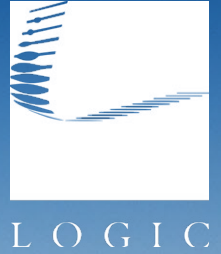


For Sale

# Owner-User Industrial Opportunity



873 Deming Way  
Sparks, NV 89431

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# Listing Snapshot



**\$5,280,015**  
Sale Price



**± 27,077 SF**  
Total Square Footage



**\$195 PSF**  
Price Per Square Foot

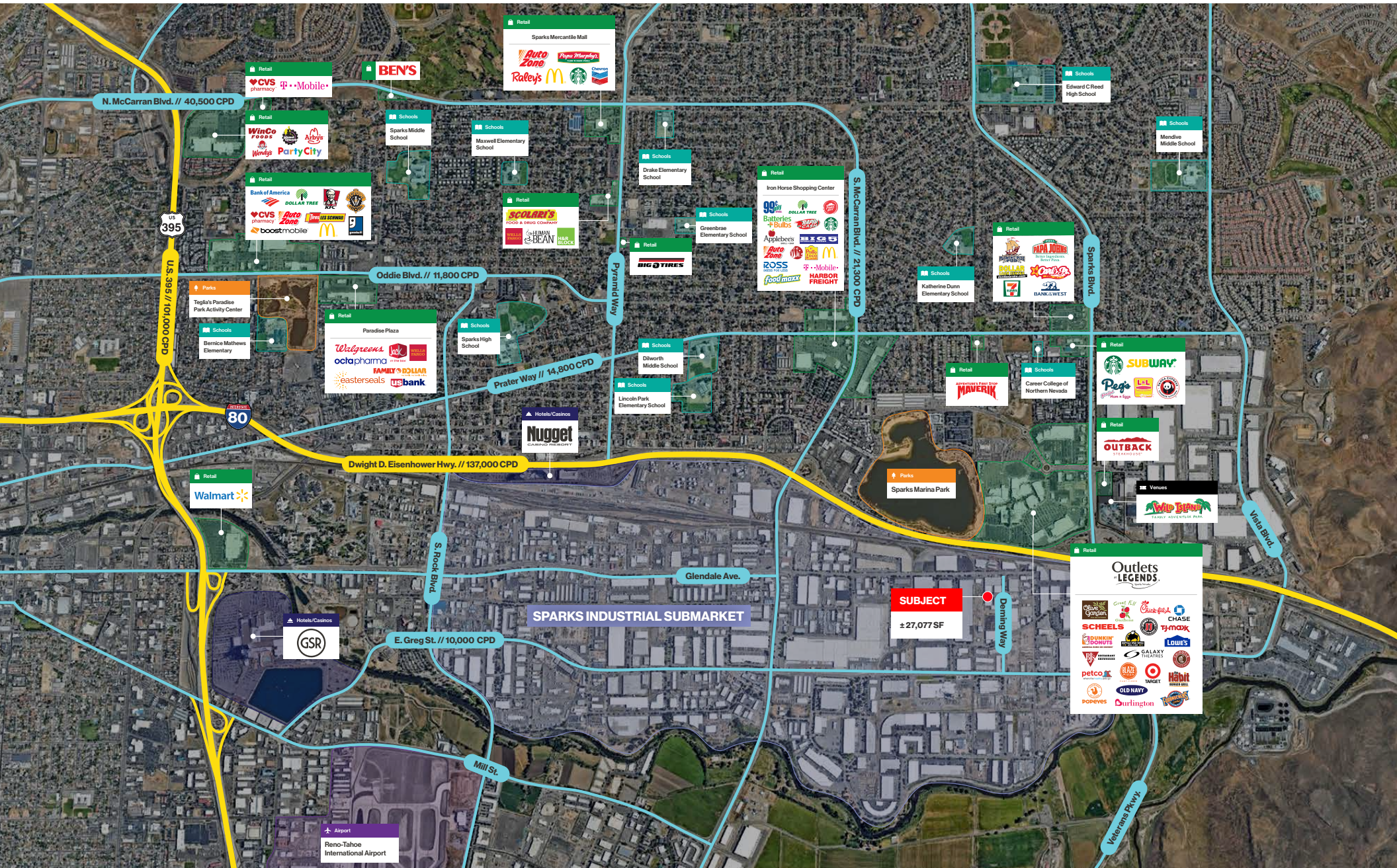
## Property Highlights

- ± 27,077 SF warehouse in Sparks industrial submarket
- Owner-user opportunity
- Concrete tilt-up construction
- 20' clear height throughout with private office and restroom buildouts in place
- Three (3) 10' x 9' dock-high doors
- 1-mile to I-80/Sparks Blvd. interchange
- 400 Amp, 277/480V, 3-phase, 4-wire power
- Shared parking with in-place REA
- Zoned I (Industrial)
- Recent improvements include new roof, roll-up doors, lighting, paint, and parking lot
- Can be demised to accommodate two (2) tenants

