



FOR LEASE

# SIERRA COMMERCE PARK

902 KLEPPE LN | BUILDING 5 | SPARKS, NV 89431

[cushmanwakefield.com](http://cushmanwakefield.com)

LBA Logistics  |  CUSHMAN & WAKEFIELD

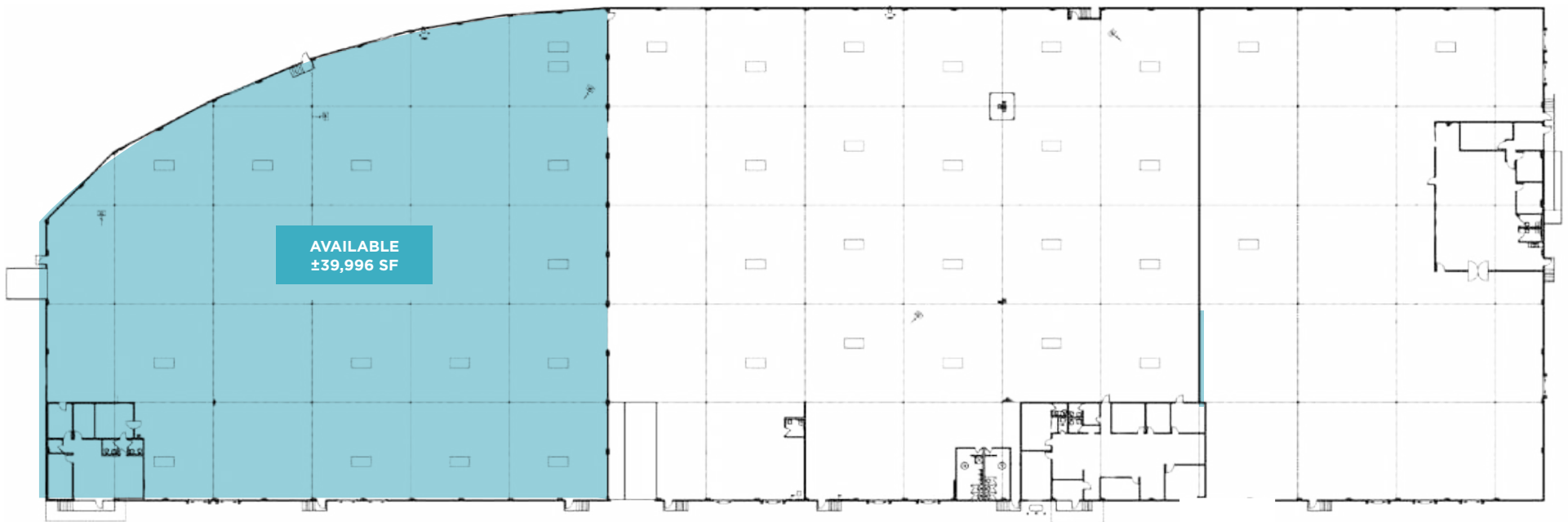
FOR LEASE

# PROPERTY FEATURES

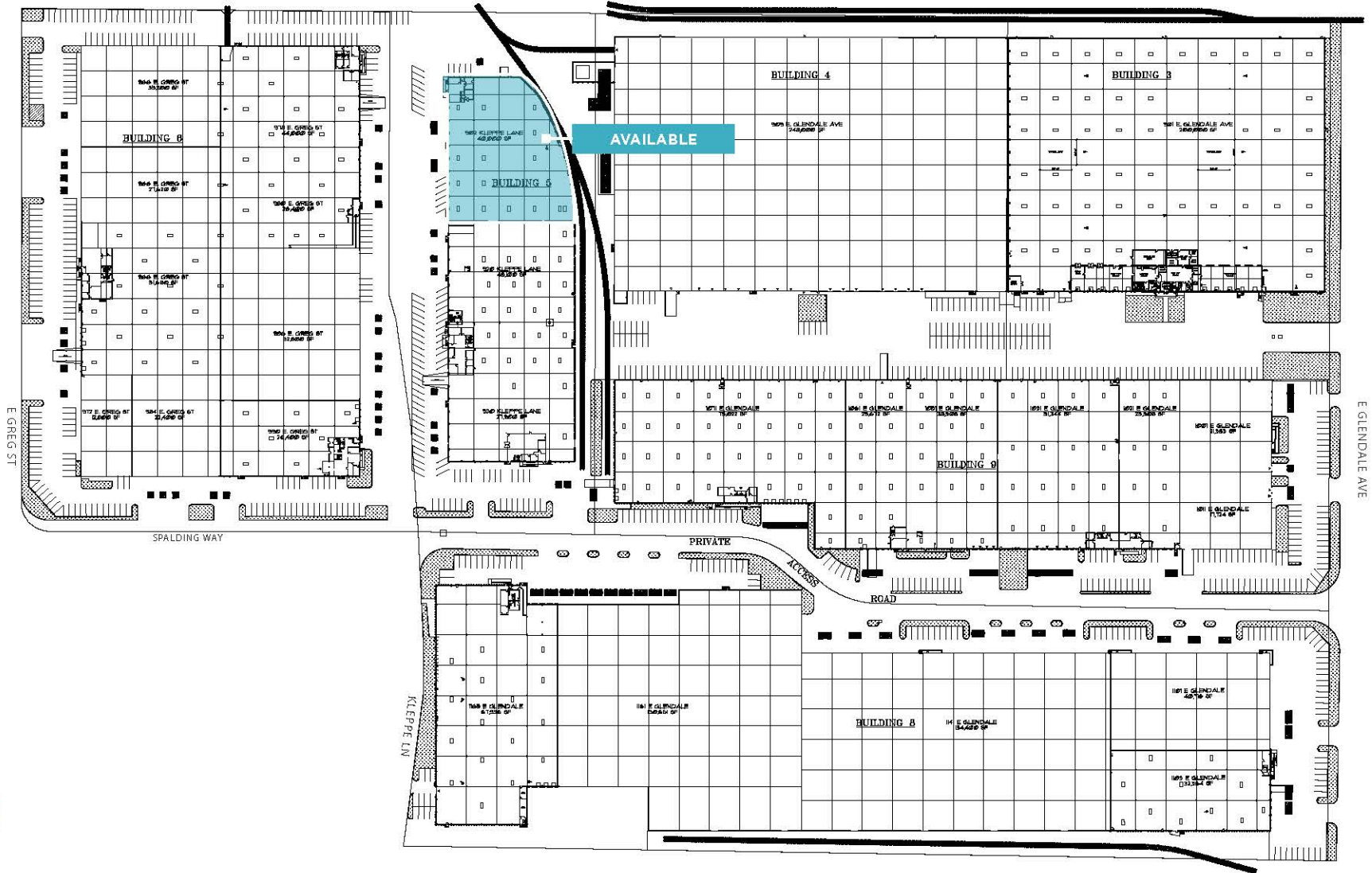
Lease Rate	Negotiable
Total Industrial Warehouse Space	±39,996 SF
Total Office Space	±1,827 SF
Dock-high Doors	5 dock-high doors and 1 ramped door
Ceiling Height	24' clear height
Column Spacing	40' X 40'
Sprinkler Rating	.33/3,000
OPEX	\$0.09/SF/month

