

FOR SALE
OR LEASE

VISTA BUSINESS PARK

SPARKS, NEVADA

FOR SALE



FEATURES

- Starting at \$65/SF
- ±8,565 - ±17,130 SF Available
- Industrial Flex Condos For Sale or Lease
- ±22' Clear Height
- ±12' x 14' Grade Level Doors
- Close proximity to Interstate 80
- Master Planned Business Park
- Lease rates from \$0.40/SF NNN to \$0.55/SF NNN



FOR MORE
INFORMATION
PLEASE
CONTACT

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RIDGE CAPITAL

CBRE

FOR
LEASE



VISTA
BUSINESS
PARK SPARKS, NEVADA

SPECIFICATIONS

Electrical:	200 amp electrical panel, with 277/480 volt, 3-phase, 4 wire service.
Gas:	A gas line is provided to the interior rear of each unit for individual hook-up of gas service by each unit owner.
Sewer:	An underground waste line is provided the length of each building for hook-up by unit owner to the rest rooms.
Water:	An overhead copper water line, with individual valves for each unit, is provided the length of each building.
Sprinkler System:	.33 GPM / 3,000 SF
Demising Walls:	Full-height 6" metal stud demising walls, with one layer of 5/8" drywall both sides and R-19 batt sound insulation, is provided from the concrete slab to the roof structure.
Landscape & Irrigation:	Full landscaping and irrigation system with automatic controller.
Concrete Slab:	6" reinforced concrete slab on grade with control and expansion joints, cleaned, but not filled.
Roof Structure:	Hybrid roof structure utilizing open web metal trusses. Panelized roof with 2" x 6" sub-purlins throughout office space with OSB roof sheathing. Building A has a clear height of approx. 18', Building B has a clear height of approx. 22'.
Roof Finish:	4-ply built-up roof system, complete with fiber cants, base ply and cap sheet.
Sky lighting:	2% skylights in the warehouse area.
Windows:	2" x 4 1/2" aluminum storefront window system with clear annodized finish. Windows are dual-glazed insulated glass units with medium performance blue glass.
Insulation:	R-19 fiberglass batts at underside of roof and exterior soffits. R-4 rigid insulation from bottom of roof structure down 8'-10' at all exterior walls.
Freeze Protection:	All units have gas-fired freeze protection units mounted in the warehouse area. All units are freeze protection only.

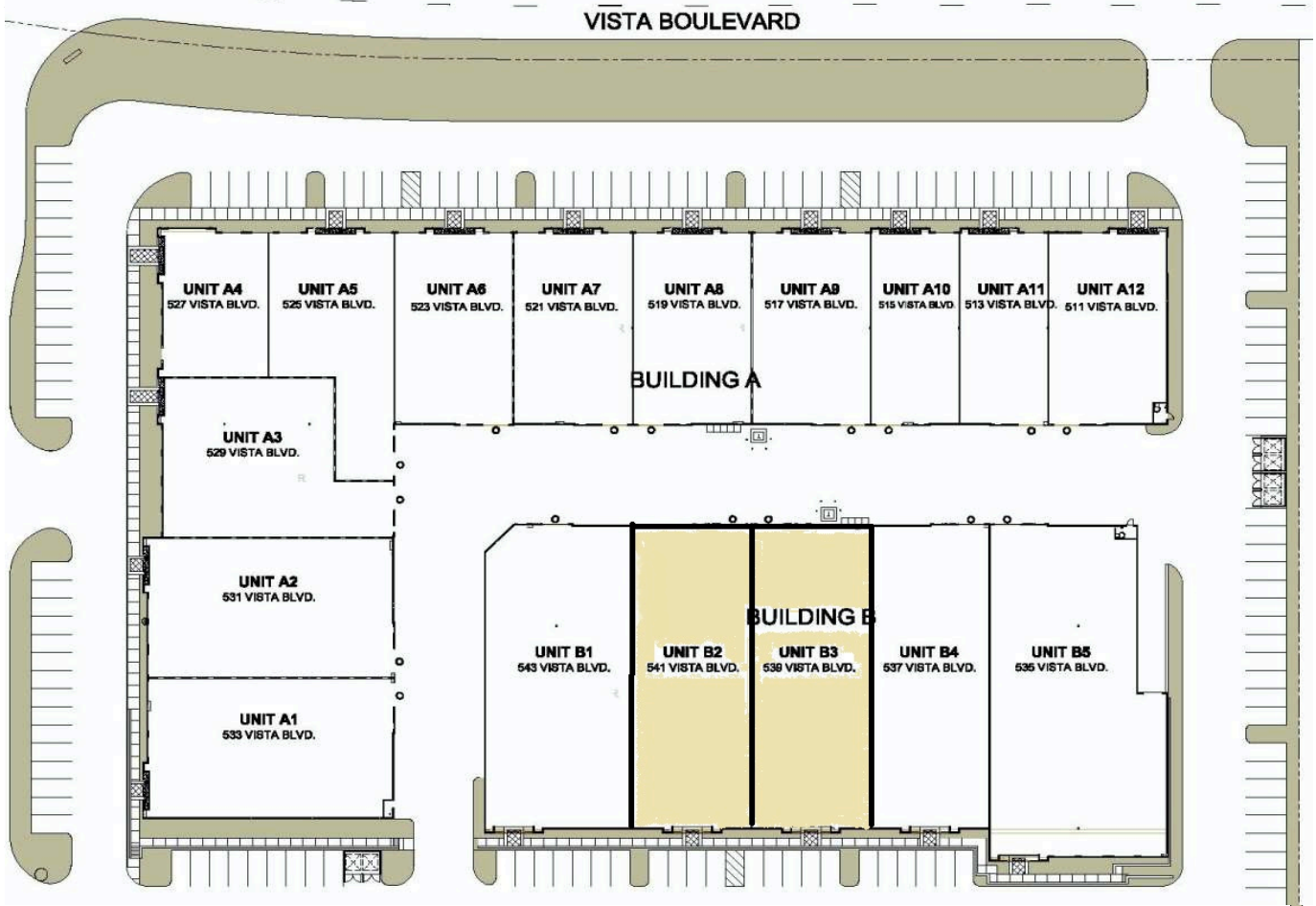
FOR
LEASE



VISTA BUSINESS PARK

SPARKS, NEVADA

SITE
PLAN



AVAILABLE UNITS

Unit #	SF	Pricing
519 SOLD	5,461	\$436,880
531 SOLD	8,193	\$589,896
533 SOLD	8,184	\$613,800
539	8,565	\$556,725
541	8,565	\$556,725
539 - 541	17,130	\$1,113,450



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