

For Sale

Flex Industrial Owner-User Opportunity



1550-1574 Linda Way
Sparks, NV 89431

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Listing Snapshot



Contact Broker
Sale Price



± 11,904 SF
Total Square Footage



+ 58%
Future Owner-Occupancy Potential

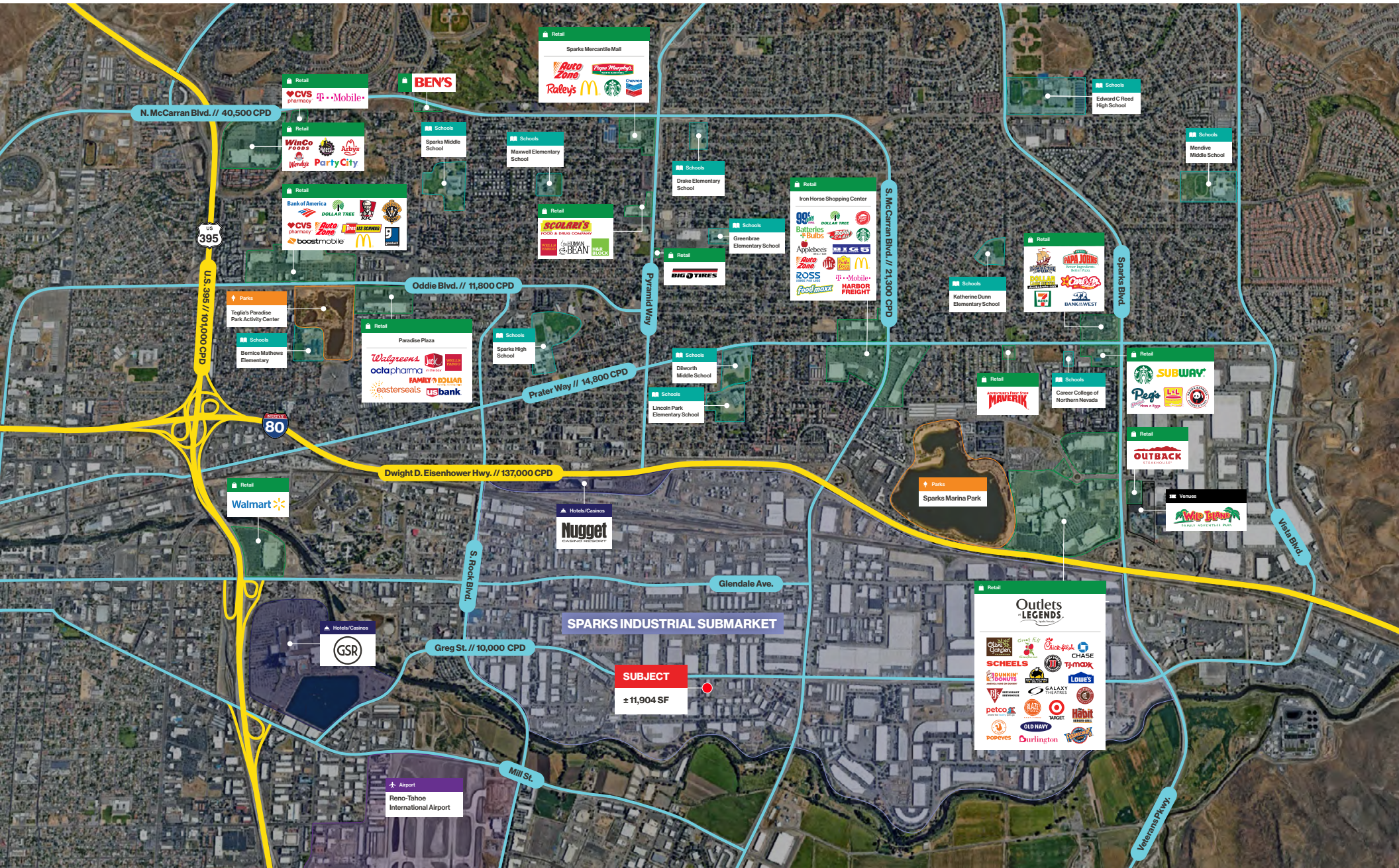
Property Highlights

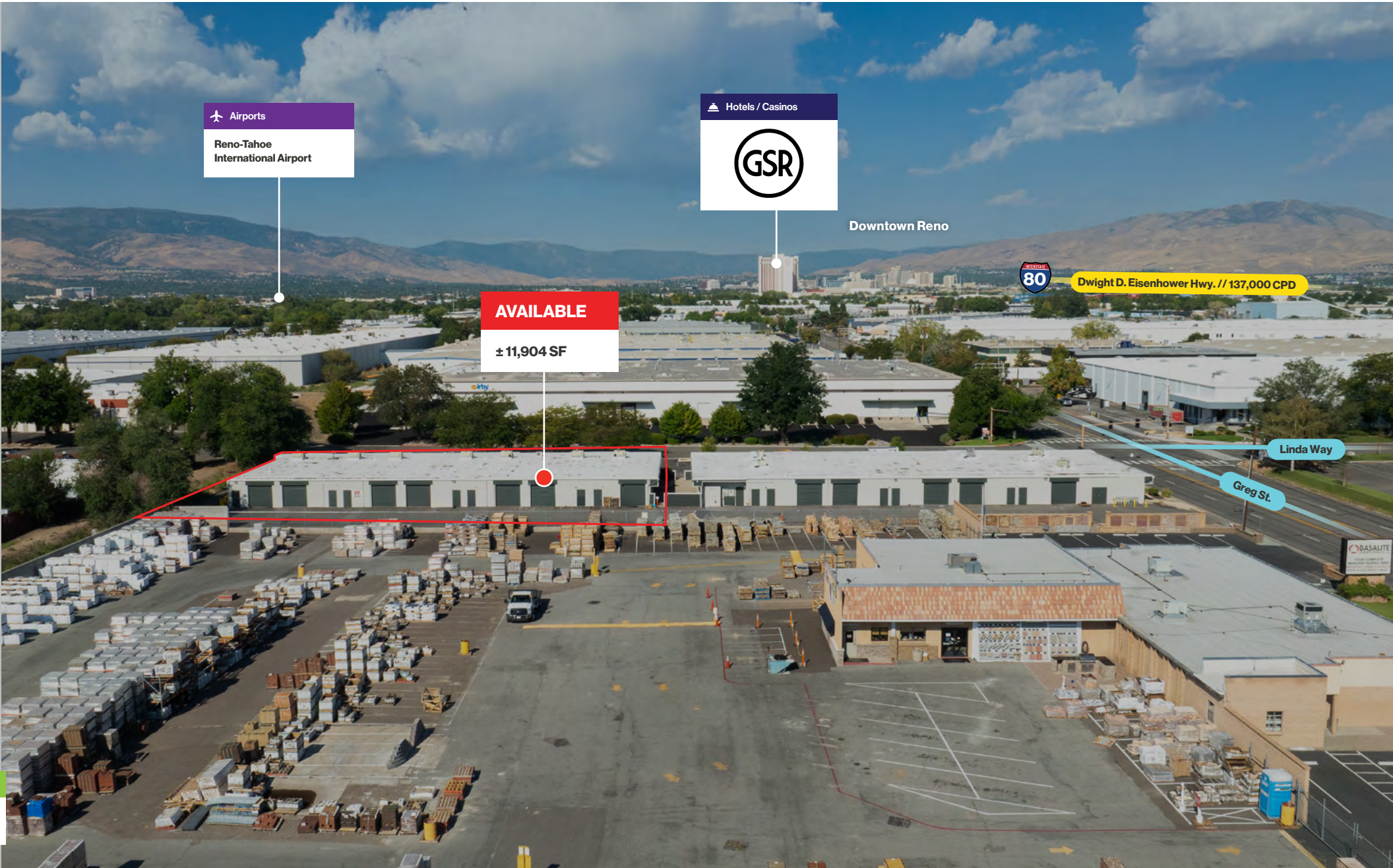
- Opportunity for owner-user operator with multi-tenant income in place
- 10' x 10' roll-up doors in place on all spaces
- 12' clear height throughout
- New roof in place with 20 year warranty
- New paint completed in 2025
- Property has undergone parcelization and new tenants in place
- Ample parking on site
- Easy access to I-80 via S. McCarran Blvd. or downtown Reno via Greg St.
- Heavy daytime population with over 900 businesses and just under 15,000 employees within a 1-mile radius


