

911 Linda Way | Sparks, NV 89431

FOR LEASE



Property Description

10,000 SF Of Warehouse With Front Office/Showroom

Property Highlights

- (2) Dock High Doors
- (1) Drive In Door
- Sprinklers .33/3000
- Zoning (I)
- 22' Clear Height

Offering Summary

Lease Rate:	\$1.25 SF/MO + NNN
Lease Type:	NNN: \$0.20/SF
Available SF:	10,000 -20,000 SF
Lot Size:	1.674 Acres
Building Size:	20,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	7	2,117
Total Population	4	41	4,109
Average HH Income	\$56,694	\$60,267	\$59,877

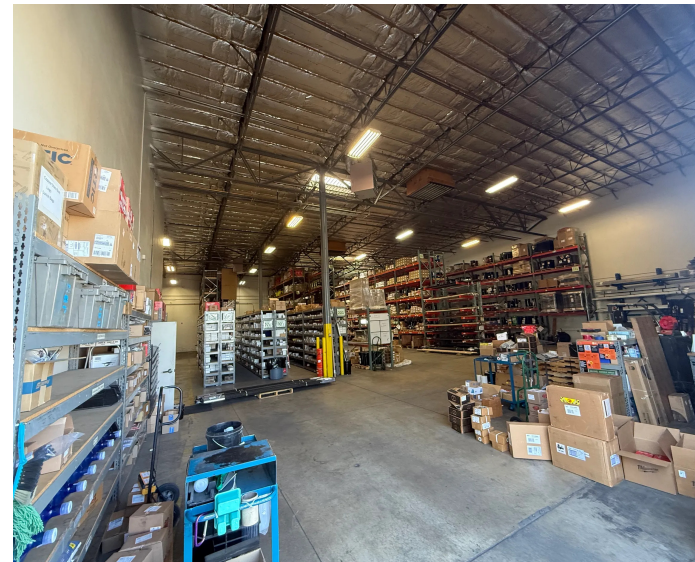
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Photos



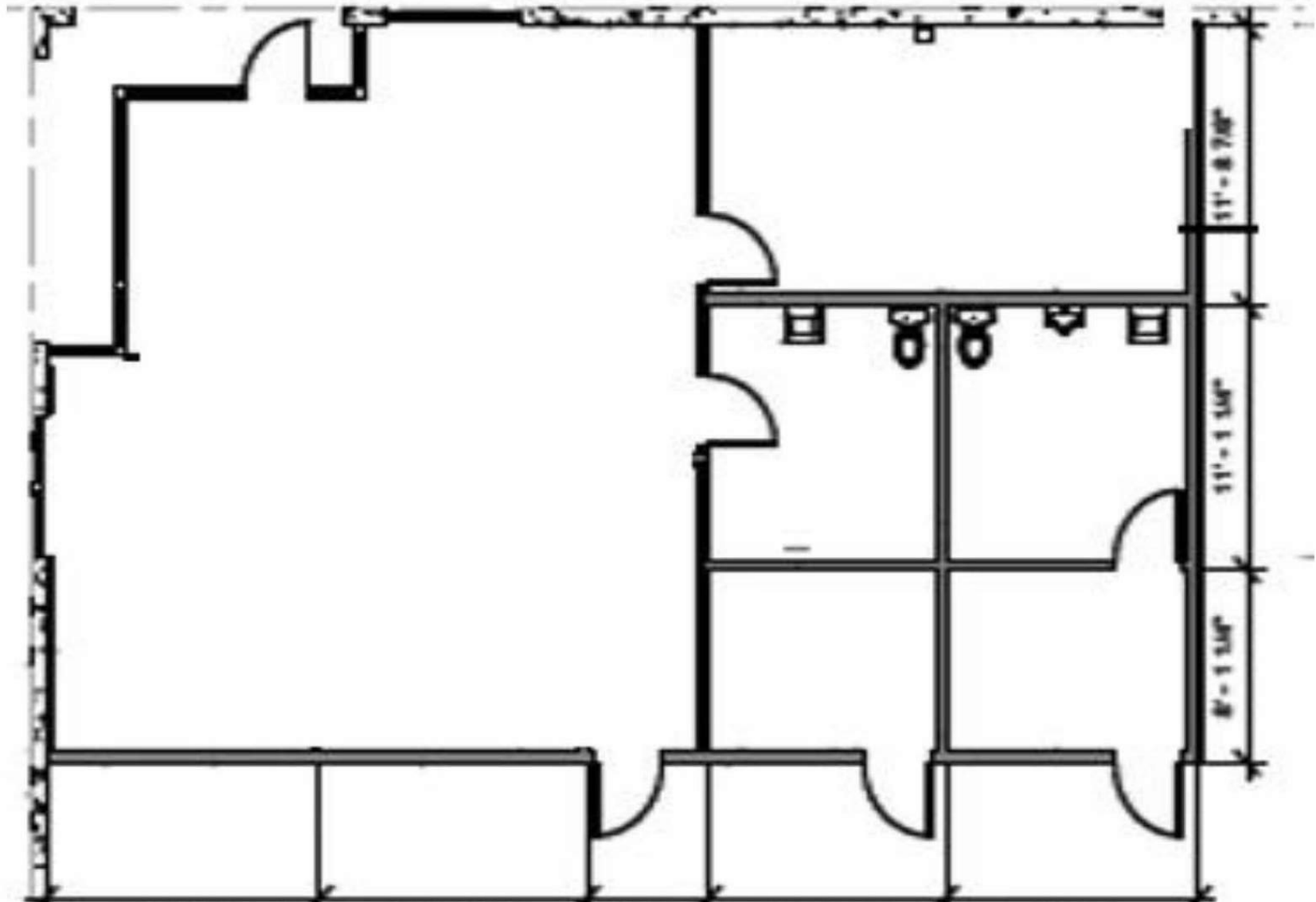
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FLOOR PLAN



