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

FOR LEASE

42 E FREEPORT BLVD

SPARKS, NV 89431

~3,000 SF INDUSTRIAL WAREHOUSE



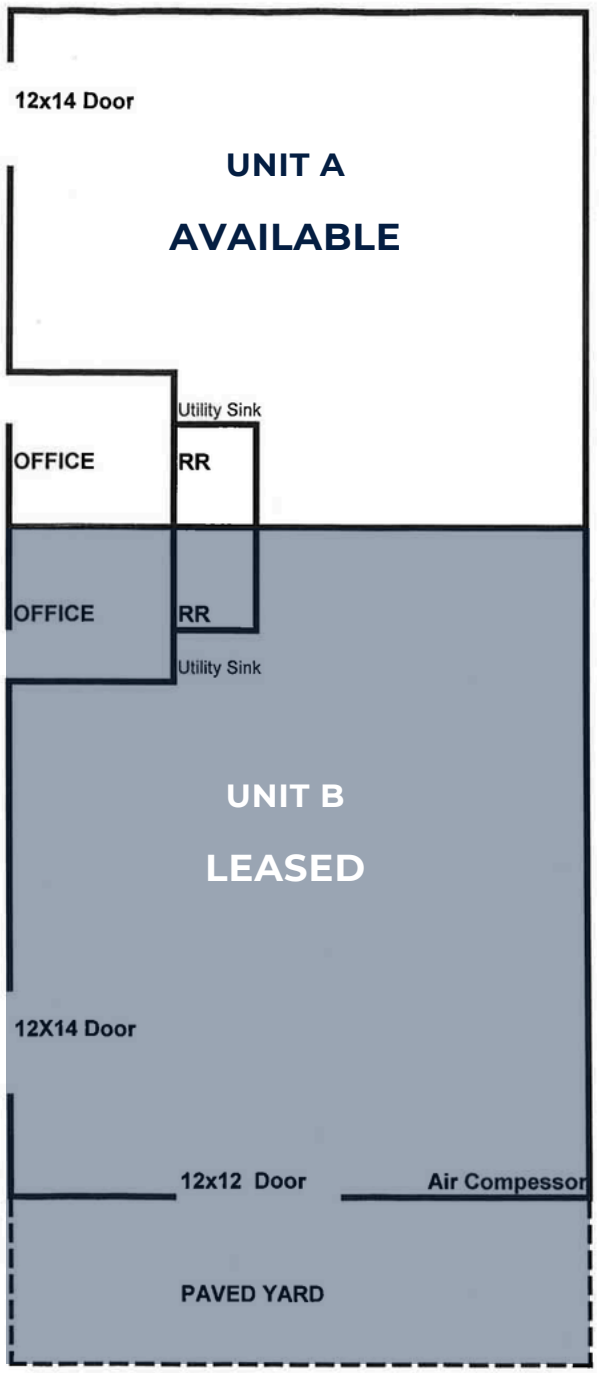
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PROPERTY **OVERVIEW**

42 E FREEPORT BLVD

- 3,000 SF Available
  - 250 SF Office
- Open Warehouse/Shop
- Floor Drain
- Utility Sink
- 200a 3p Power (TBV)
- (1) 12' x 14' Drive-In Door
- 16' Clear Height
- Sparks Industrial Submarket



SITE
PHOTOS
42 E FREEPORT BLVD







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 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

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, or other professional advsor.

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

OUR TEAM



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