

For Sale

# International Pl. & Icehouse Ave.



1240 Icehouse Ave.  
Sparks, NV 89431

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Listing Snapshot



**\$6,040,000**  
Sale Price



**± 35,520 SF**  
Total Square Footage



**\$170 PSF**  
Price Per Square Foot

Property Highlights

- Owner-user or leased investment opportunity
- Sparks industrial core location
- Less than 5-minutes from I-80
- Industrial zoning
- Built in 1960

Demographics

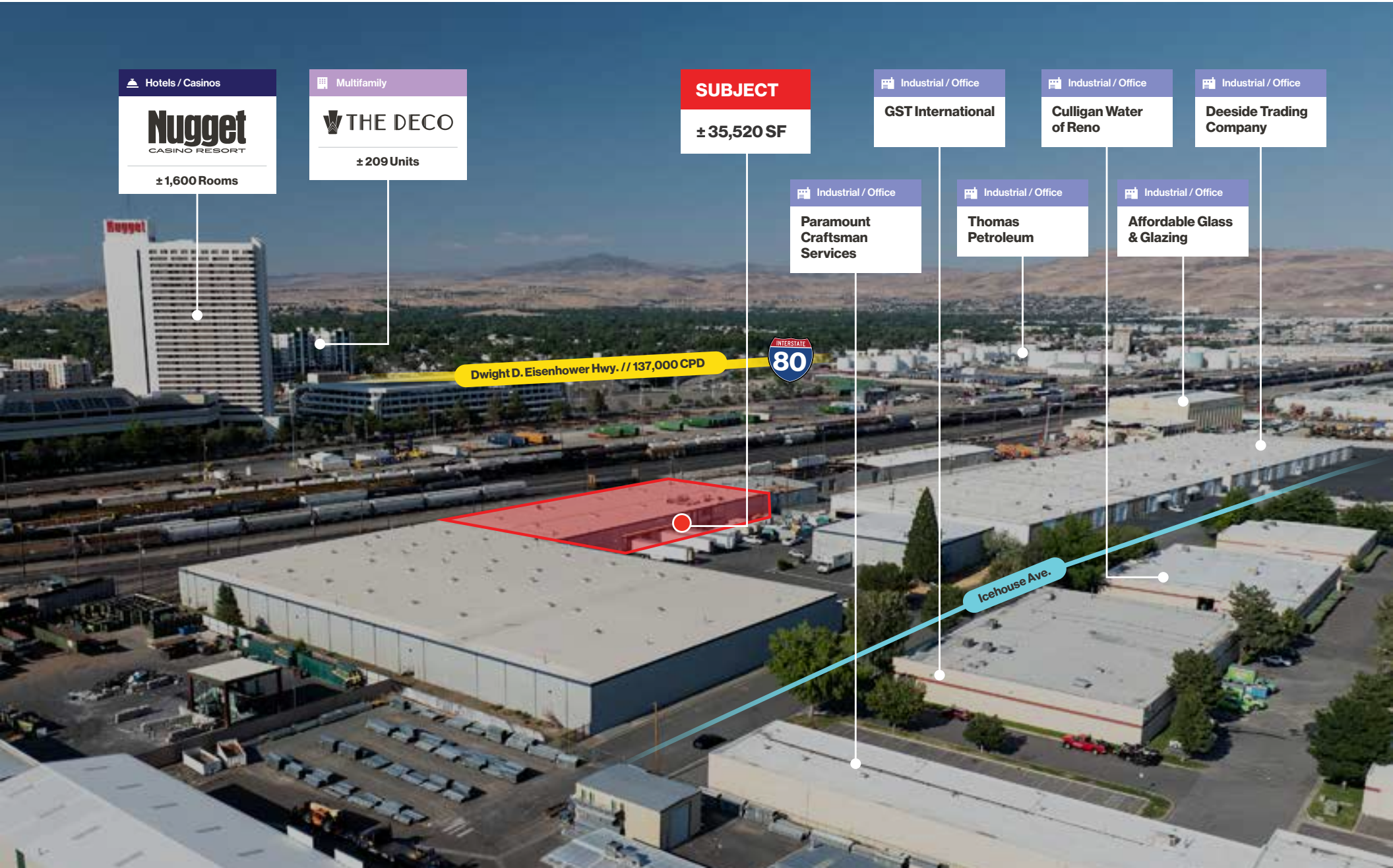
	1-mile	3-mile	5-mile
2025 Population	10,163	116,261	245,490
2025 Average Household Income	\$72,217	\$78,758	\$94,046
2025 Total Households	4,937	47,307	100,827