## Area Overview

- Great location in Sparks
- Excellent access to Interstate 80 and the McCarran loop
- Localized labor force



# SITE PLAN





BUILDING 5  
902-930  
KLEPPE

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# SIERRA COMMERCE PARK

930 KLEPPE LN | BUILDING 5 | SPARKS, NV 89431

[cushmanwakefield.com](http://cushmanwakefield.com)

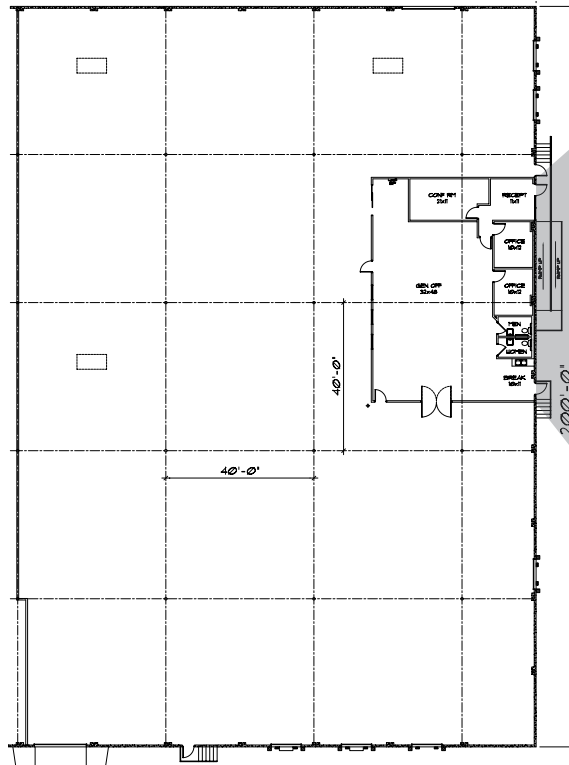


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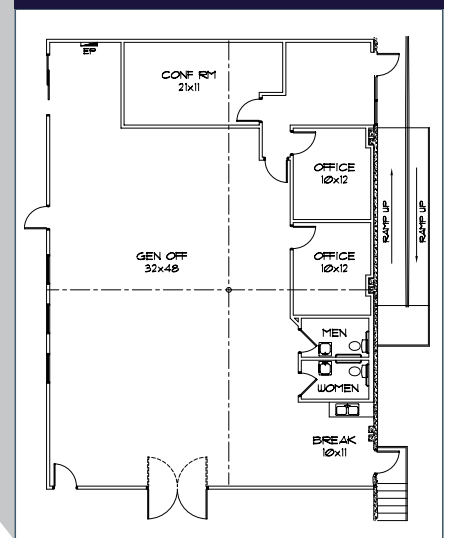
# PROPERTY FEATURES

Date Available	12/1/25
Total Industrial Warehouse Space	±27,904 SF
Total Office Space	±2,688
Dock-high Doors	1 drive-in and 6 dock doors
Ceiling Height	24' clear height
Column Spacing	40' X 40'
Sprinkler Rating	0.495 GPM/2,000 SF
OPEX	\$0.11 PSF estimated NNN
Power	800 Amps, 277/480V   3-phase power <i>(to be verified by tenant)</i>
Management	Professionally managed 1.5M SF project
Location	Excellent access to Interstate 80 and the McCarran Loop