Demographics



	3-mile	5-mile	7-mile
2025 Population	101,927	224,191	339,780
2025 Average Household Income	\$86,050	\$93,719	\$109,452
2025 Total Households	41,119	93,537	139,473







 Airports
Reno-Tahoe
International Airport

 Hotels / Casinos


Downtown Reno



Dwight D. Eisenhower Hwy. // 137,000 CPD

Linda Way

Greg St.

AVAILABLE
± 11,904 SF

Site Plan

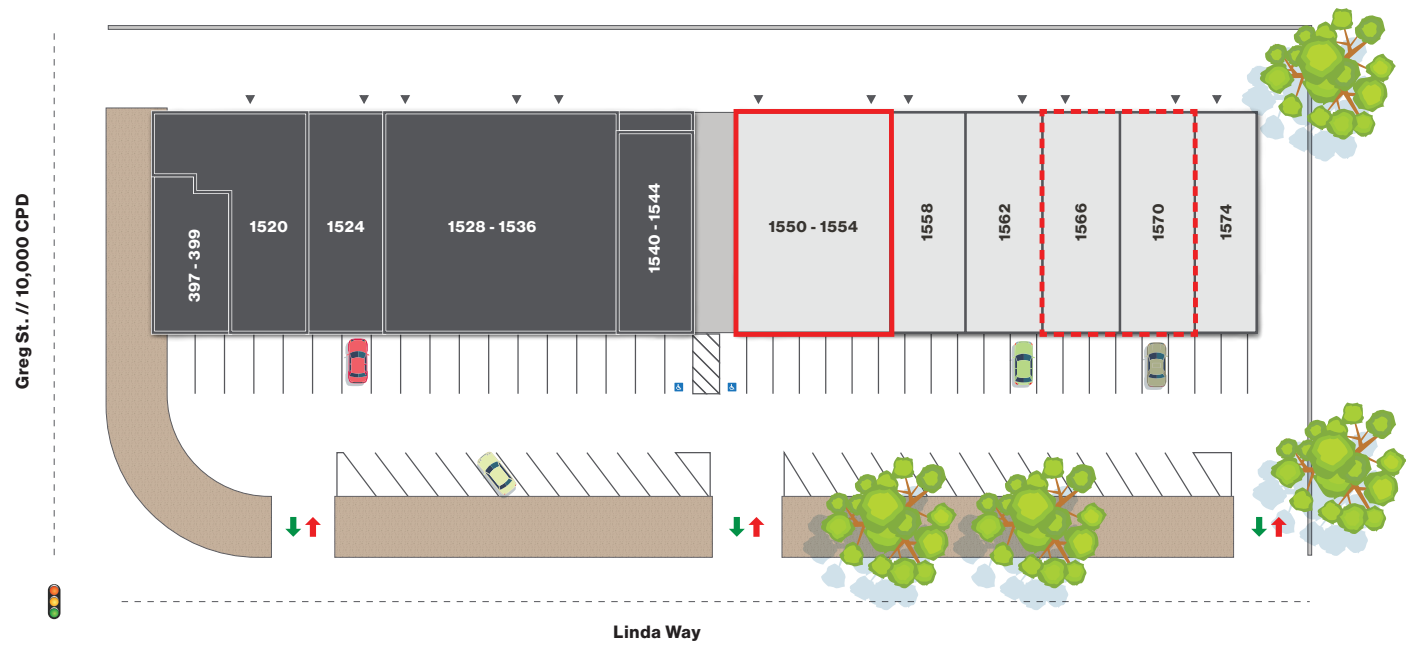
▲ Roll-Up Doors

□ Available

□ Future Owner-User Occupancy Potential

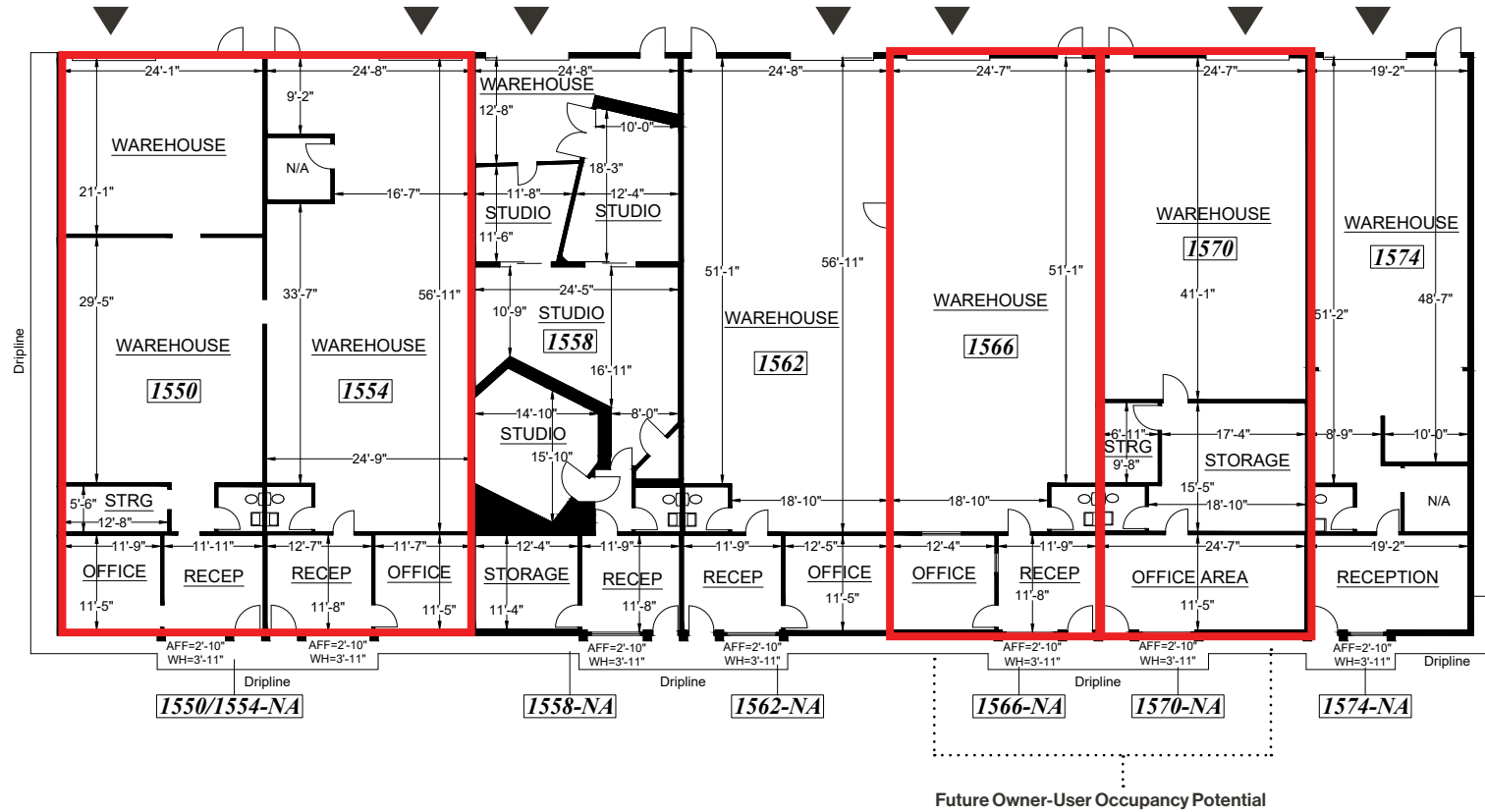
■ NAP

■ Leased



Owner-User Analysis

▲ Roll-Up Doors □ Future Owner-User Occupancy Potential



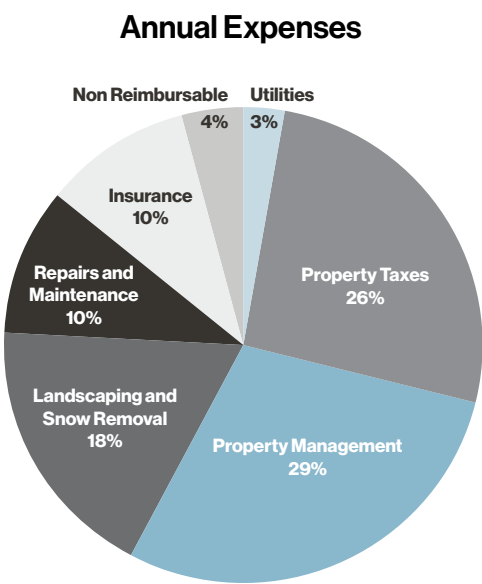
Address	Tenant	Square Footage	Lease Start	Lease Expiration	Owner-User Summary	
1550 - 1554 Linda Way*	Sindex Printing	3,501	8/1/19	3/31/26	Date to Occupy	11/1/27
1558 Linda Way	Lawrence Davis	1,743	5/1/19	12/30/30	Percentage to Occupy	58%
