

**FOR SALE:
INDUSTRIAL**

**1400 Marietta Way
Sparks, NV 89431
\$1,950,000**



PRICE REDUCED!



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although KimberRidge Commercial Real Estate has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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KimberRidge Commercial Real Estate
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Sparks, NV 89431
\$1,950,000**

PROPERTY OVERVIEW

Nice industrial property is located in the heart of the "Sparks Industrial Core" on the highly visible corner of Marietta and Greg Street. It consists of a 14,000 SF masonry building, built in 1966 on 1 acre. The building currently houses three tenants with additional income from a billboard located on the property.

This property is offered as a sale and owner lease back of 8000 SF. Two additional tenants currently occupy the remaining 6000 SF.

Additional Features:

- Secure 8' chain link razor/barb wire fencing with vinyl slats and privacy awning fabric interior
- Dual entrances with 20' and 16' gate openings
- (6) 12' X 12' Roll up doors
- Clear height 14'
- Rail Siding
- High Speed Internet available through Charter

IMPROVEMENTS

2007

- New tile and granite on the front of the units
- Exterior paint
- A new roof
- Blow in insulation
- New gas heaters
- Electric roll up doors
- (6) Double panel roof top evaporative coolers
- Solar attic fans
- exterior decorative rock on the front side of the building facing Greg Street
- Soffits
- Rain gutters
- Exhaust fans
- Concrete pads in rear of building
- Electrical service increase of 800 amps at 480 volts installed underground
- New tile and granite in the bathrooms.
- Two showers - one in 1400 Marietta and another in 860 Greg unit.

2013

- Interior painted
- The shop floors were ground for epoxy floor covering, approx. 10,000 sf.
- A dropped ceiling and recessed lighting installed in the 840/850 Greg unit.

IMPROVEMENTS

2018

- The sewer line coming into the 1400 Marietta unit was replaced. The building had been built without a clean out for that unit. All units now have modern clean outs and piping.

2019

- The floor in the bathroom of the 870 Greg unit was saw cut and a ½ "copper tee was replaced reducing the water bill by 50%.
- LED light was installed in 6,000 sf an additional 4,000 sf of LED lighting was also purchased and is waiting for electrician to install.

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Property Information:
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LOT NUMBER: 034-405-01

LOT SIZE: 1 Acre

PRICE:
\$1,950,000

Area

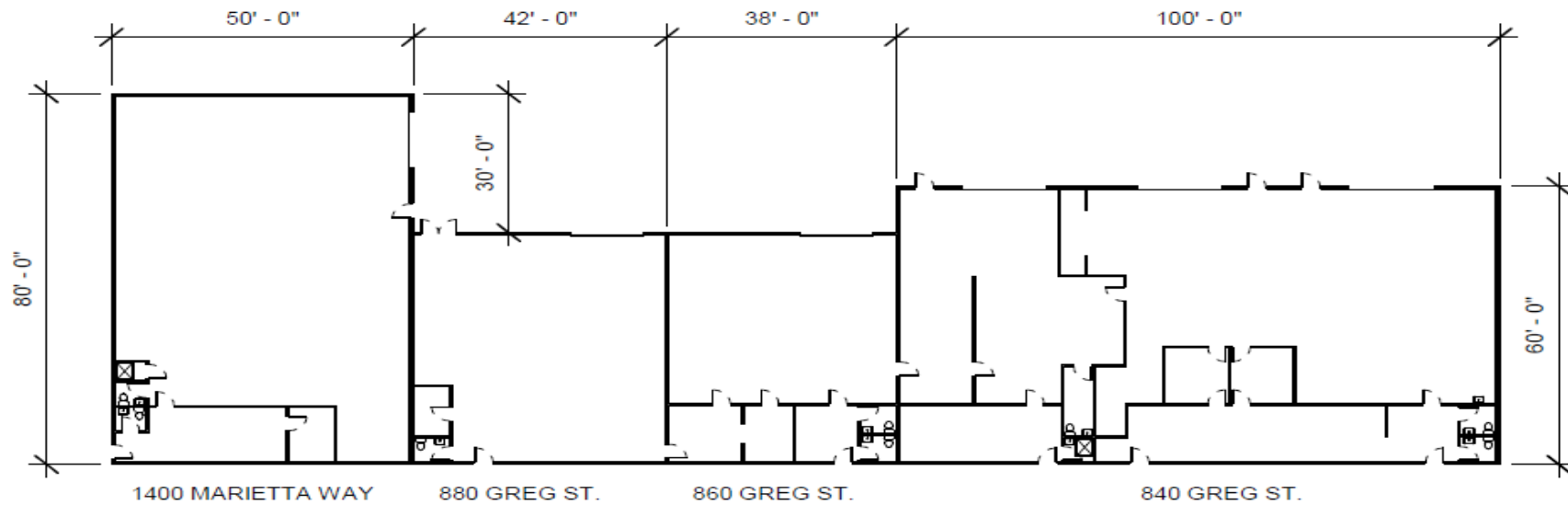
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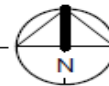
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KimberRidge
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FLOOR PLAN
1" = 30'-0"



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