

Property Summary



Property Description

Flex/warehouse space for lease in Sparks, NV
Located on the corner of S Stanford & Glendale

Suite 25 Available 04/01/2025

- 1,062 SF of Warehouse + 176 SF Office
- One Private Bathroom
- One 10x10 Overhead Door

Suite 2 & 3

- 3,162 SF of Office + 410 SF of Warehouse
- One Private Bathroom
- One Multi-Stall Bathroom

Offering Summary

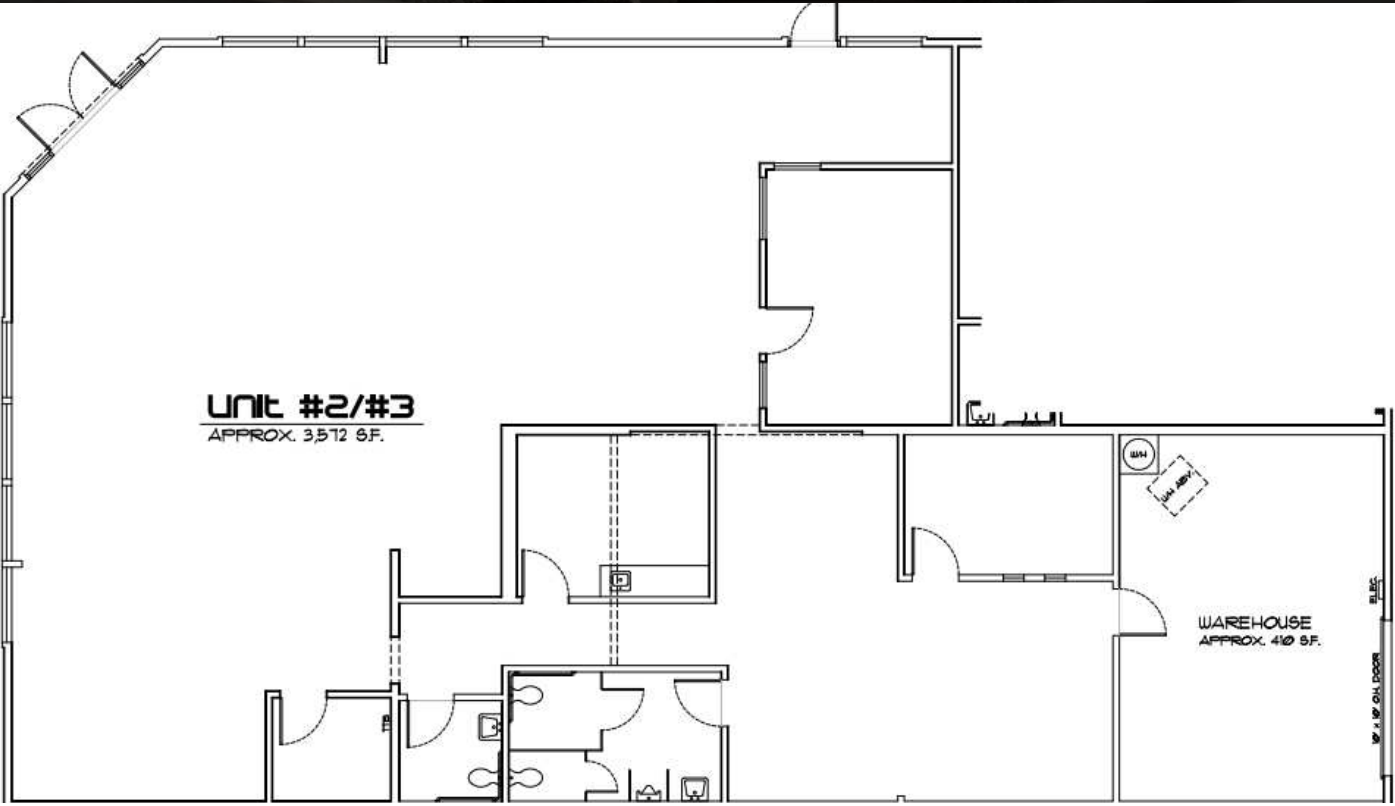
Lease Rate:	\$1.15 SF/MO + NNN
NNN:	\$0.26/SF/MO
Available Units:	3
Building Size:	56,889 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,440	92,258	168,697
Total Population	4,270	207,345	391,322
Average HH Income	\$37,893	\$65,499	\$84,357

