

**CBRE**

# INDUSTRIAL SPACE FOR LEASE

**911  
LINDA WAY  
SPARKS, NV 89431**



**TOMI JO LYNCH, SIOR, CCIM**

First Vice President

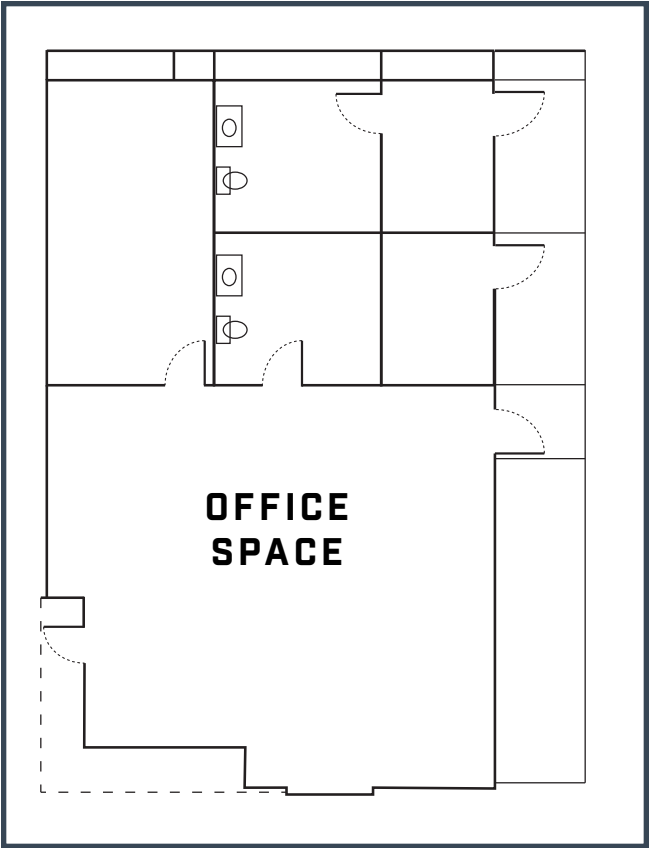
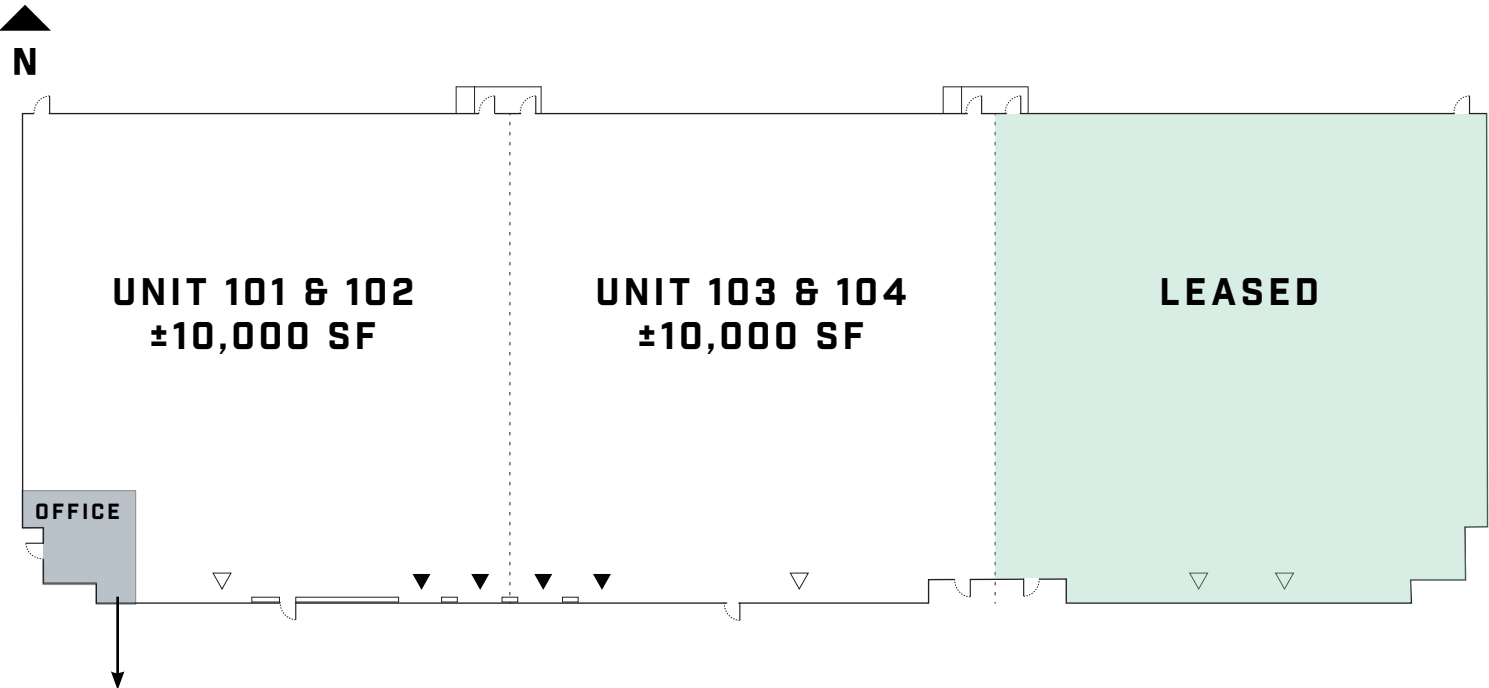
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**±20,000 SF  
NOW AVAILABLE**

