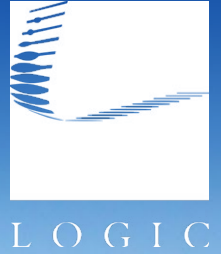


For Sale

Partially Leased Investment Opportunity



865-871 Deming Way
Sparks, NV 89431

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Listing Snapshot



\$4,888,225
Sale Price



± 23,845 SF
Total Square Footage



\$205 PSF
Price Per Square Foot

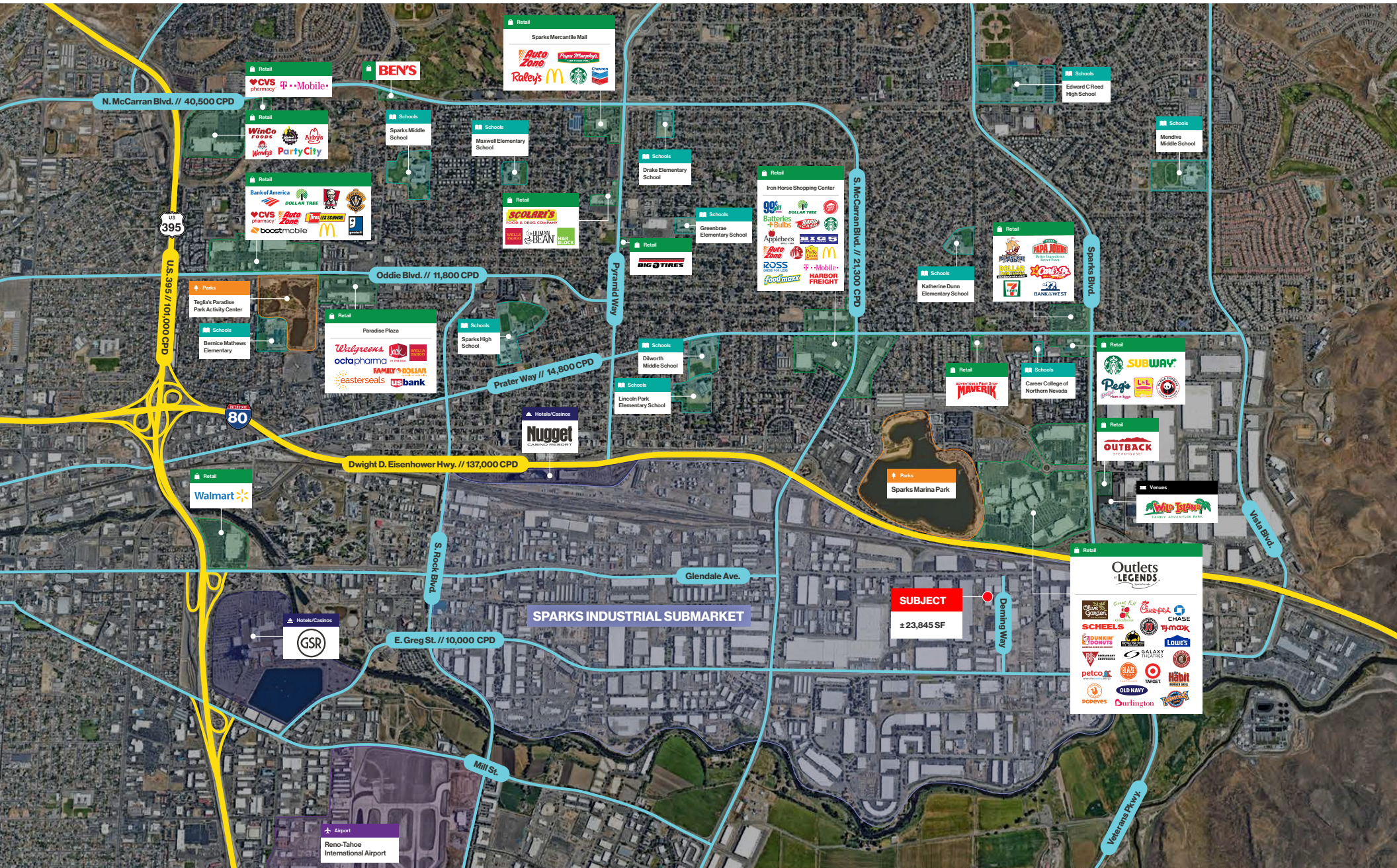
Property Highlights

- ± 23,845 SF warehouse in Sparks industrial submarket
- Owner-user or investment opportunity with in-place cashflow
- 57% occupied with \$187,790 annual NOI. Current lease expires 01/31/2029
- Concrete tilt-up construction
- 20' clear height throughout with private office and restroom buildouts in place
- ± 10,237 SF currently vacant and available for lease or owner-user
- Three (3) drive-in doors and two (2) 10' x 9' dock-high doors
- 1-mile to I-80/Sparks Blvd. interchange
- 600 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

