

MEMBERSHIPS

SVN Industrial Council / SVN Corporate Real Estate Services Council
Past Member NAIOP Northern Nevada
Past Member Economic Development Authority of Western Nevada / Leadership Reno
Nevada Department of Business and Industry | NRED License Number S.0184174

SVN | Gold Dust Commercial Associates

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