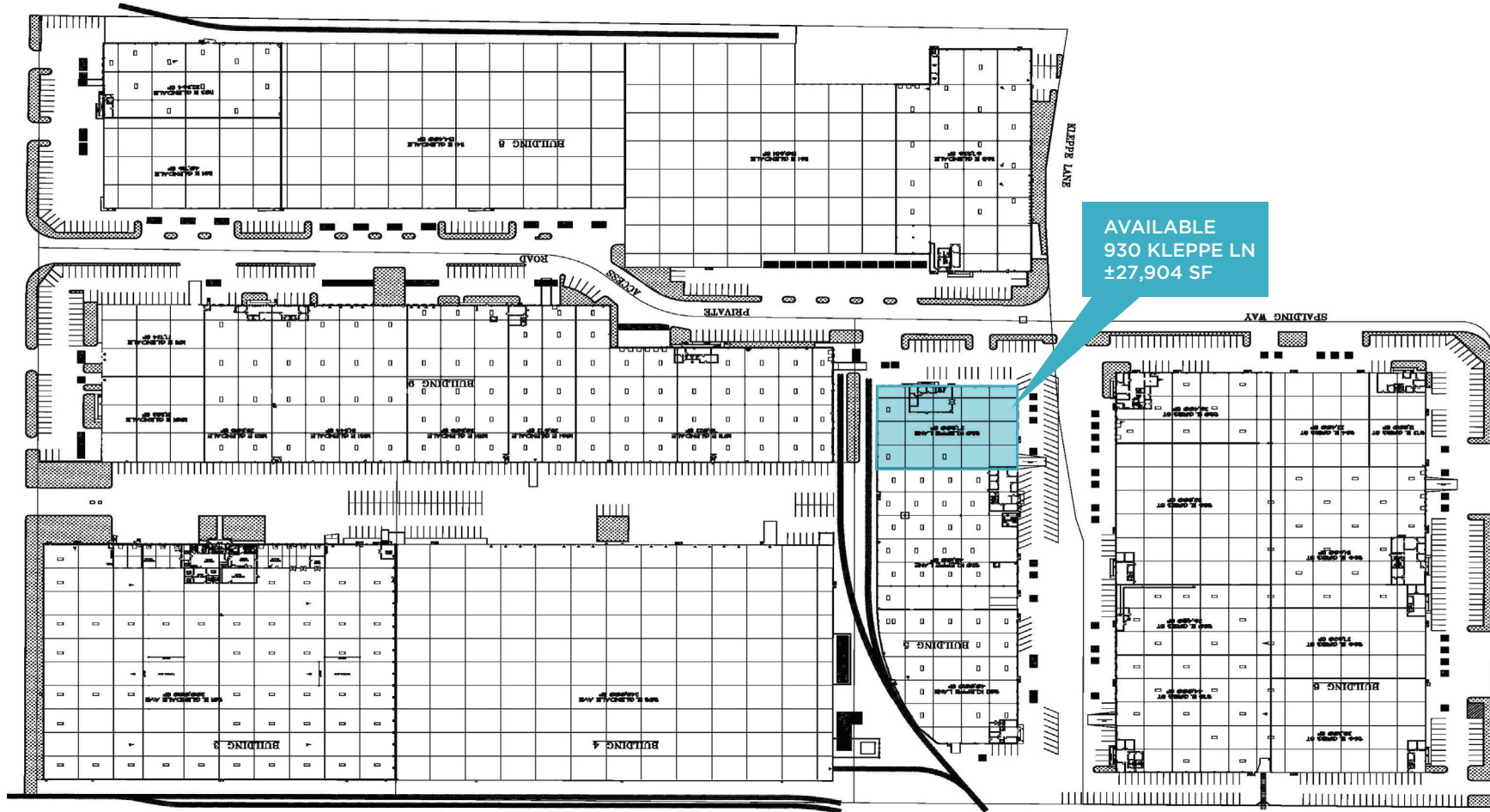
±27,904 SF Available



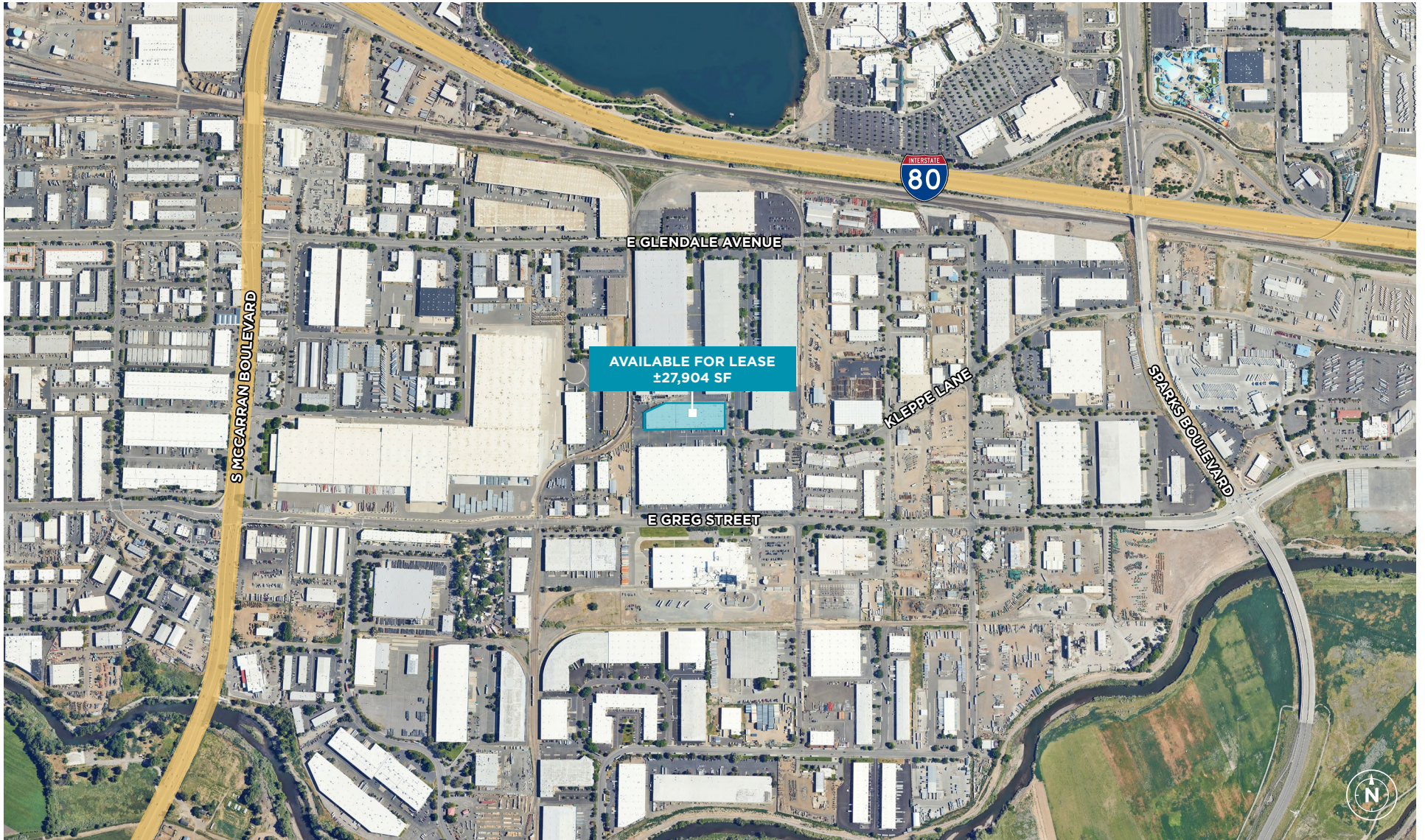
±2,760 SF OFFICE



# SITE PLAN



# AERIAL MAP





BUILDING  
**6**  
960-990  
EAST GREG

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# SIERRA COMMERCE PARK