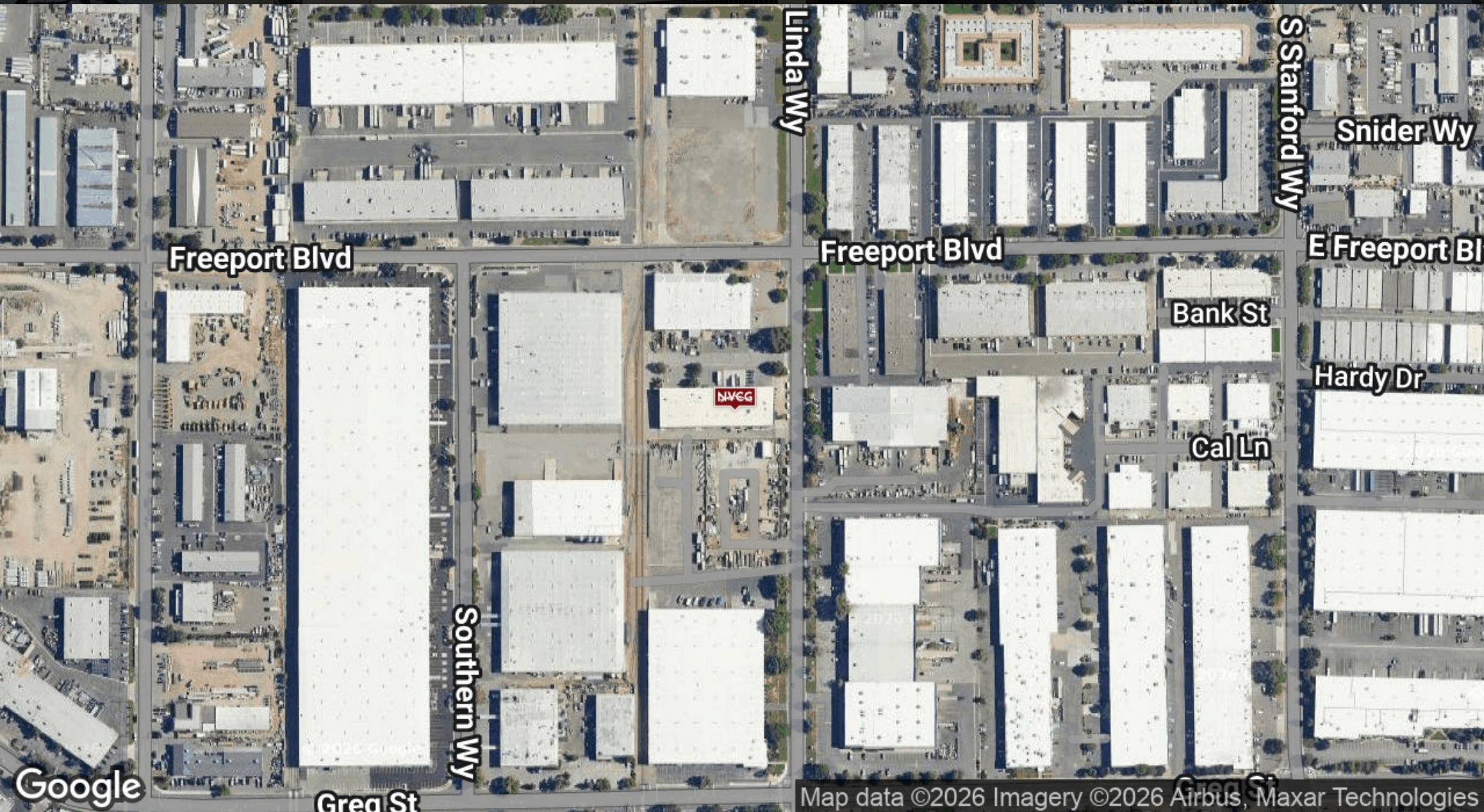
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Location Map



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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4	41	4,109
Average Age	37	36	39
Average Age (Male)	37	37	38
Average Age (Female)	37	35	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	7	2,117
# of Persons per HH	4	5.9	1.9
Average HH Income	\$56,694	\$60,267	\$59,877
Average House Value	\$303,583	\$360,767	\$443,045

2020 American Community Survey (ACS)