Suite 18 A

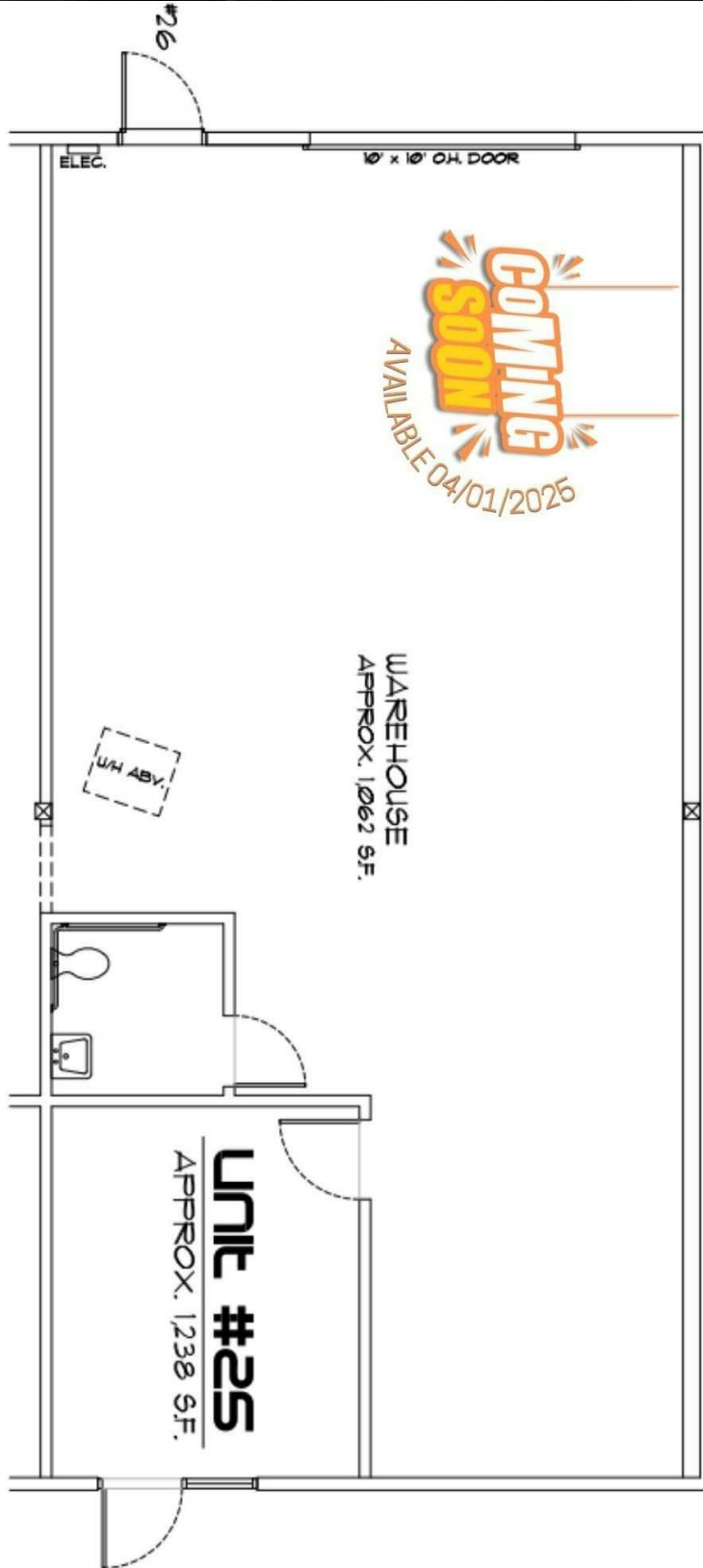
- 3,286 SF
- Shared Grade Level Door
- 2 Rest Rooms
- 2 Offices, Showroom, Conference Room

FLOOR PLANS



For Lease | 155 Glendale Ave, Sparks, NV 89431

#25 Available April 1st, 2025



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



For Lease | 155 Glendale Ave, Sparks, NV 89431

Photos



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



For Lease | 155 Glendale Ave, Sparks, NV 89431

Location Map



Southern W
Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	4,270	207,345	391,322
Average Age	38.0	37.5	39.1
Average Age (Male)	35.4	37.1	38.7
Average Age (Female)	39.8	38.0	39.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,440	92,258	168,697
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$37,893	\$65,499	\$84,357
Average House Value	\$182,184	\$229,945	\$308,773

2020 American Community Survey (ACS)