962 E GREG ST | BUILDING 6 | SPARKS, NV 89431

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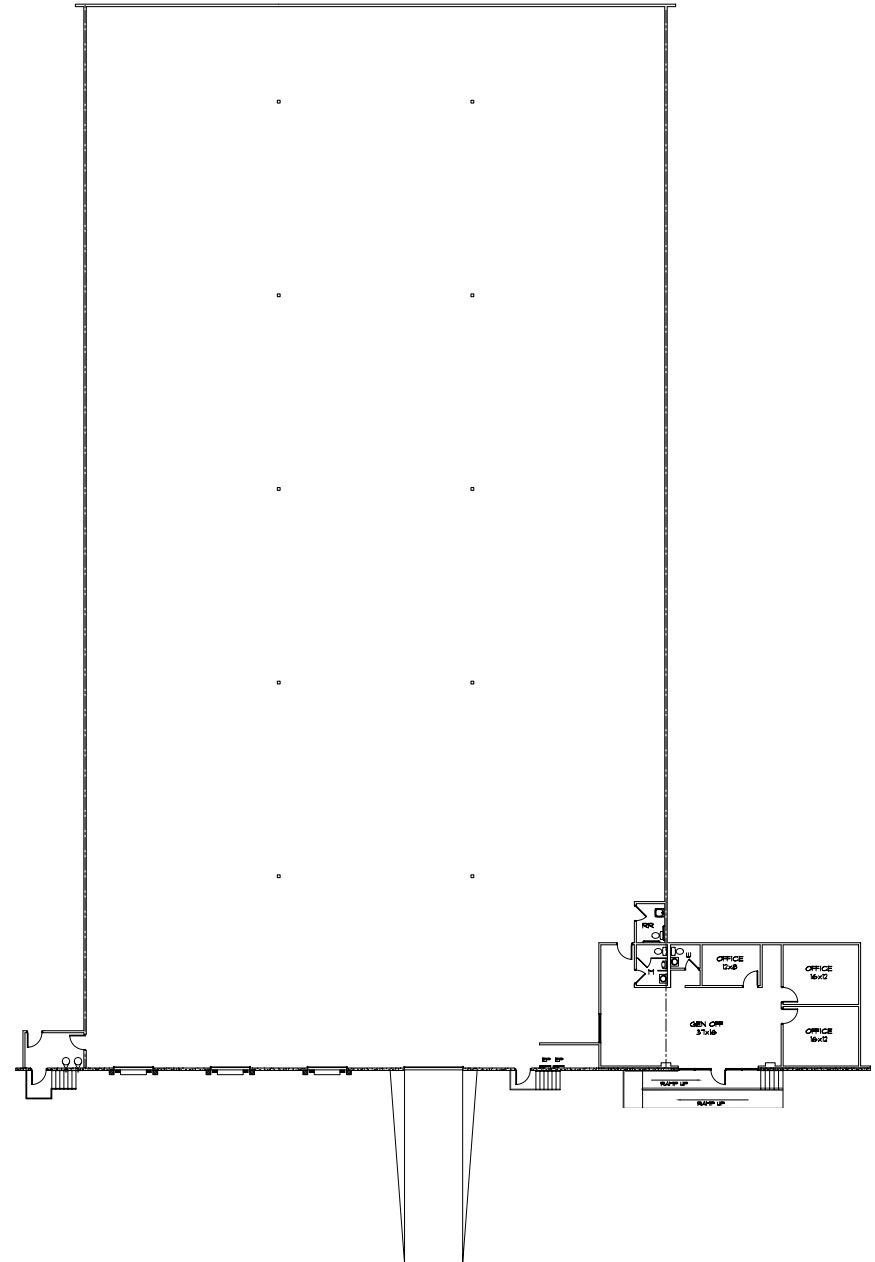
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# PROPERTY FEATURES

