

FOR LEASE

1645 CRANE WAY

SPARKS, NV 89431

56,536 SF - 4,000 AMPS/480V - 6 DOCKS - 20' CLEAR - CENTRAL SPARKS LOCATION

Street Commercial Real Estate

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



Matthew Harris

Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Scott Borgia

Executive VP - Industrial
Scott.Borgia@street-cre.com
NV RE #S.0193455
O: (775) 852-5225
C: (408) 221-4499



Christian Stolo

Vice President - Industrial
Christian.Stolo@street-cre.com
NV RE #S.0196067
O: (775) 852-5225 Ext 1003
C: (775) 842-7450

**Property Rendering*

PROPERTY OVERVIEW

1645 CRANE WY

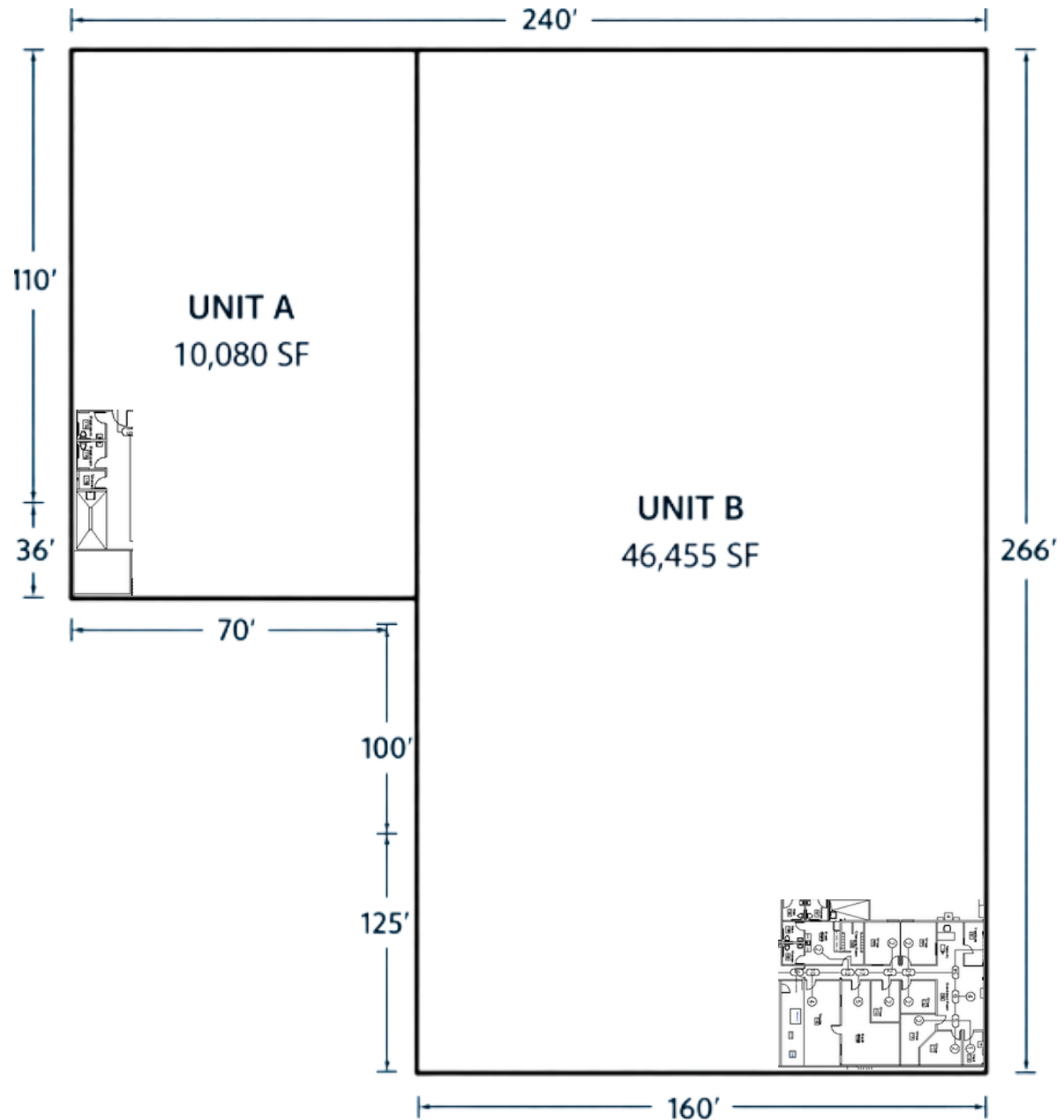
- 10,080 - 56,536 SF Available
- +/- 5,000 SF Secured Yard
- 4,000 Amps, 2 Meters 480v
- 6 Docks
- (1) 10' x 14' Drive-In Door
- 20' Clear Height
- Multiple HVAC Systems for Temperature Controlled Environment
- 0.40 Sprinkler Density
- 48 Surface Parking Spots
- Freeway Visibility
- Zoned Industrial (I)
- Sparks Industrial Submarket

