

For Sale

# Owner-User Industrial Warehouse



860-870 Steneri Way  
Sparks, NV 89431

**Ian Cochran, CCIM**  
Partner  
775.225.0826  
icochran@logicCRE.com  
B.0145434.LLC

**Greg Ruzzine, CCIM**  
Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

**Grace Keating**  
Associate  
775.870.7806  
gkeating@logicCRE.com  
S.0198962



# Listing Snapshot



**Negotiable**  
Asking Price



**± 14,800 SF**  
Total Square Footage



**± 0.76 AC**  
Total Land Acreage

## Property Highlights

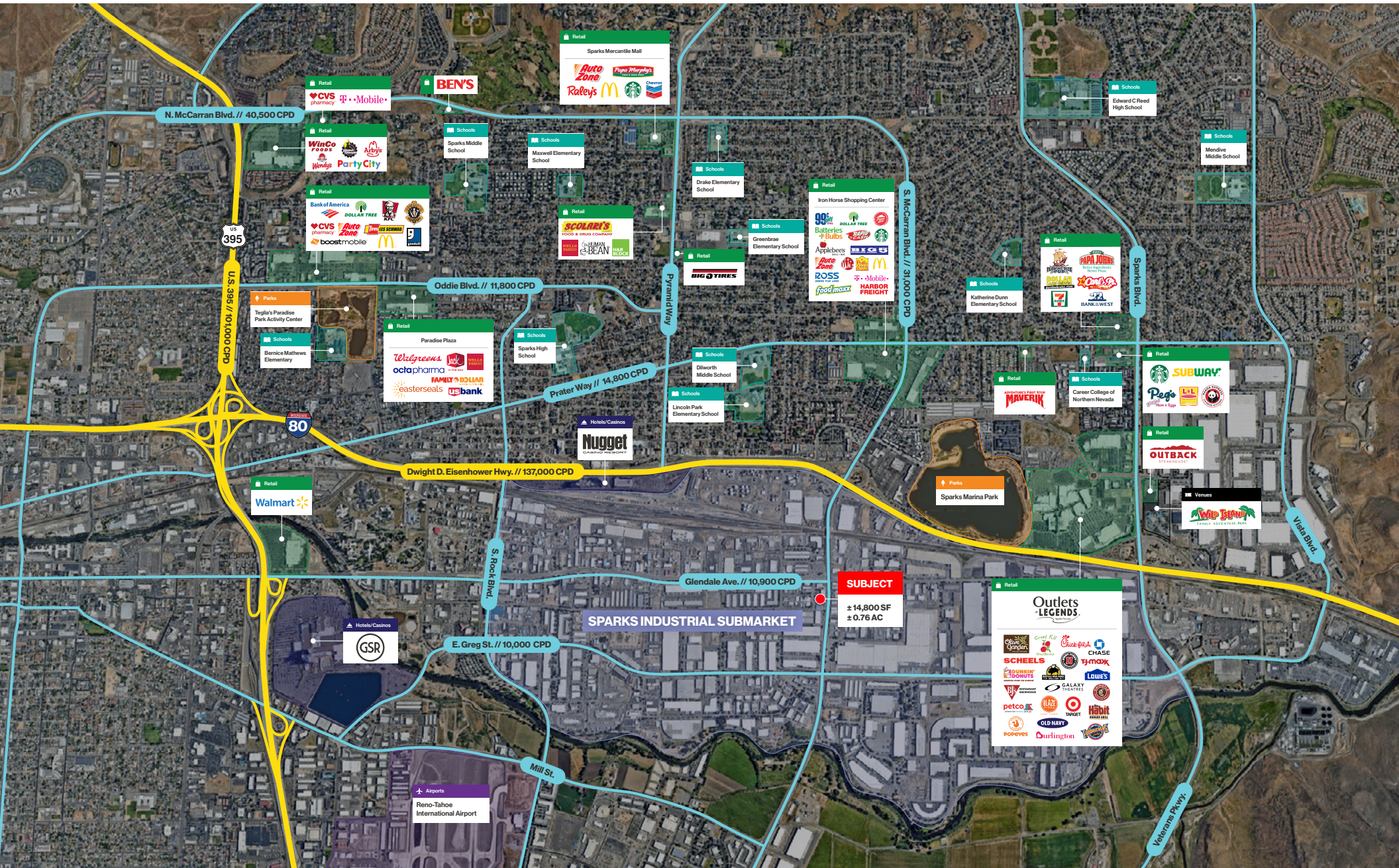
- Owner-user opportunity with signage visibility along S. McCarran Blvd.
- 870 Steneri features three (3) 14' x 12' roll-up doors and five (5) man doors with 18' clear-height
- Recent upgrades include parking lot reseal, new bollards, landscaping upgrades, new exterior paint, new exterior LED lighting, and newer roof
- 860 Steneri features six (6) 14' x 12' roll-up doors, two with full pass-through capabilities, and four (4) man doors with 15' clear-height
- Easy access to Reno and Sparks via I-80, S. McCarran Blvd., and Glendale Ave.
- High-traffic counts with over 31,000 CPD along S. McCarran Blvd. and 10,900 CPD along Glendale Ave.
- Ample parking including 20 individual spaces and opportunity for additional parking surrounding the west building