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
± 23,845 SF

Deming Way

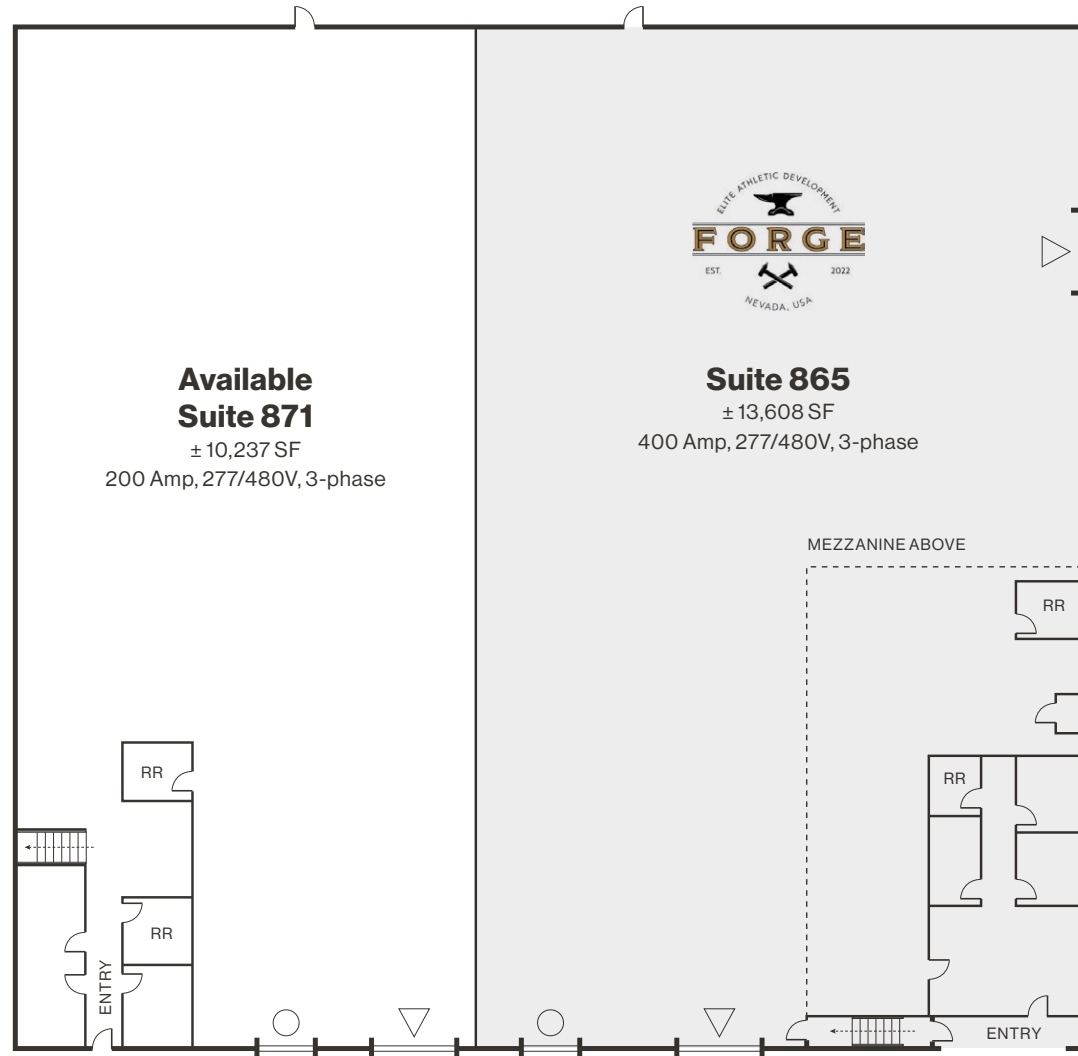
Site Plan

Available NAP



Floor Plan Suites 865 & 871

■ Leased ○ Dock Loading Door △ Grade Loading Door



Tenant Summary



Tenant: Forge Elite Athletics

Lease Type: NNN

Annual Rent: \$187,790

Rental Increases: 4% Annually

Lease Commencement: August 1, 2023

Lease Expiration: January 31, 2029

Lease Term: 66 Months

Options to Renew: None

Leased Square Footage: ± 13,608 SF



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For inquiries please reach out to our team.

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