

FOR LEASE

445 CONEY ISLAND DRIVE, SUITE B



Industrial
PRODUCT TYPE



±25,030
AVAILABLE SF



\$0.80
LEASE RATE



Oct-26
AVAILABLE



NAI Alliance



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



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



Derek Carroll CCIM, SIOR
Vice President
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.014531



Mason La Fond CCIM
Associate
(775) 336 4628
mlafond@naialliance.com
NRED N°: S.202632



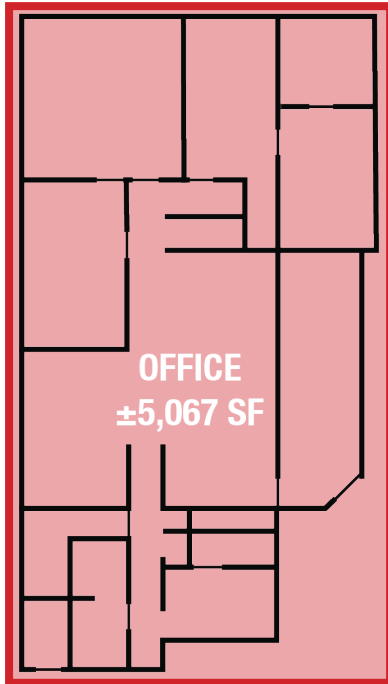
Property Highlights

445 Coney Island Drive is an industrial building located in the heart of the Sparks industrial submarket. This ±42,097 square foot building contains 2 highly functional warehouse units each with dock height and drive in doors. The subject property is only 0.6 miles from S. McCarran Boulevard and 1.5 miles from the I-80 on/off-ramp.

Property Details

Address	445 Coney Island Drive Suite B Sparks, NV 89431
Available	Oct 01, 2026
Building Size	±42,097 SF
Available SF	±25,030 SF
Office Space	±5,067 SF (2-Story)
Lease Rate	\$0.80/SF
Lease Type	NNN - \$0.19/SF
Power	600 A 208 V
Fire Suppression	.19/1500 Sprinklers
Clear Height	20'
Dock Doors	2
Grade Doors	1
Column Spacing	46' x 46'
Zoning	I - Industrial
APN	034-362-06
Year Built	1976
Notes	Front Loading







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SUBJECT

S. MCCARRAN BOULEVARD

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	2 MI 3 MIN DRIVE
RENO-TAHOE AIRPORT	4 MI 6 MIN DRIVE
SOUTH RENO	5 MI 7 MIN DRIVE
CARSON CITY	32 MI 34 MIN DRIVE

Aerial Map


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5-MILE KEY FACTS



228,404
POPULATION



4.1%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$74,132

MEDIAN
HOUSEHOLD
INCOME



\$42,477

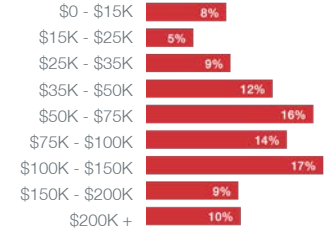
PER CAPITA
INCOME



\$104,591

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,077
BUSINESSES



163,347
EMPLOYEES

5- MILE EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



28%

HIGH
SCHOOL
GRADUATE



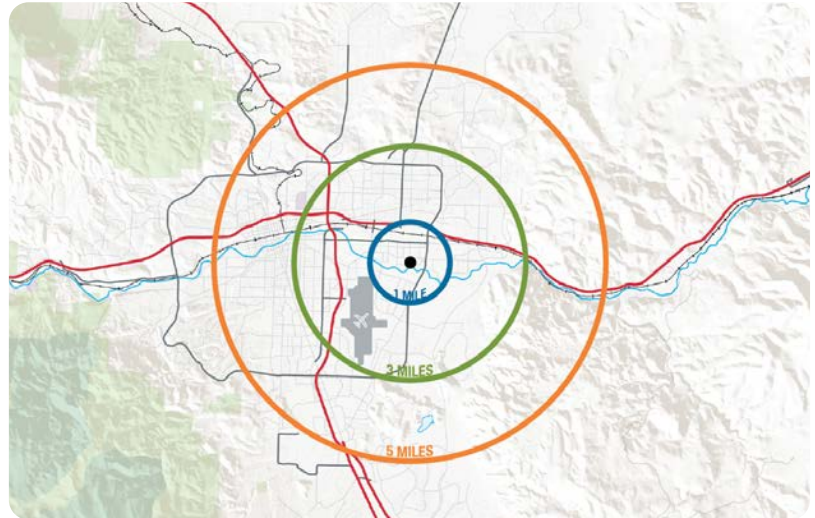
29%

SOME
COLLEGE



29%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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

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