## Demographics

	1-mile	3-mile	5-mile
2025 Population	4,504	85,365	215,012
2025 Average Household Income	\$68,635	\$91,058	\$91,475
2025 Total Households	2,214	34,351	88,692











Mixed-Use

Victorian Square

THE DECO

GALAXY THEATRES

Nugget EVENT CENTER

Industrial / Office

Smith Power Products

SUBJECT

± 14,800 SF

± 0.76 AC

Retail

elRosal

Hotels / Casinos

Best Western Hotels & Resorts



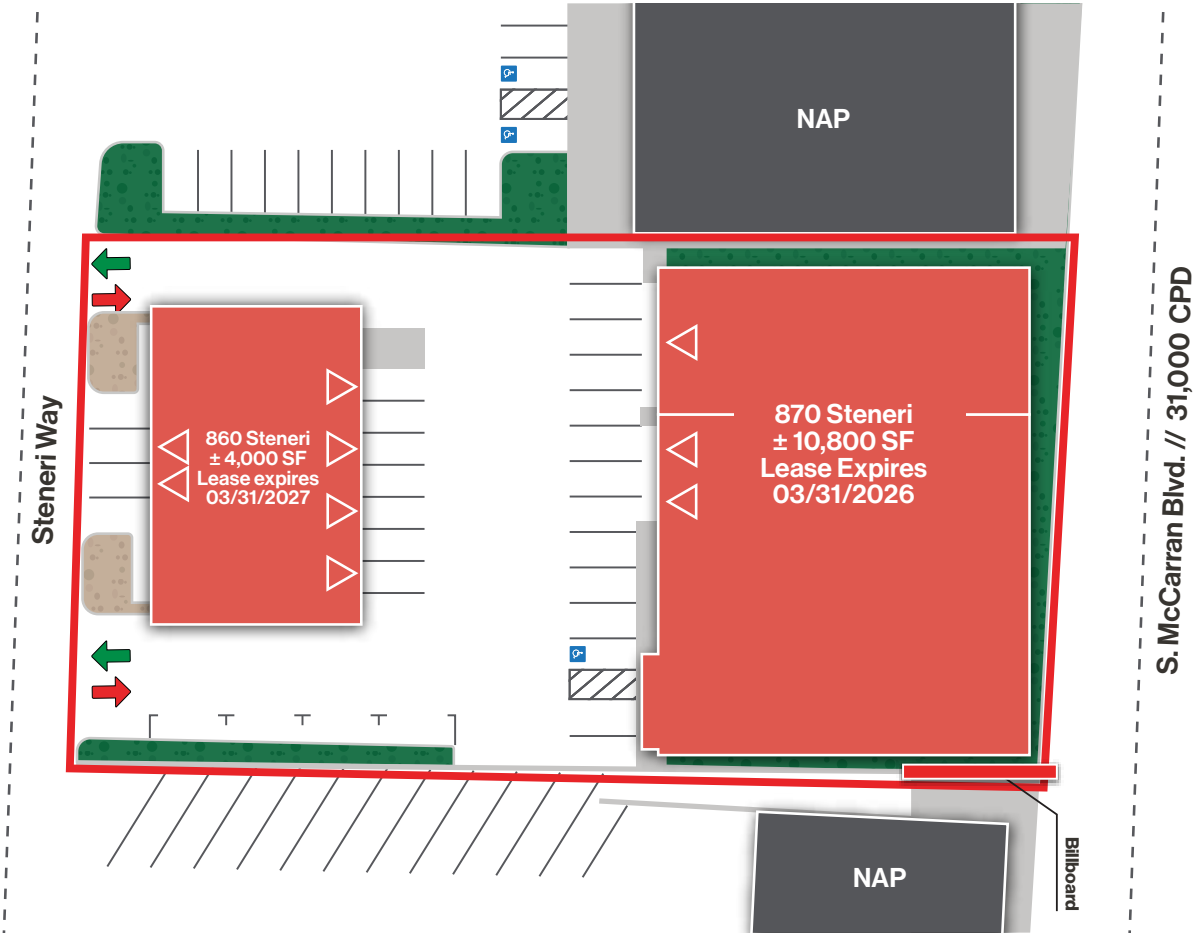
I-80 // 137,000 CPD

Glendale Ave. // 10,900 CPD

S. McCarran Blvd. // 31,000 CPD

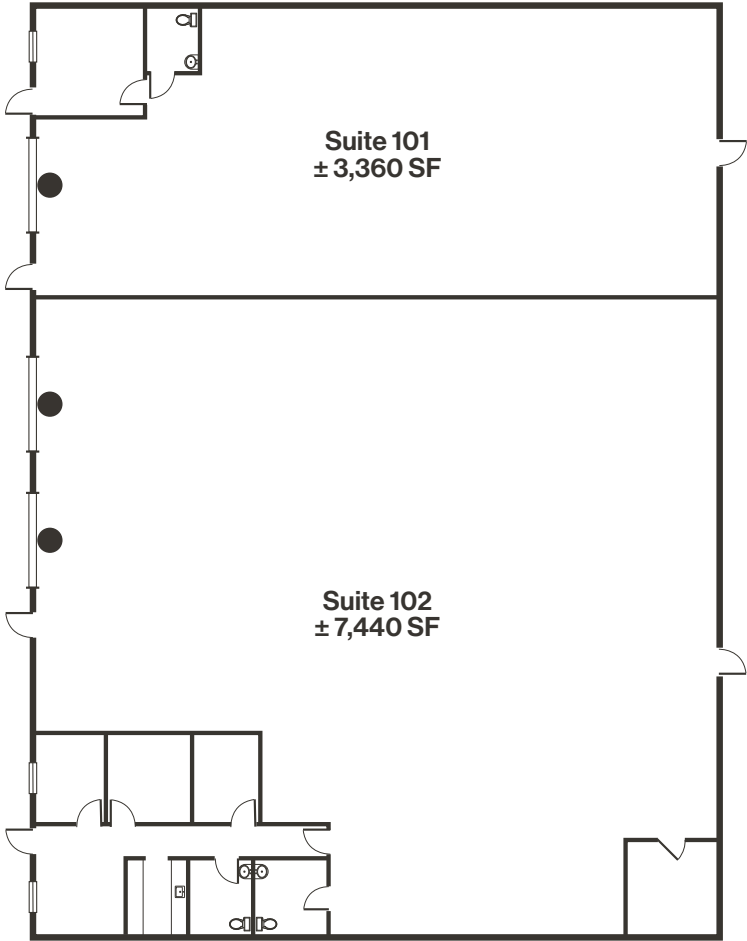
Site Plan

 Subject     NAP     Drive-in Door



Property Summary

● Drive-in Door



Address	Tenant	Square Footage	Lease Start	Lease Expiration	Monthly Rent	Monthly Rent PSF	Annual Rent	Annual Increases	Options
860 Steneri	ATF Supply	4,000	4/7/23	3/31/27	\$5,027	\$1.26	\$60,318	3%	2 - 3 Yr. Options at FMV
870 Steneri Suite 101/102	Stuimulus Health & Fitness	10,800	4/9/19	3/31/26	\$9,510	\$0.88	\$114,120	N/A	None
Billboard	Lamar	-	6/1/00	MTM	\$376	N/A	\$4,518	N/A	None
		14,800			\$14,913	\$0.98	\$178,956		



Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**Ian Cochran, CCIM**

Partner  
775.225.0826  
icochran@logicCRE.com  
B.0145434.LLC

**Greg Ruzzine, CCIM**

Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

**Grace Keating**

Associate  
775.870.7806  
gkeating@logicCRE.com  
S.0198962