# BUILDING SPECIFICATIONS



## PROPERTY FEATURES

**TOTAL BUILDING SF: ±30,000 SF**

**LEASE RATE:**

- Base Rent: \$1.25/SF NNN
- NNNs: \$0.20/SF

**UNIT 101 & 102: ±10,000 SF AVAILABLE**

- One (1) 14' grade level door
- Two (2) 9' dock doors
- Power: 480 Volt, 3 Phase
- Office Space

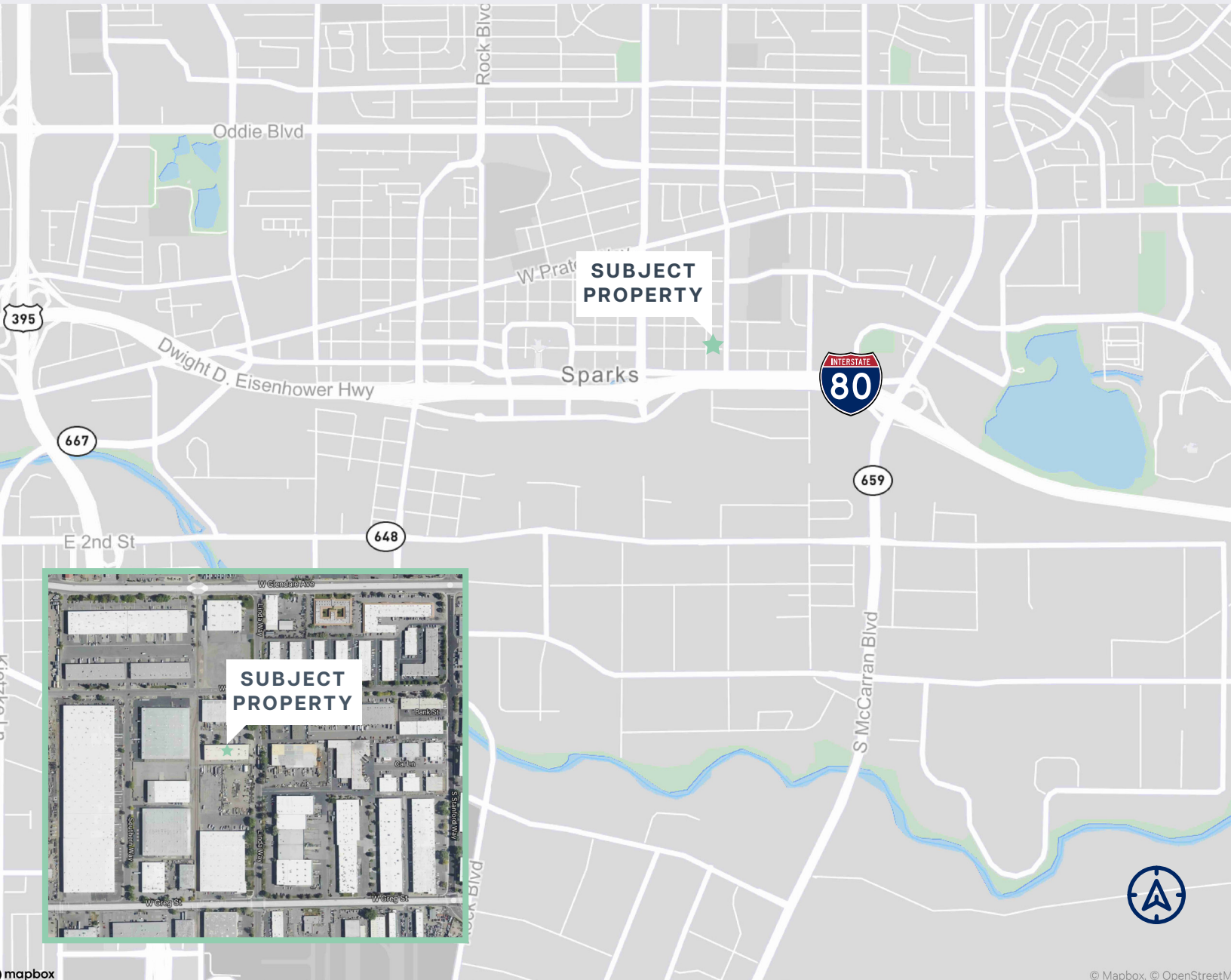
**UNIT 103 & 104: ±10,000 SF AVAILABLE**

- One (1) 14' grade level door
- Two (2) 9' dock doors
- Power: 480 Volt, 3 Phase

**SPRINKLERS: .33/3000 RATING**

**CLEAR HEIGHT: 22'**

# PROPERTY LOCATION



2-minute drive south to I-80 - serving Chicago and San Francisco/Oakland



EASY ACCESS to U.S. Hwy 395 - serving Seattle and Los Angeles



LOCALIZED labor force and bus lines





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