

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



FOR LEASE

131-135 CONEY ISLAND DR

SPARKS, NV 89431



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PROPERTY HIGHLIGHTS

131-135 CONEY ISLAND DR

- APN 034-372-02
- 1.32 AC
- 15,000 SF Available
- Zoned Industrial
- Ample Parking
- Fully Sprinklered
- Professionally Managed

This concrete tilt, multi-tenant, industrial building totals 20,000 SF, with 15,000 SF now available to serve a diverse array of industrial activities, from manufacturing to service companies and logistics or storage.

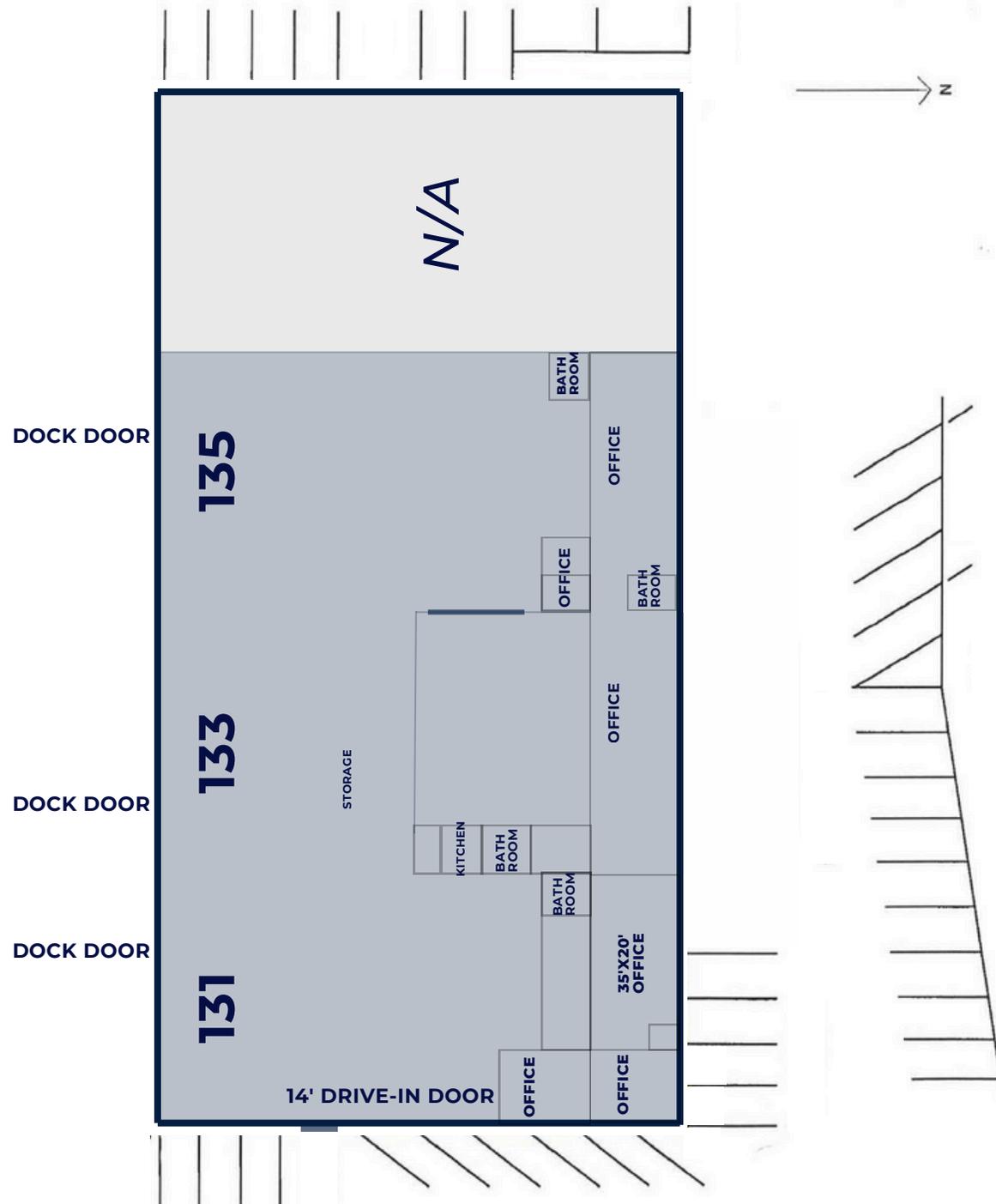
The newly available portion includes 3 rear facing dock-high doors, one side facing grade-level door, and ample parking provisions located street-side to the north. The facility is professionally managed and maintained and includes fire suppression, is 21' clear height and resides in FEMA flood zone AE.