1562 Linda Way	Anytime Property Maintenance	1,754	8/1/25	7/31/29		
1566 Linda Way*	KAR Quality Upholstery	1,754	10/1/18	10/31/26		
1570 Linda Way*	Truckee Auto Group	1,753	11/1/23	10/31/26		
1574 Linda Way	Long Rider Cowboy Motor Club	1,399	8/1/25	7/31/27		
		11,904				

*Future Owner-User Potential

Investor Analysis

Address	Tenant	Square Footage (±)	Lease Start	Lease Expiration	Monthly Rent	Monthly Rent PSF	Annual Rent	Lease Type	CAM Annual	Gross Annual Rent
1550 - 1554 Linda Way	Proforma Tenant	3,501 SF	6/1/26	5/31/28	\$4,376	\$1.25	\$52,515	NNN	\$9,098	\$61,613
1558 Linda Way	Proforma Tenant	1,743 SF	3/1/26	2/28/29	\$2,179	\$1.25	\$26,145	NNN	\$4,530	\$30,675
1562 Linda Way	Anytime Property Maintenance	1,754 SF	8/1/25	7/31/29	\$2,017	\$1.15	\$24,205	NNN	\$4,558	\$28,763
1566 Linda Way	Proforma Tenant	1,754 SF	1/1/27	12/31/29	\$2,193	\$1.25	\$26,310	NNN	\$4,558	\$30,868
1570 Linda Way	Proforma Tenant	1,753 SF	1/1/27	12/31/29	\$2,191	\$1.25	\$26,295	NNN	\$4,556	\$30,851
1574 Linda Way	Long Rider Cowboy Motor Club	1,399 SF	8/1/25	7/31/27	\$1,399	\$1.00	\$16,788	NNN	\$3,636	\$20,424
		11,904			\$14,355	\$1.19	\$172,258		\$30,936	\$203,194

Operating Statement	
Gross Rental Income	\$172,258
Reimbursable Expense Income	\$30,936
Total Gross Income	\$203,194
Expenses	\$(30,936)
Net Operating Income	\$172,258



Line Item	Amount	Annual PSF	% of Total
Utilities	\$903	\$0.08	3%
Property Taxes	\$8,001	\$0.67	26%
Property Management	\$8,860	\$0.74	29%
Landscaping and Snow Removal	\$5,648	\$0.47	18%
Repairs and Maintenance	\$3,106	\$0.26	10%
Insurance	\$3,162	\$0.26	10%
Non Reimbursable	\$1,256	\$0.10	4%
Total (2025 Budget)	\$30,936	\$2.60	100%

Property Photos



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For inquiries please reach out to our team.

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