

DRA
ADVISORS

SEAGATE

Colliers

1430 Kleppe Lane, Sparks, NV 89431

South Sparks Business Park For Lease

For more leasing information, contact:

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NEGT

Lease Rate

±19,357

Square Feet
Available

\$0.15

Estimated NNN

±491

Square Feet
Office

24'

Clear
Height

2

Dock High
Doors

Property Highlights

- Negotiable lease rate
- Estimated OPEX \$0.15/mo PSF
- ±19,357 SF available
- ±491 SF office
- 2 Dock high doors, 1 with pit leveler
- 24' clear height
- .33/3000 sprinkler rating
- 20'x 50' column spacing
- Power 200A, 480V, 3-phase power
- T-5 warehouse lighting
- Central Industrial location
- Zoned Industrial (I)
- Close proximity to I-80 and HWY 395/I-580
- Access to large labor pools and services for employees

