

3410 PERU DR. SPARKS, NV 89437

3410
PERU DR



FOR SALE OR LEASE
±200,000 SF INDUSTRIAL

JONES LANG LASALLE BROKERAGE, INC. RE LICENSE #01856260



PROPERTY

FEATURES



±200,000 SF Building



Available September 2026



24' Clear height



16 Docks with 30,000 lb levelers
4 Ground (one in the back, gravel access)



12 Trailer stalls



83 Auto stalls



480/3-Phase 1600 AMP power service



.33GPM/3000 SF Sprinklers



Warehouse breakroom and restrooms

ADDITIONAL INFORMATION



INSERVICE DATES FOR AIR HANDLERS - 2014



INSURANCE - \$80,000 PER YEAR

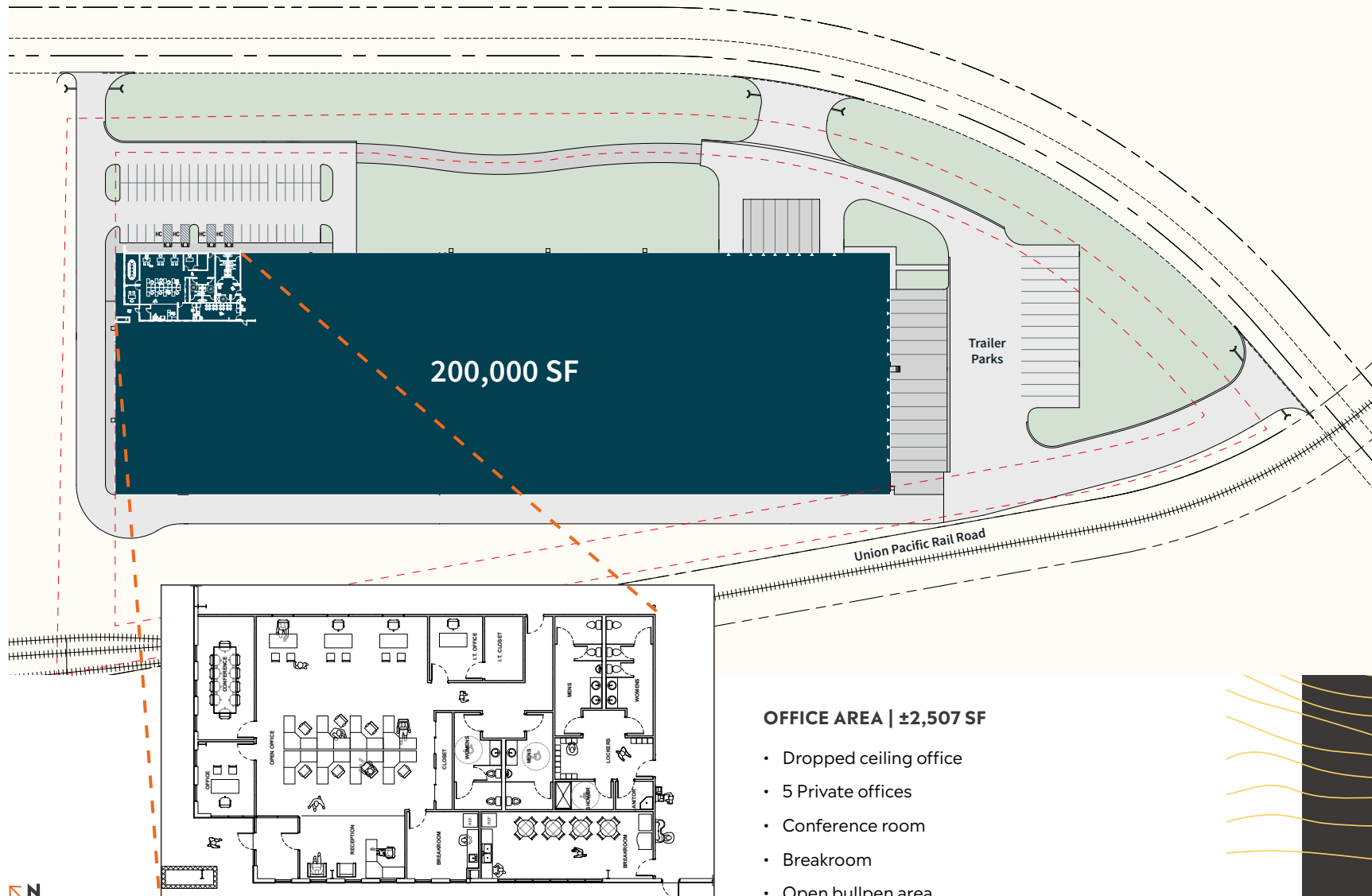


PROPERTY TAXES \$140,000 PER YEAR



3410 PERU DRIVE

±200,000 SF



STRATEGICALLY POSITIONED

3410 Peru Drive is strategically positioned in Sparks, Nevada, offering superior access to major transportation corridors including Interstate 80 and US Route 395. The property's location provides efficient distribution capabilities throughout the Reno-Sparks industrial market and beyond, with close proximity to the Reno-Tahoe International Airport enhancing logistics operations.

