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## **New Listing/Distribution Facility** **60,600 SF For Lease**



**685 E Glendale, Sparks, NV**

- Close to Freeways
- Close to Labor Pool
- Well Maintained, Upgraded Facility
- Great Location for Western U.S. Distribution or Manufacturing

## Features

- Large Truck Court
- Abundant Number of Dock Doors
- Close to Freeway
- T-5 Lighting
- Furnished
- Evap. Coolers
- Truckers Office
- Concrete Truck Aprons

## Benefits & Advantages

- Extra Trailer Storage, Easy Maneuverability
- Increased Material Flow - Saves Money
- Earlier Deliveries
- Saves Utility Costs
- Saves Time and Money
- Increased Warehouse Production
- Keeps Warehouse Secure
- No Need for Trailer Pads

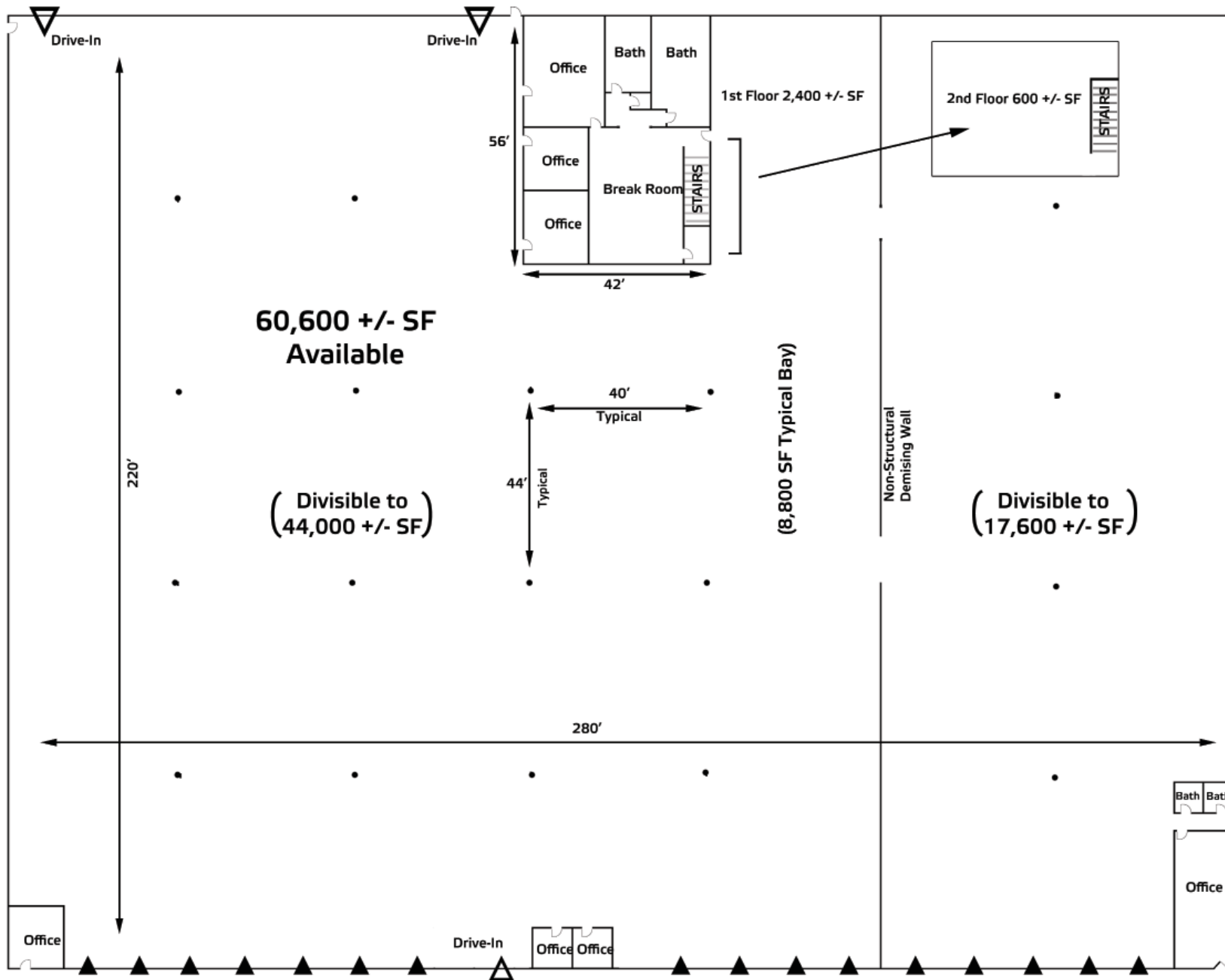
## Specifications

- 800A / 480V
- Eave Height 21'- 24'
- Gas Unit Heaters
- Fire Sprinklers .21/2500 SF
- 16 Dock Doors
- 3 Drive-In Doors
- Skylights
- 6 Evap Coolers
- Concrete Tilt Up Walls
- T-5 Lighting
- Divisible to 44,000 +/- SF & 17,600 +/- SF
- Main Office 1st Floor 2400 SF  
2nd Floor 600 SF
- Entrance/Office with Baths 500 SF
- Shop Offices 350 SF





# 685 E Glendale, Sparks, NV



### Site Aerial & Area Graphic

- Close to 1-80, East/West Freeway
- Minutes to Hwy 395, North/South Freeway
- Close to Large Local Labor Pool
- Overnight to 11 Western States
- Close to UPS, FedEx & OnTrac Overnight Hubs
- Close to Numerous LTL & TL Truck Lines



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