Hotels / Casinos

**Nugget**  
CASINO RESORT

± 1,600 Rooms

Multifamily

**THE DECO**

± 209 Units

**SUBJECT**

± 35,520 SF

Industrial / Office

**GST International**

Industrial / Office

**Culligan Water of Reno**

Industrial / Office

**Deeside Trading Company**

Industrial / Office

**Paramount Craftsman Services**

Industrial / Office

**Thomas Petroleum**

Industrial / Office

**Affordable Glass & Glazing**

Dwight D. Eisenhower Hwy. // 137,000 CPD



Icehouse Ave.



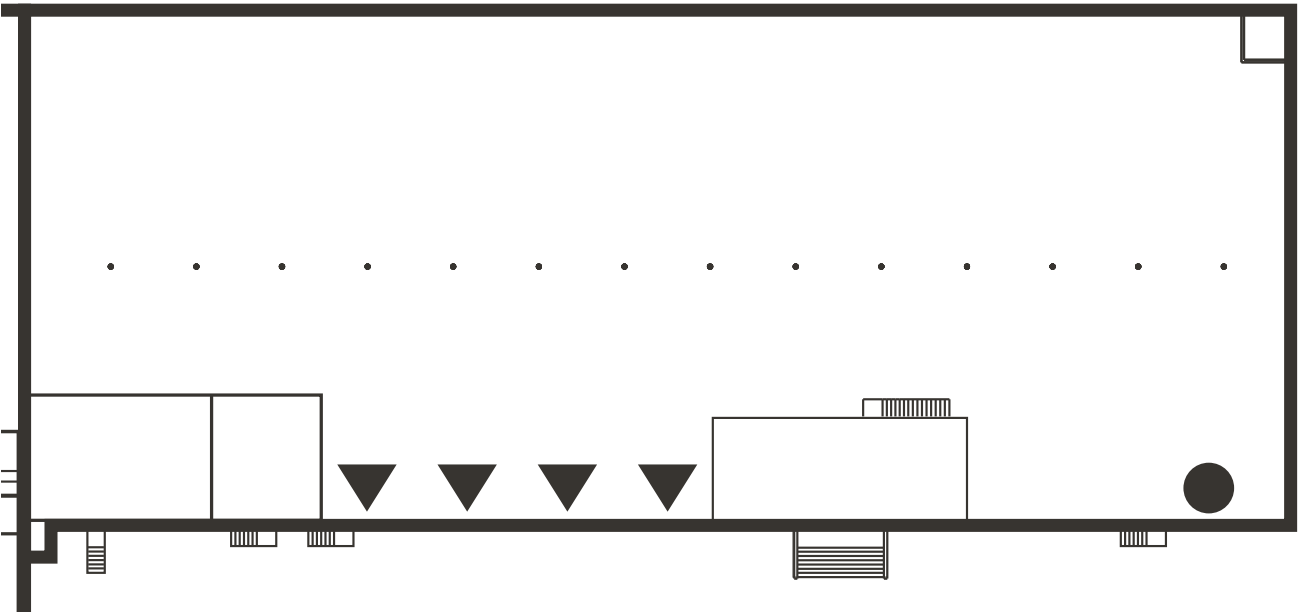
# Floor Plan | 1240 Icehouse Ave.