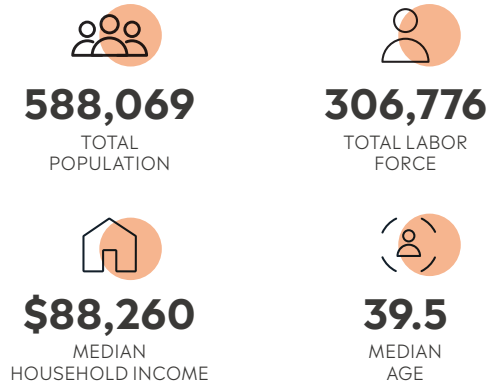


INDUSTRIAL LABOR PROFILE

Reno, NV Metropolitan



KEY FACTS



EMPLOYMENT



Total Population (Esri) 588,069

5 Year Projected Population:
Annual Growth Rate 0.93

Ages 25 to 34 83,554

Ages 35 to 49 111,699

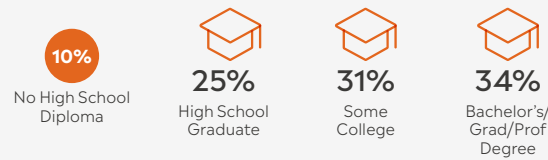
Total Households 234,168

Average Home Value \$620,648

Owner Occupied Housing Units (Esri) (%) 62.46%

Renter Occupied Housing Units i (Esri) (%) 37.54%

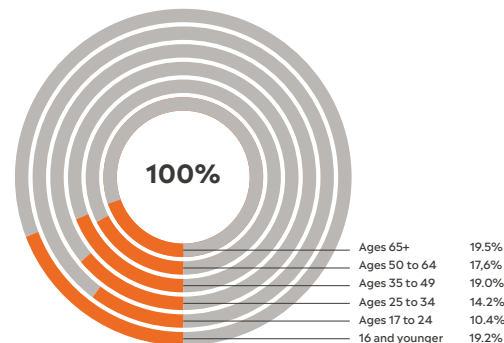
EDUCATION



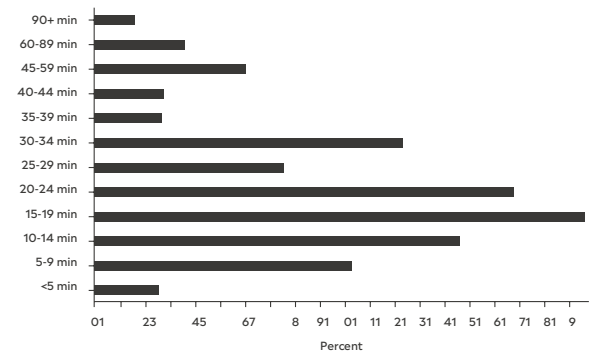
INDUSTRY CONCENTRATION



AGE STRATIFICATION



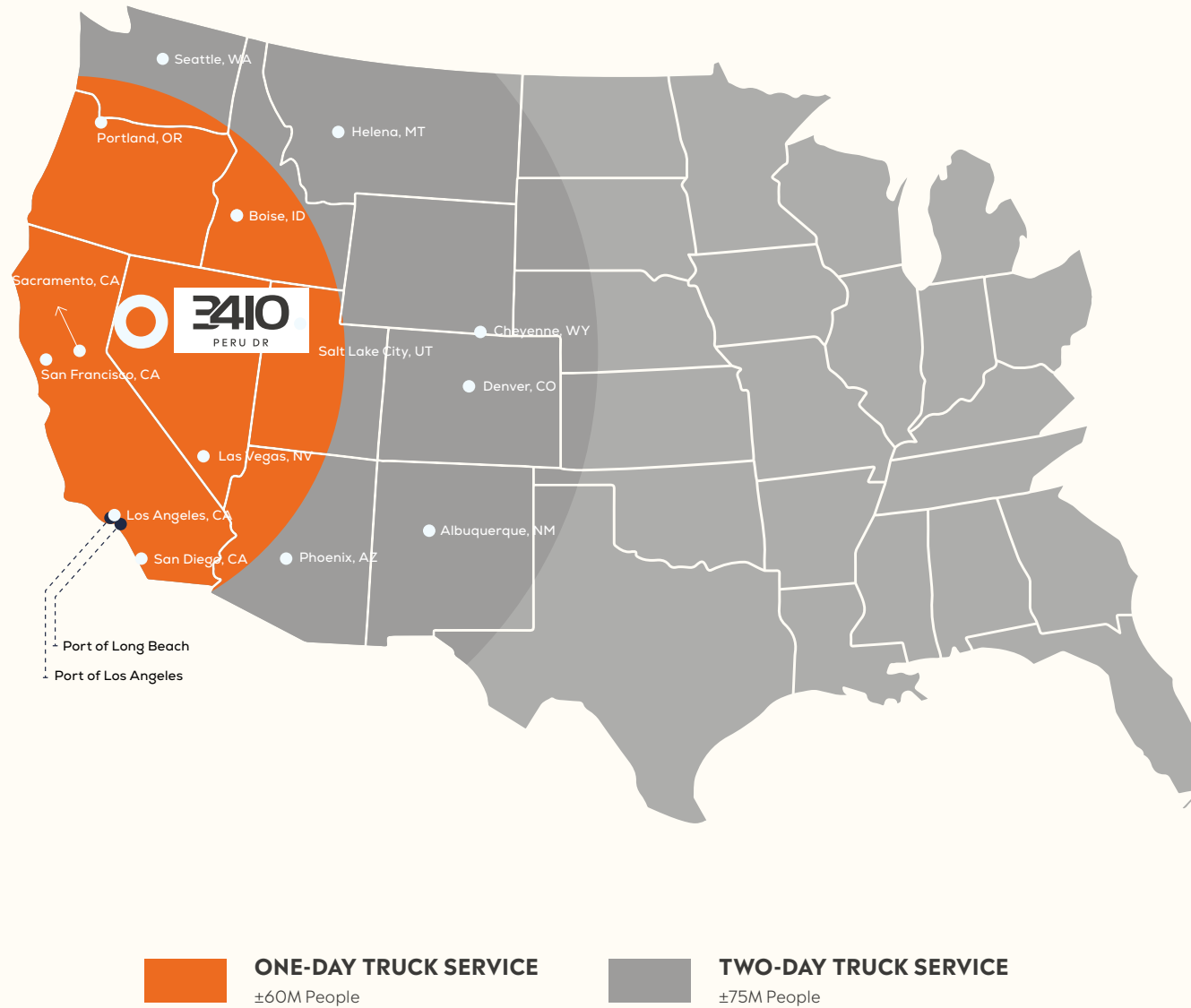
AVERAGE TRAVEL TIME TO WORK



TRANSIT

ANALYSIS

	Distance
RENO	23 Miles
SAN FRANCISCO	241 Miles
BOISE	405 Miles
LOS ANGELES	471 Miles
SALT LAKE CITY	502 Miles
PORTLAND	550 Miles
PHOENIX	722 Miles
SEATTLE	723 Miles
HELENA	865 Miles
CHEYENNE	939 Miles
ALBUQUERQUE	996 Miles
DENVER	1,018 Miles



THE BEST

IN THE WEST

ADVANTAGES OF DOING BUSINESS IN NEVADA

- No corporate income tax, personal income tax, franchise tax, inventory tax, inheritance/gift tax, or estate tax
- Low-cost startup, regulatory, licensing, and annual fees
- Supportive ecosystem for entrepreneurs, startups and corporations
- Right-to-work state with able and willing workforce
- Has a central, geostrategic location on the West Coast, near national and international ports
- Major international airports located in Las Vegas and Reno

Source: GOED

A REGION FOR BUSINESS.

The Greater Reno-Sparks-Tahoe area is an ideal region for you to relocate or grow your company. From central access to the 11 western states, to our business-friendly policies, a skilled workforce and a remarkable quality of life, you'll find it all here. Reno was recently voted as a favorable business location ranking number one in job growth.

- *#1 First in the Nation for Fastest Growth 9 Consecutive Months*
- *6% Strongest Employment Rate In the State of NV*
- *45,000 New Jobs since June 2018*

Source: GOED

NEVADA TAX ADVANTAGES:

- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax
- No capital gains tax

Source: GOED



3410

PERU DR

DAVID Y. CANTWELL

+1 949 322 3585

david.cantwell@jll.com

NV License BS#00000237

CA License BS#00884769



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.