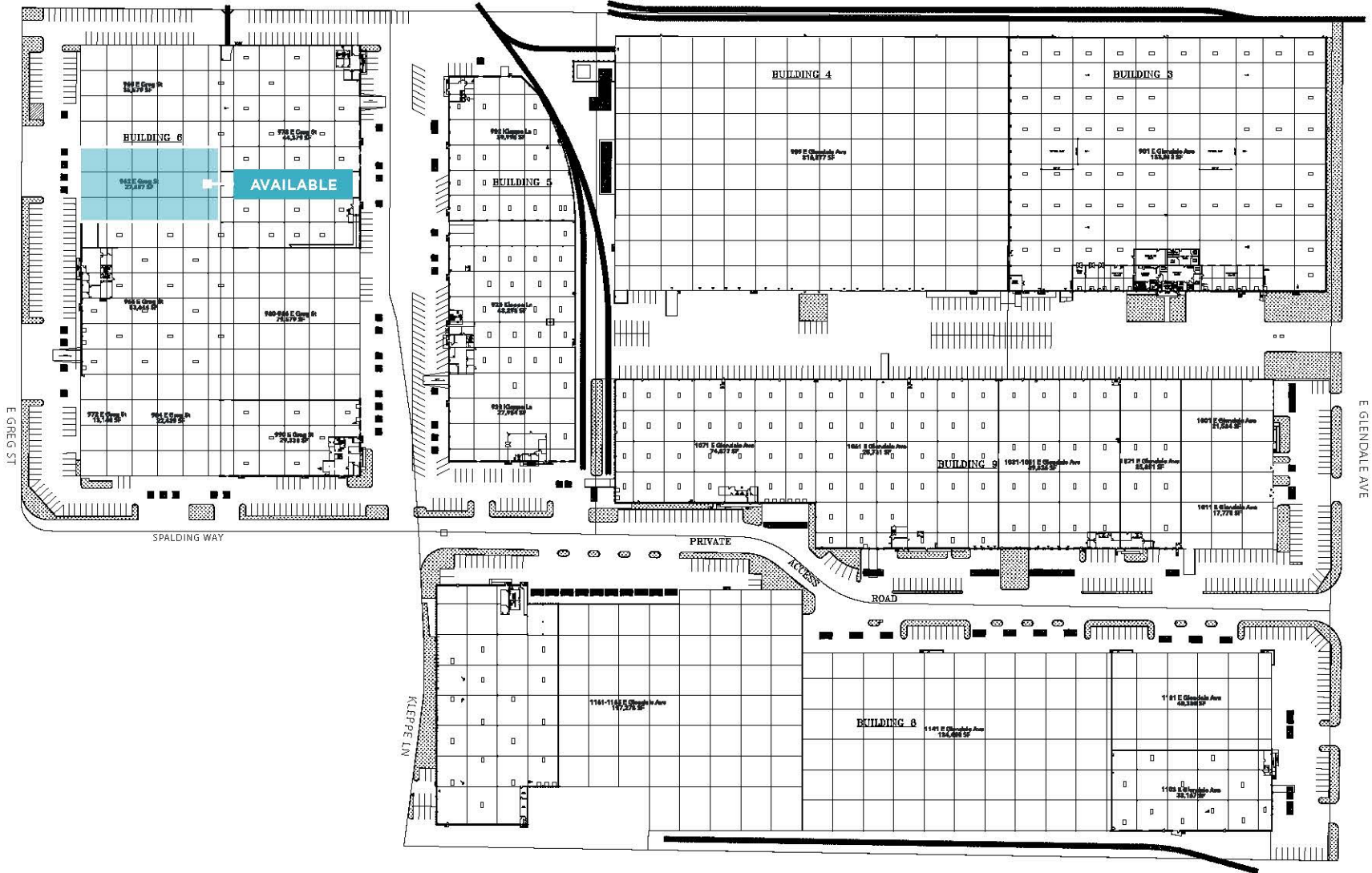
Lease Rate	Negotiable
NNN Rate	\$0.09/SF/month
Total Industrial Warehouse Space	±27,807 SF
Total Office Space	±1,837 SF
Dock-high Doors	3 dock doors with levelers 1 drive-in door
Ceiling Height	22' clear height
Column Spacing	40' X 40'
Sprinkler Rating	.33/3,000