● Grade Level Door ▲ Dock Door

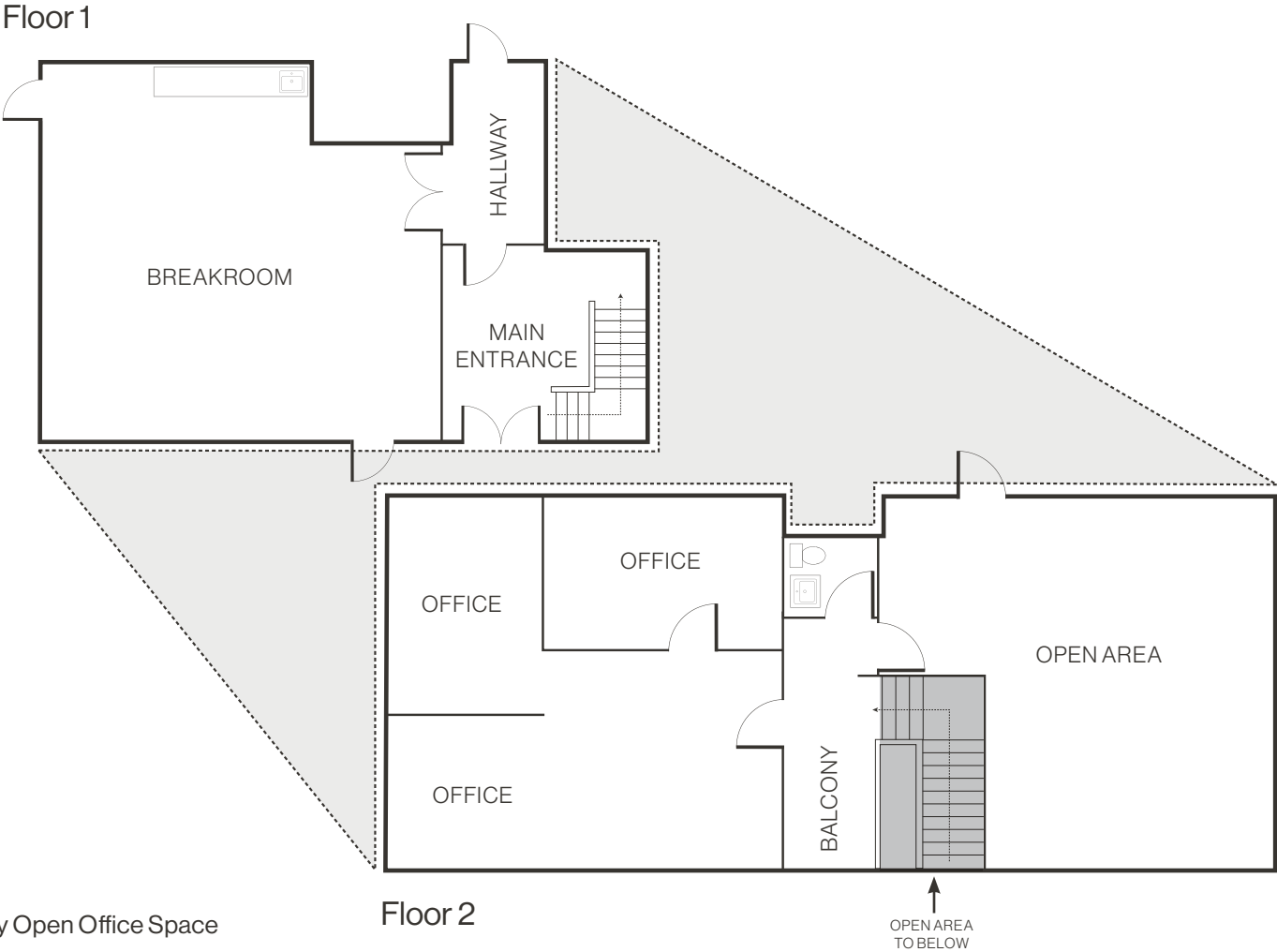
 **\$6,040,000**  
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Total Square Footage

- Clear Height: 18'-20'
- 20'x63' column spacing
- Power: 1200 Amp, 408V, 3-phase
- Grade-level doors: One (1)
- Dock doors: Four (4)
- Sprinklers: Wet
- Built in 1960
- Available to Occupy: 6/1/26



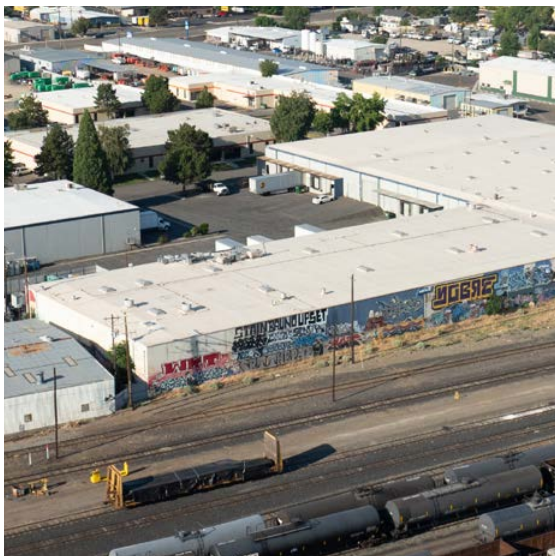
Floor Plan | 1240 Icehouse Ave.



- ± 2,342 SF of Mostly Open Office Space
- Office Space Includes: One (1) Private Office, Large Break Room, & Private Restroom



Property Photos





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For inquiries please reach out to our team.

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