## Demographics

	1-mile	3-mile	5-mile
2024 Population	4,183	66,081	186,228
2024 Average Household Income	\$79,679	\$93,026	\$85,761
2024 Total Households	2,180	26,676	75,814





Retail

Legends at Sparks Marina

Hospitals

Northern Nevada Medical Center

Office / Industrial

Coca-Cola Distribution Center

Office / Industrial

ITS Logistics

Office / Industrial

UPS Distribution Center

Office / Industrial

Ontrac Distribution Center

Dwight D. Eisenhower Hwy. // 12,300 CPD



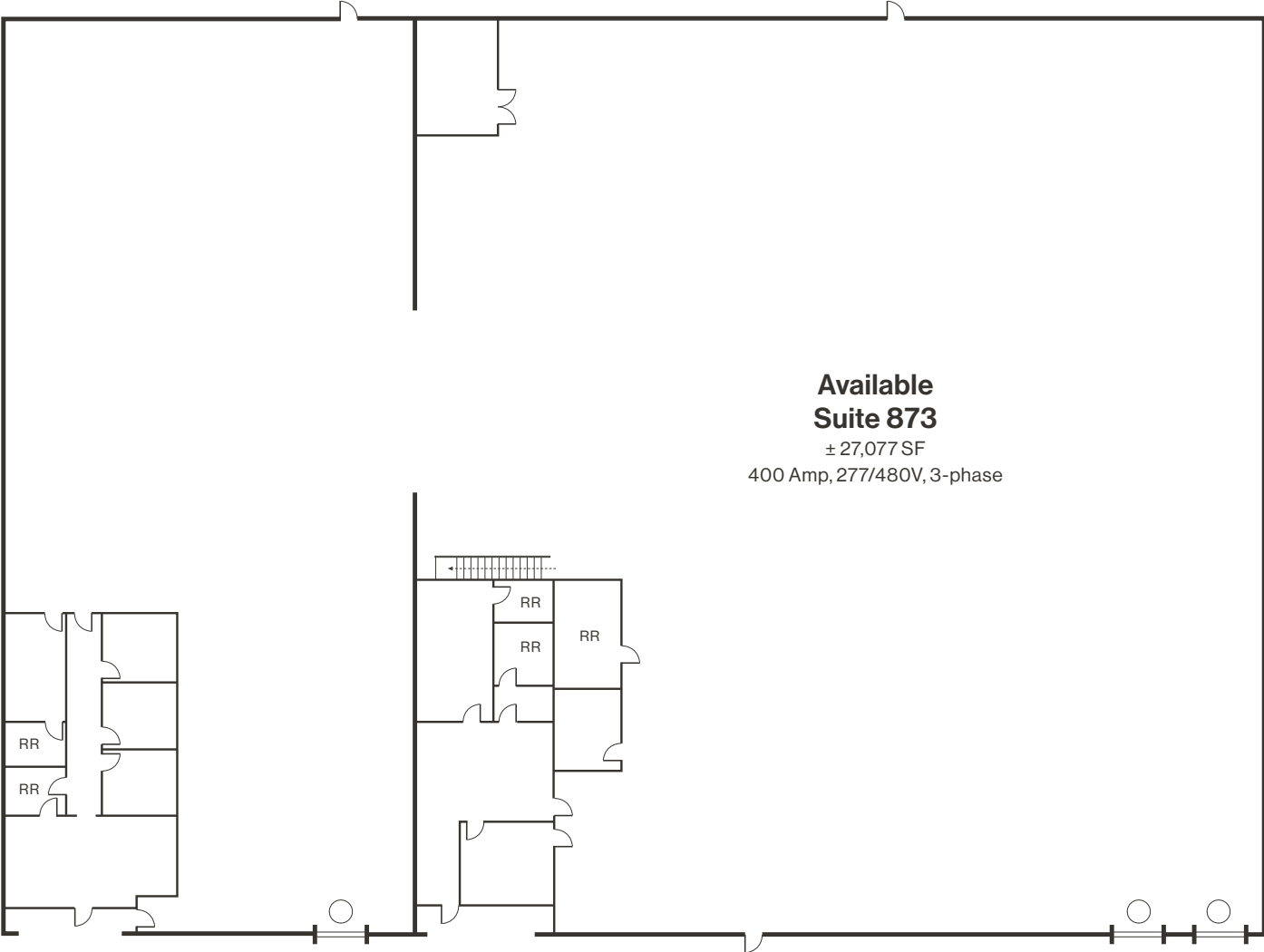
**SUBJECT**  
± 27,077 SF

Deming Way



Floor Plan  
Suite 873

○ Dock Loading Door



# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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