Lease Rate:

Negotiable

\$0.15 Estimated NNNs

53,536 TOTAL SQUARE FEET



SITE PHOTOS

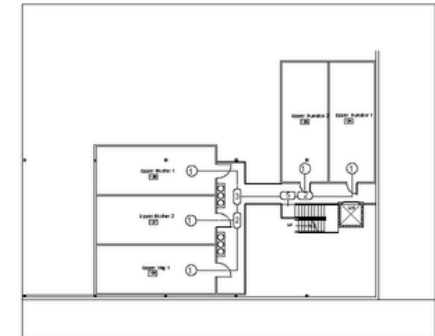
1645 CRANE WY



CURRENT BUILDOUT

1645 Crane Way is comprised of 56,535 square feet on a 2.33-acre site and offers a specialized cultivation, extraction, and manufacturing buildout.

- Cultivation:
 - 25 Flowering rooms
 - 9 Vegetation rooms
 - 2 Mother rooms
 - 16,520 SF of Flowering canopy
- Industrial Kitchen
- HVAC
 - Indirect-Direct evaporative Cooling (IDEC) system
 - Extensive climate control throughout grow, lab, and processing areas
- Heavy Power
 - 5,000+ amps



TARGET USERS

Zoning: I (Industrial): The City of Sparks Industrial (I) zoning district is intended to accommodate a wide range of industrial, manufacturing, warehousing, distribution, assembly, research, processing, and service commercial uses.

Industry	Ideal Users	Their Priorities	Why They Fit
Manufacturing & Assembly	- Electronics assembly - Equipment manufacturing - Precision manufacturing - Component fabrication - Industrial assembly operations - Packaging companies"	- Reliable power capacity - Functional production space - Efficient shipping access - Workforce accessibility - Expandable operations	4,000 amps of 480V power, six dock-high doors, 20' clear height, and immediate freeway access support production and shipping efficiency.
Distribution & Logistics	- Regional distributors - Third-party logistics (3PL) - E-commerce fulfillment - Wholesale distributors - Building material suppliers - Inventory-intensive businesses	- Truck access - Dock loading - Central location - Warehouse efficiency - Transportation corridors	Six dock doors, a drive-in door, secured yard area, and direct access to I-80 and US-395 support logistics operations.
Food, Beverage & Processing	- Specialty food producers - Beverage companies - Nutraceutical manufacturers - Packaging operations - Cold-chain users - Commercial processors	- Climate control - Power availability - Food-grade adaptability - Shipping efficiency - Utility capacity	Existing HVAC systems, significant power infrastructure, and temperature-controlled areas reduce conversion costs.
Life Science & Controlled Environment	- Pharmaceutical manufacturers - Biotechnology firms - Research & testing companies - Controlled-environment agriculture - Nutraceutical producers	- Environmental controls - Reliable utilities - Specialized improvements - Compliance capability	Extensive HVAC infrastructure, sprinkler systems, and electrical capacity support controlled production environments.
Industrial Service & Equipment	- Equipment repair companies - Industrial contractors - Utility service providers - Fleet support operations	- Yard storage - Equipment staging - Truck access - Service dispatch location	Warehouse space, secured yard area, parking, and central Sparks access support field service operations.
Specialized Industrial Users	- Cannabis cultivation operators - Cannabis manufacturers - Extraction & processing firms - Ag-tech companies	- Existing infrastructure - High power availability - HVAC capacity - Operational efficiency	Purpose-built cultivation and processing improvements would be costly and time-consuming to replicate.

LOCATION HIGHLIGHTS

SPARKS SUBMARKET

- Immediate access to I-80 and US-395
- Minutes from Downtown Reno and Downtown Sparks
- 10 minutes from Reno-Tahoe International Airport
- Convenient access to Northern Nevada's primary industrial and distribution corridors
- Easy access to the Reno-Sparks labor pool
- Ideal for warehouse, distribution, manufacturing, and service users



REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

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

**522 Lander St #200
Reno, NV 89509**

(775) 852-5225

admin@street-cre.com

www.street-cre.com

STREET COMMERCIAL REAL ESTATE



Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

OUR TEAM



Matthew Harris

Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Scott Borgia

Executive VP - Industrial
Scott.Borgia@street-cre.com
NV RE #S.0193455
O: (775) 852-5225
C: (408) 221-4499



Christian Stolo

Vice President - Industrial
Christian.Stolo@street-cre.com
NV RE #S.0196067
O: (775) 852-5225 Ext 1003
C: (775) 842-7450