## Area Overview

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# SITE PLAN





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# SIERRA COMMERCE PARK

1001 E GLENDALE AVE | BUILDING 9 | SPARKS, NV 89431

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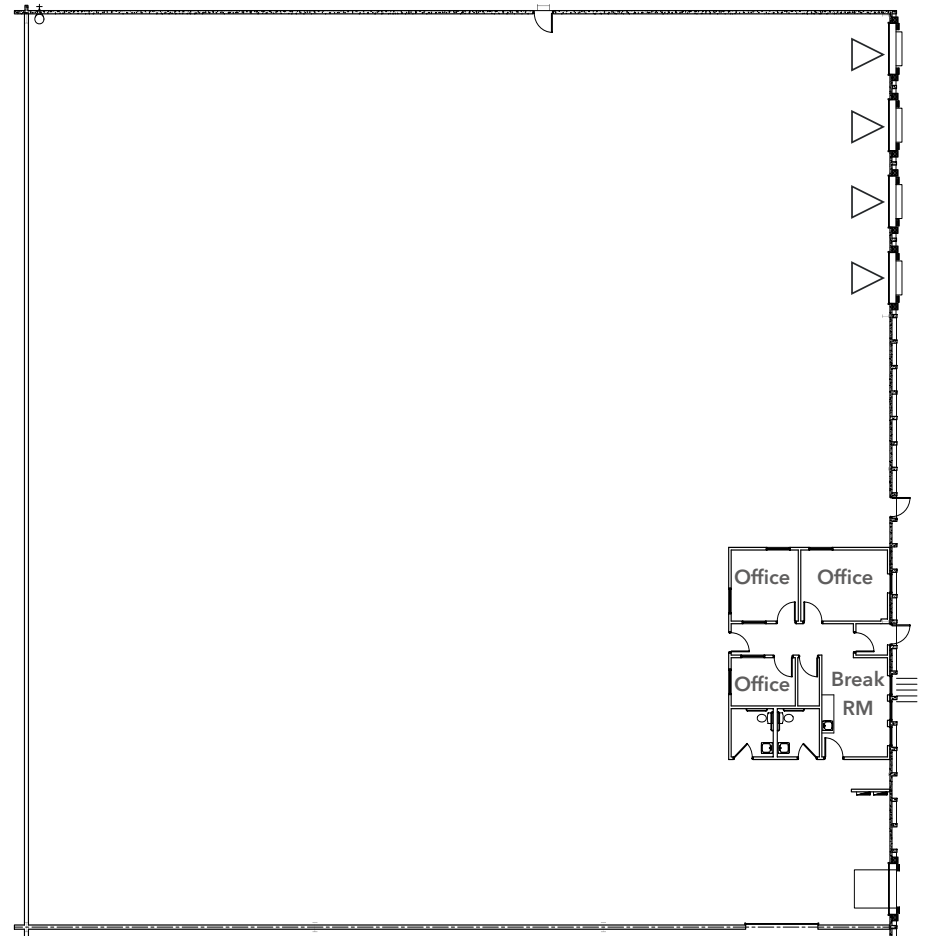
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# PROPERTY FEATURES

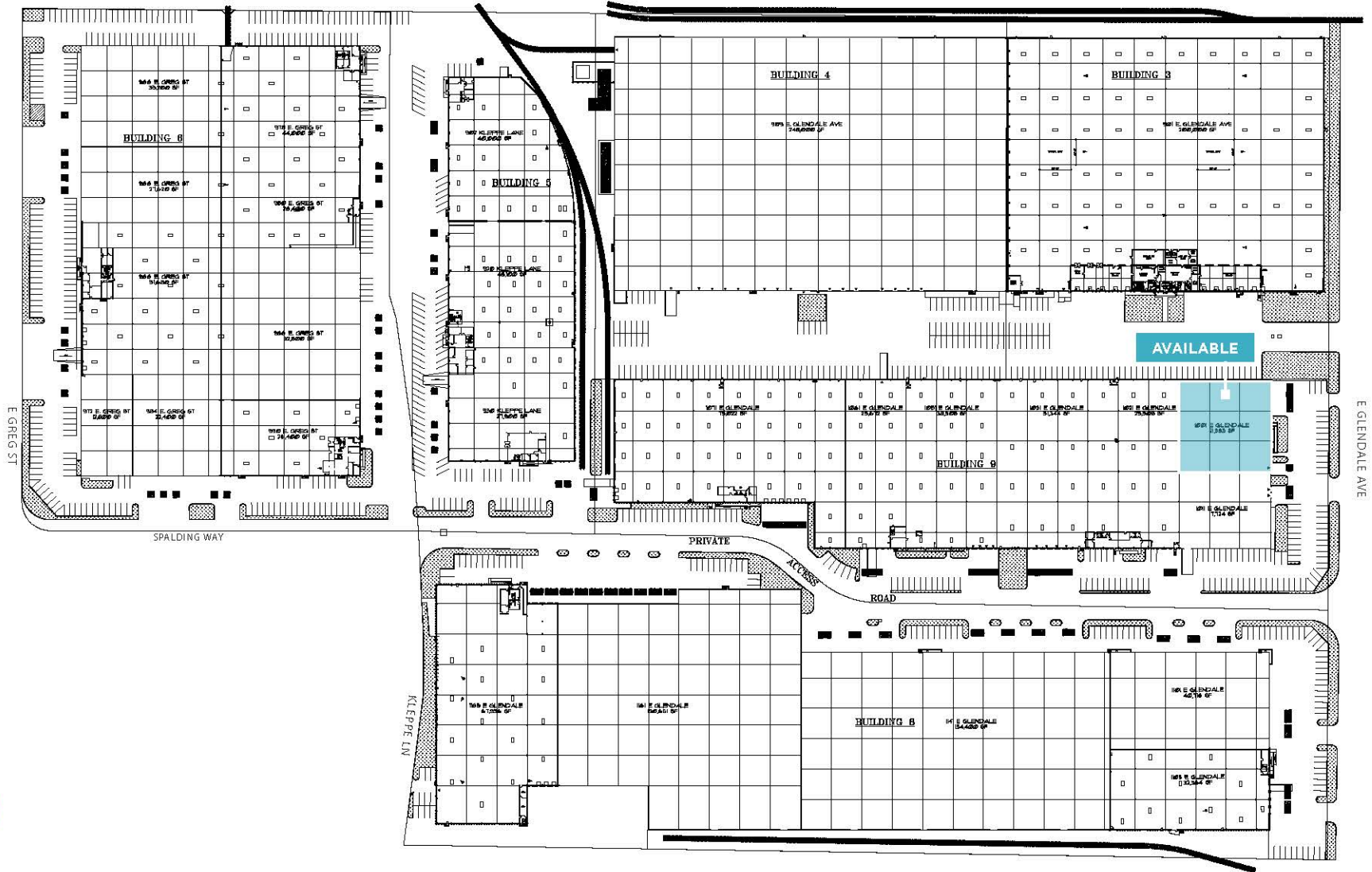
Lease Rate	Negotiable
NNN Rate	\$0.09/SF/month
Total Industrial Warehouse Space	±21,584 SF
Total Office Space	±1,179 SF
Dock-high Doors	4 dock-high doors
Ceiling Height	22' clear height
Column Spacing	48' X 48'
Sprinkler Rating	.33/3,000
Management	Professionally managed 1.5M SF project

