



Excellence in Industrial Real Estate

Bring All Offers!

For Sale: Owner Will Consider All Offers! For Lease: \$0.19/NNN

32,000 SF Office / Warehouse

~~For Sale \$1,250,000 Lease \$0.25/NNN~~



1550 Hymer Ave, Sparks, NV

- Warehouse with refrigeration unit
- 2,000SF office/30,000 SF warehouse
- 2,200 SF Cooler
- Racking available
- Easy access off I80
- In the heart of Sparks Industrial area
- Stand alone building
- Sale, Lease or Lease Option

Motivated Seller!

Amenities

- Excellent Distribution Location
- Competitive Lease Rates
- Low NNN Charge \$0.07
- In Business Friendly Nevada
- Built in 1965
- Effective top grade skylights
- Yard Area Available

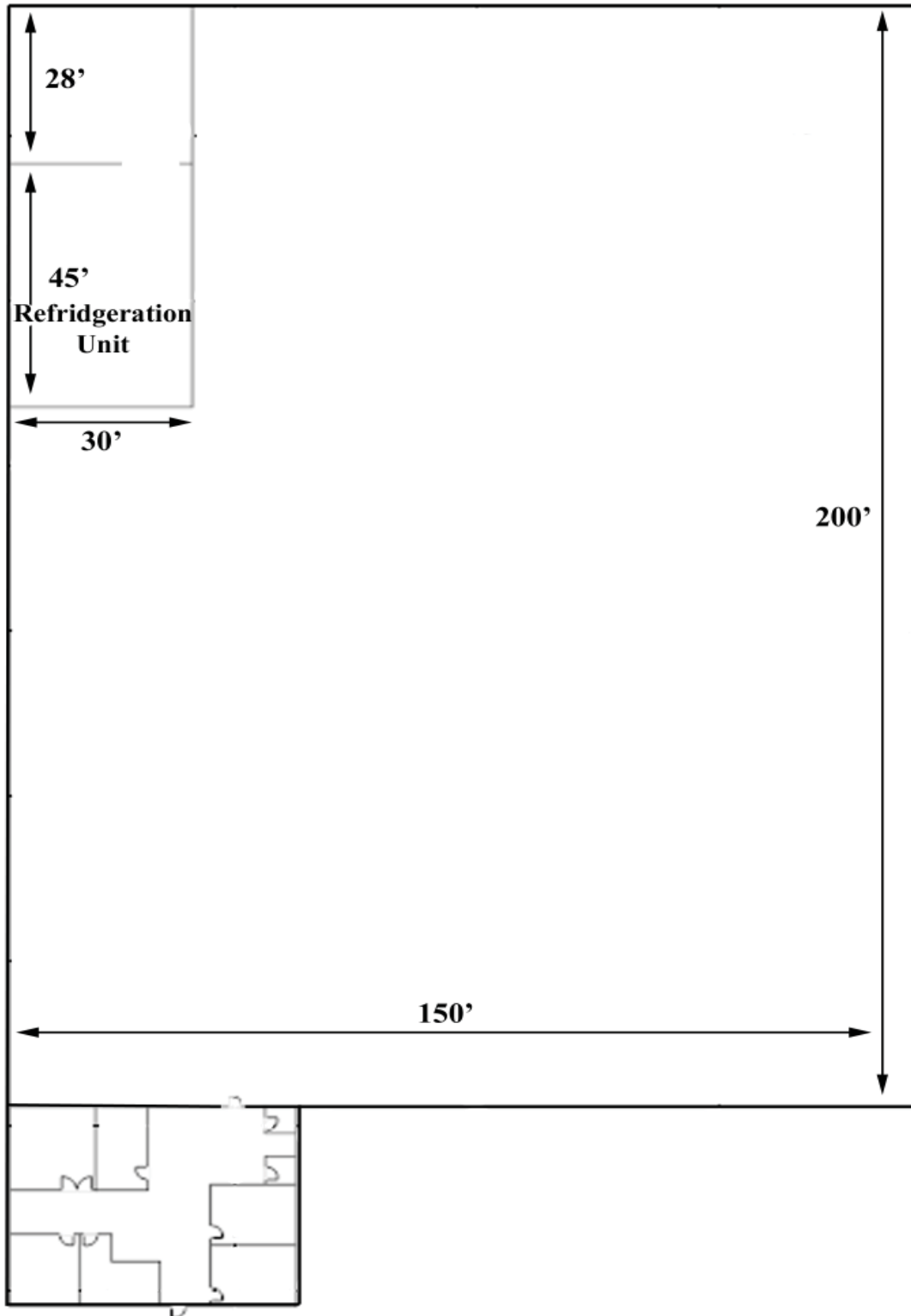


Specifications

- Metal Halide lighting
- 14 x 12 Roll-Up Door with Pit Leveller
- 6 dock doors 8x8
- Racking optional
- 2,200 refrigeration unit in working order
- 6 Reznor heating systems
- Fully sprinklered .23/2024sf Density
- Warehouse office area with bathroom
- 2,000sf office with 2 bathrooms
- 17' - 27' Eave height

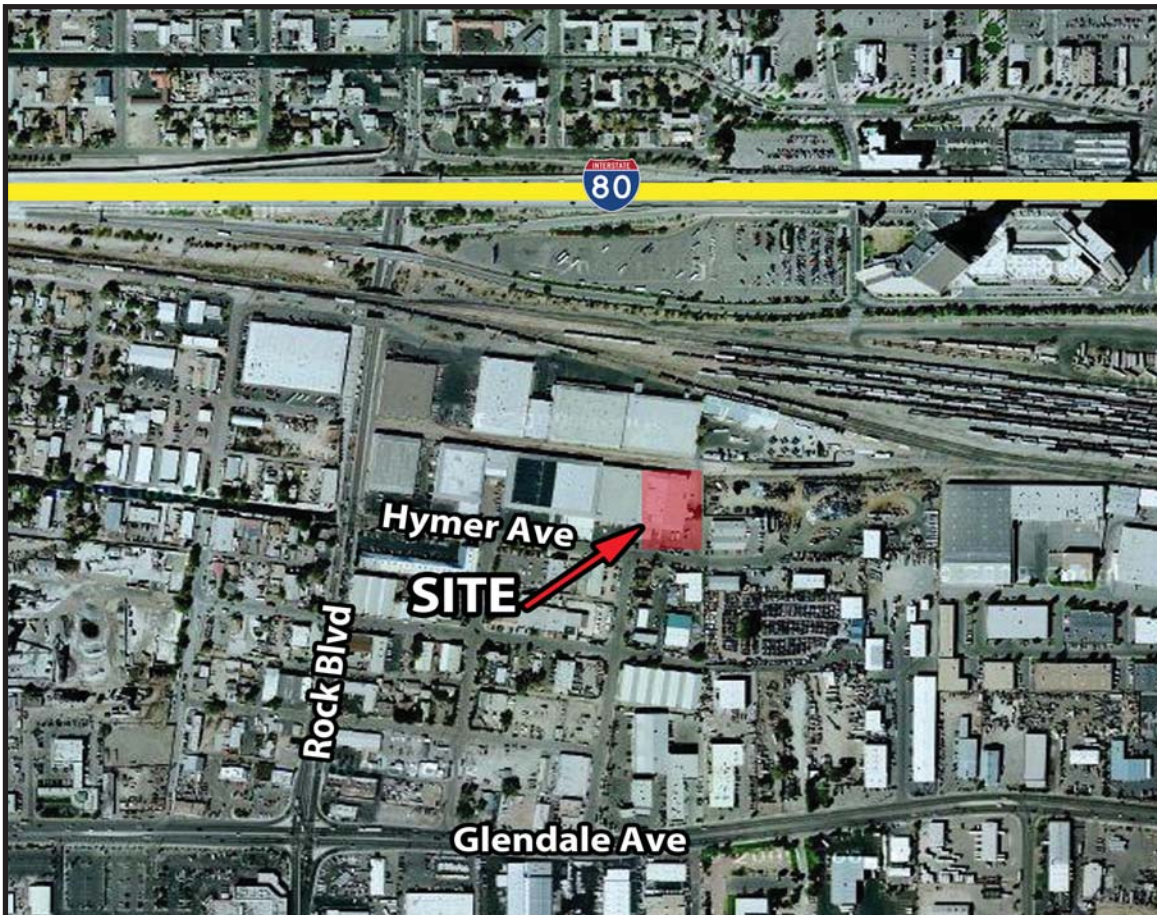


Office Floorplan



Description of Area & Maps

- Located in the Sparks Industrial Area
- Close to Labor Pool
- Close to retail and commercial business
- On I-80, 5 minutes from US 395



For Property Information or Tours Please Call 775-828-4665

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