

# 7,300 SF DISTRIBUTION FACILITY

1310 E. GLENDALE AVENUE | SPARKS, NEVADA

FOR LEASE



## FEATURES

- Easy freeway access, 1.3 miles from I-80 on ramp
- Overnight freight to the majority of the 11 western states
- Close to UPS and FedEx distribution centers
- Close proximity to support services and labor pool
- Excellent truck access

## SPECIFICATIONS

- 7,300 square feet
- \$0.45 psf/mo. NNN
- 21' eave height
- 200A /208V 3-phase electric
- 1,000 sq. ft. office with 2 private offices & 2 bathrooms
- 20' x 50' column spacing
- APN: 034-261-05
- Sprinklered
- Skylights
- 1 dock door
- 1 drive-in door
- Tilt-up concrete construction
- Zoned Industrial (I)

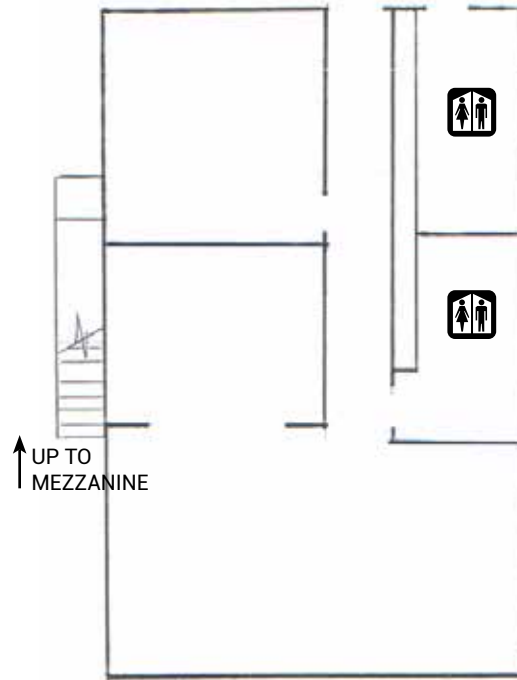
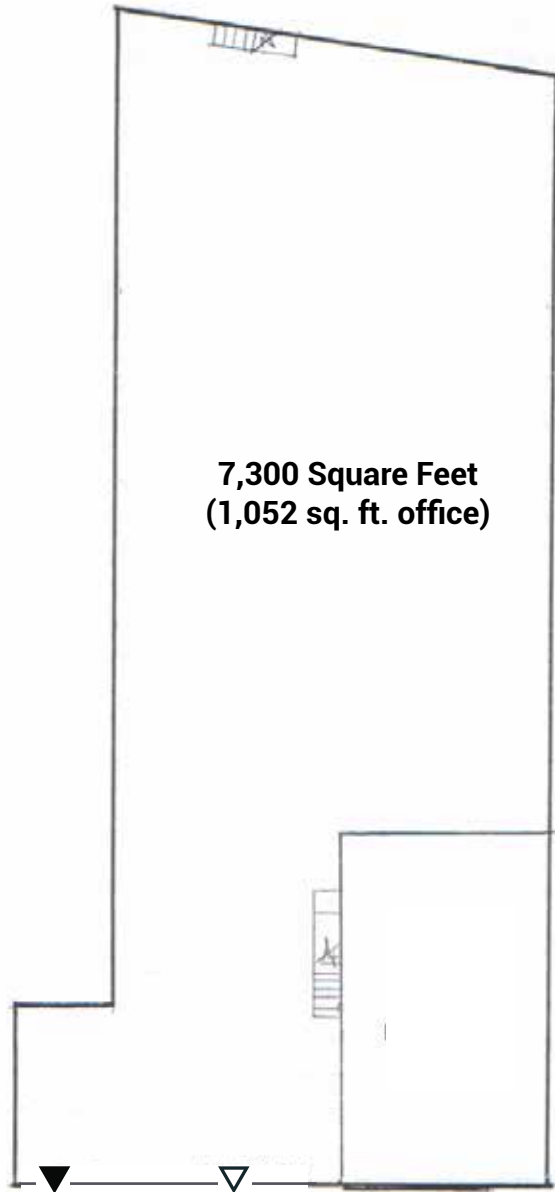


FOR MORE  
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## AREA DESCRIPTION

- Centrally located in the Reno / Sparks Industrial area
- High visibility location from both Interstate 80 and E. Glendale Avenue
- Close to main arterials, Interstate 80 and Interstate 580/US 395
- On bus route and close to labor pool

## Business Friendly Environment for Corporate Users

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, estate and/or gift taxes, franchise taxes, inheritance taxes or special intangible taxes.

## Strategic Centralized Logistics Hub

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.