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# SITE PLAN



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# SIERRA COMMERCE PARK

1021 E GLENDALE AVE | BUILDING 9 | SPARKS, NV 89431



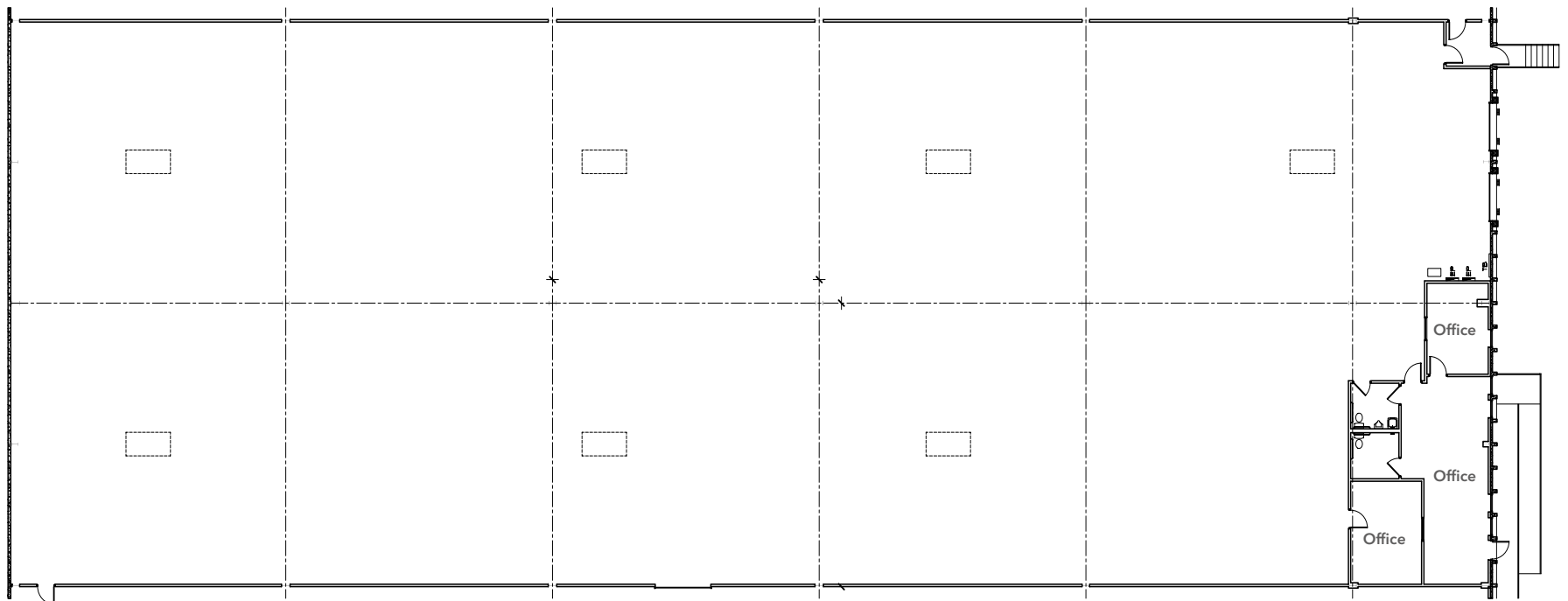
FOR LEASE

# PROPERTY FEATURES

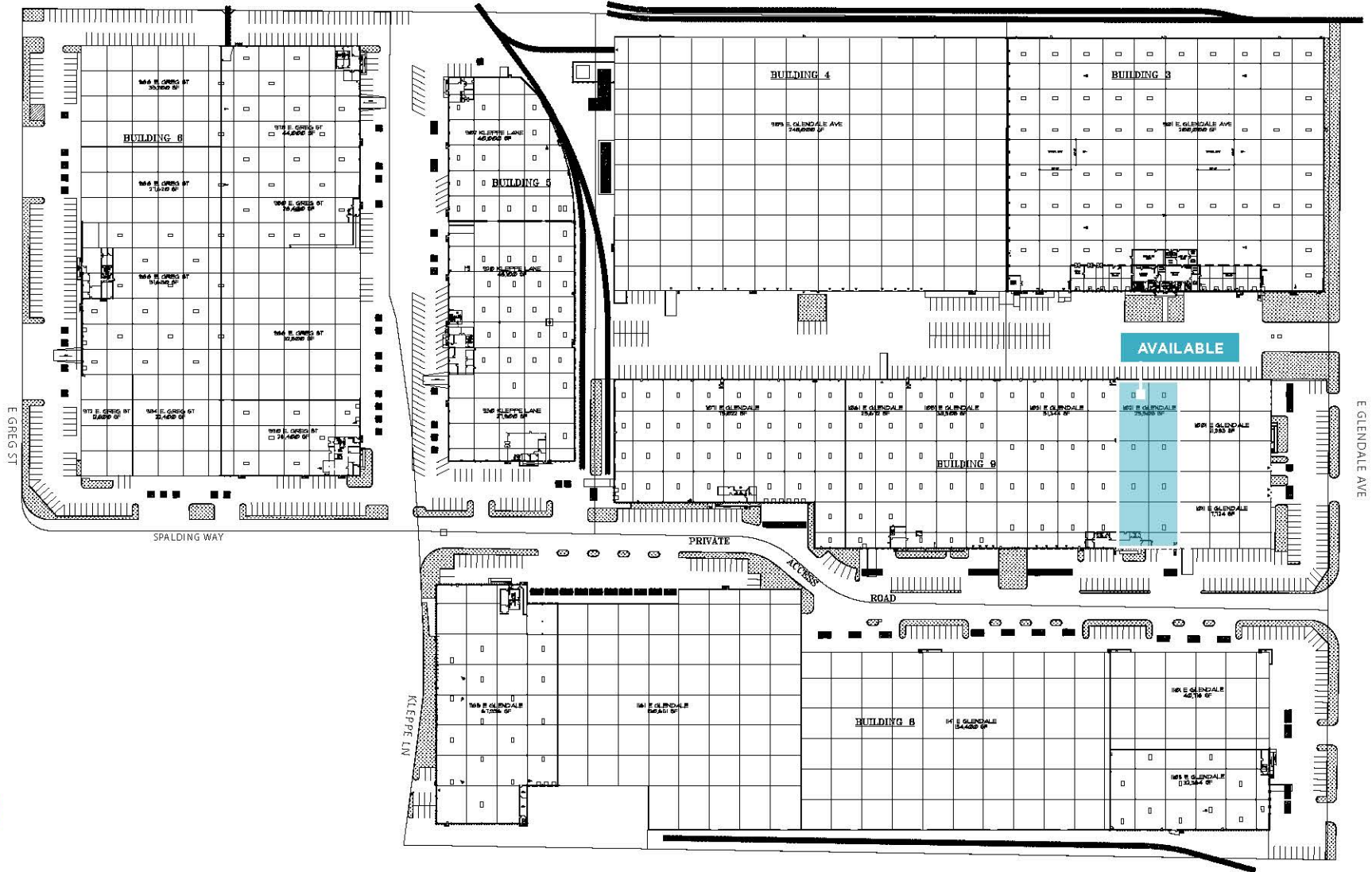
Lease Rate	Negotiable
NNN Rate	\$0.09/SF/month
Total Industrial Warehouse Space	±25,851 SF
Total Office Space	±1,345 SF
Dock-high Doors	2 dock-high doors
Ceiling Height	24' clear height
Column Spacing	48' X 48'
Sprinkler Rating	.33/3,000
Lighting	T5 flourescent lighting
Management	Professionally managed 1.5M SF project

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# SITE PLAN



# AREA OVERVIEW

## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.6
Reno-Stead FBO	14.6
UPS Regional	2.7
FEDEX Express	3.0
FEDEX Ground	7.9
FEDEX LTL	2.4

## DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	69,153	192,675	321,201
Households	27,804	78,146	130,681
Avg, HH Incomes	\$92,245	\$85,913	\$101,364
Total Employees	37,198	103,736	173,126



Source: NVEnergy  
Last updated: 2020

## NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

## HELPFUL LINKS

- **Business Costs**  
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**  
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**  
[https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/costoflivingred.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf)
- **Quality of Life**  
<http://edawn.org/live-play/>

## BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	4.85%	5.7%	6.6%-7.6%	No, Business & Occupation Tax: 0.15%-0.484%
Personal Income Tax	No	1%-13.3%	2.5%	4.55%	5.659%	4.75%-9.9%	No
Payroll Tax	1.17%	1.2% SDI Tax	No	No	No	1.1%-3.8237%	No
Monthly Property Tax (Based On \$25m Market Value)	\$26,688	\$23,927	\$31,981	\$19,852	\$18,905	\$39,500	\$23,356
Unemployment Tax	0.25%-5.4%	1.6%-6.2%	0.04%-9.72%	0.2%-7.2%	0.18%-5.4%	0.9%-5.4%	0.24%-6.05%
Capital Gains Tax	No	Up to 14.4%	2.5%	4.55%	Up to 5.8%	Up to 9.9%	Up to 7% above \$250,000

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# SIERRA COMMERCE PARK

FOR MORE INFORMATION, PLEASE CONTACT:

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WAKEFIELD**

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