BUILDING DETAILS

131-135 CONEY ISLAND DR

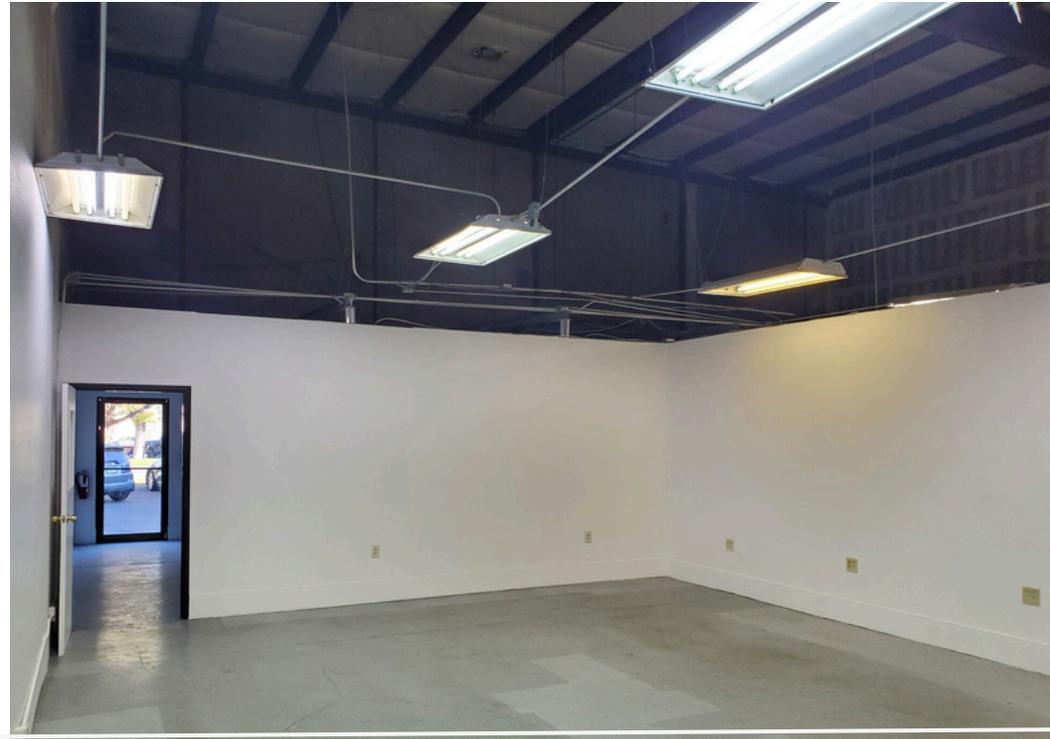
- 20,000 Total SF
- Up to 15,000 SF Available
- (4) Restrooms
- (3) Dock Doors
- (1) Grade Level Door
- +/- 1.6 Parking Spots per 1000 SF
- 21' Clear Height
- Fully Sprinklered
- Potential for Fenced Yard



PROPERTY EXTERIOR



PROPERTY INTERIOR



LOCATION HIGHLIGHTS

131-135 CONEY ISLAND DR

South of Greg Street and west of East McCarran main arteries

Easy access to Interstate 80 via McCarran Boulevard or Interstate 580 via Greg, Mill, or Glendale

Central location enhances logistical efficiency and facilitates smooth business operations.

Numerous surrounding businesses, vendors, and service providers

Neighbors a park and the Truckee River



SUBJECT PROPERTY

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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OUR TEAM



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