

For Lease

Sparks Warehouse Space



380 - 390 Freeport Blvd.
Sparks, NV 89431

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Listing Snapshot



\$1.25 NNN
Lease Rate



± 932 - 3,886 SF
Available Square Footage



\$0.28 PSF
Estimated NNN

Property Highlights

- Extensive improvements completed which include a new facade, paint, LED lights, and office build-outs
- Located in the airport submarket
- Easy access to downtown Reno and Sparks
- 10' grade-level doors with 12' clearance
- 1-mile from Reno-Tahoe International Airport
- Reznor heated
- Private restrooms
- On-site parking available
- Contact broker for individual suite availability
- Efficient access to Hwy. 395 and I-80
- Primarily warehouse suites available
- 200 Amp, 3-phase, 208V power

Demographics

	1-mile	3-mile	5-mile
2024 Population	5,550	98,766	226,141
2024 Average Household Income	\$69,847	\$84,615	\$88,875
2024 Total Households	2,984	39,643	92,945

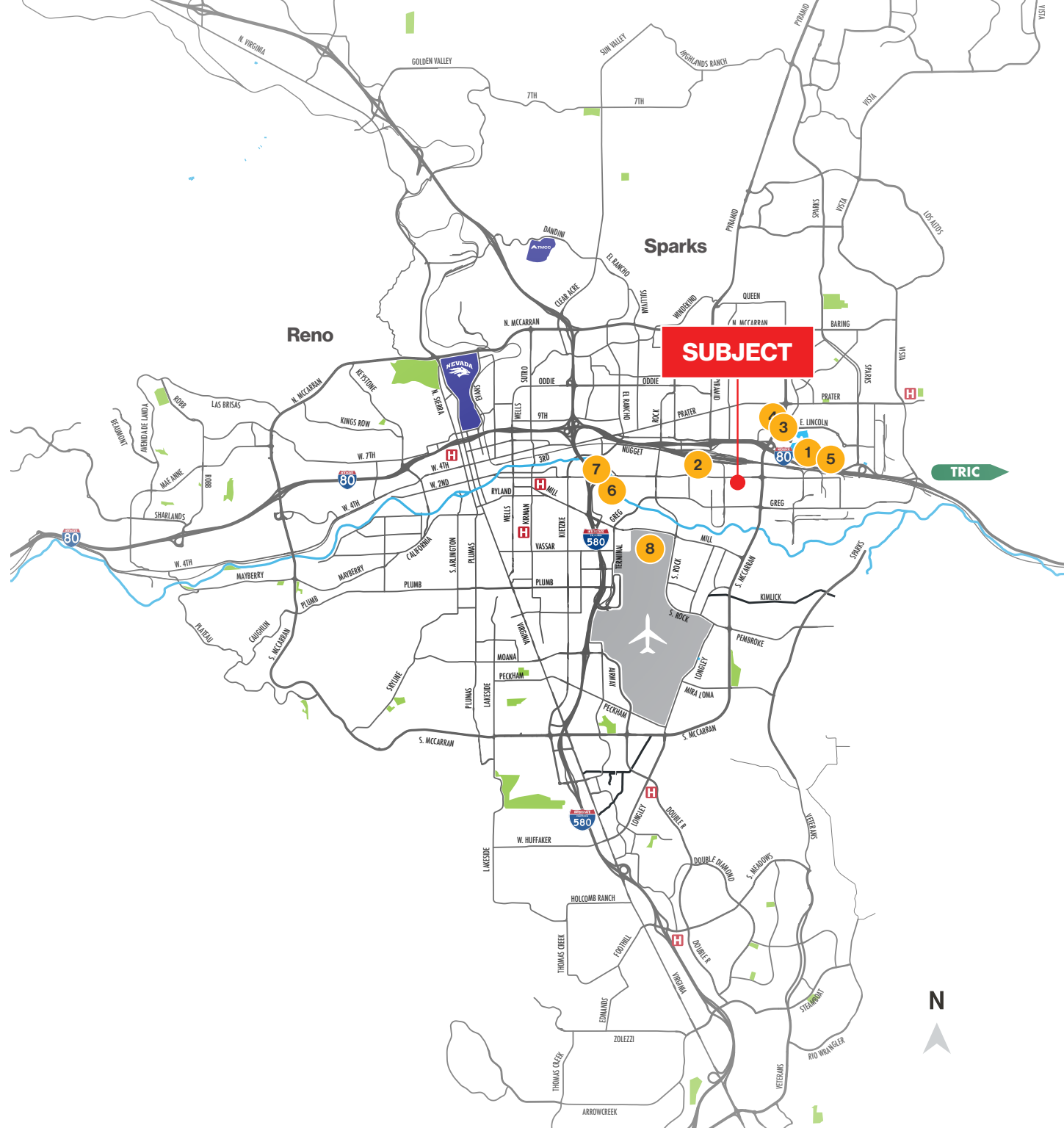


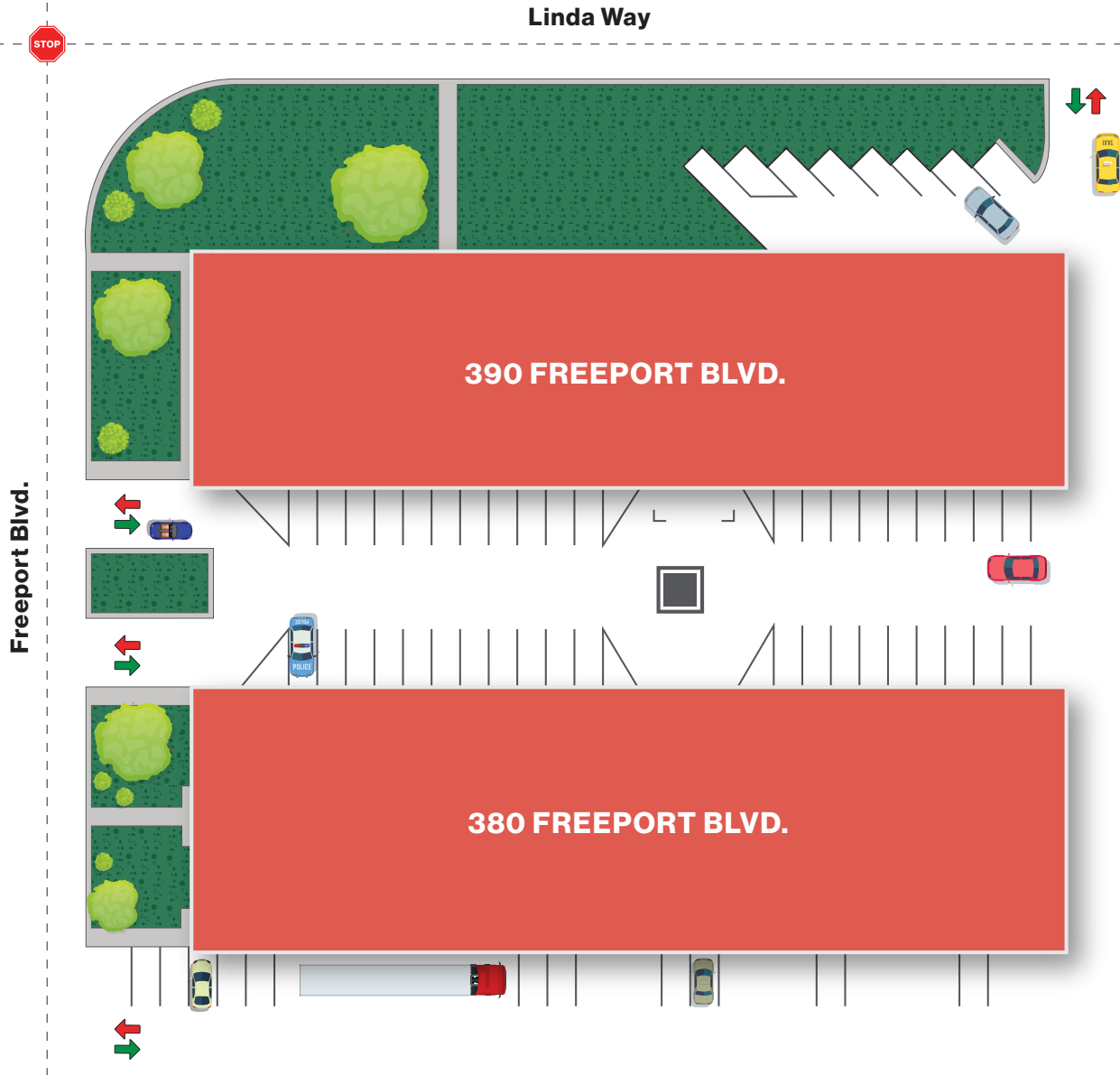
Vicinity Map

The property is ideally located in the Sparks industrial corridor with surrounding like-kind uses with nearby access to Interstate 80. Household income within a 5-mile radius is \pm \$88,875 with \pm 226,141 residents.

Amenities within a 5-mile radius

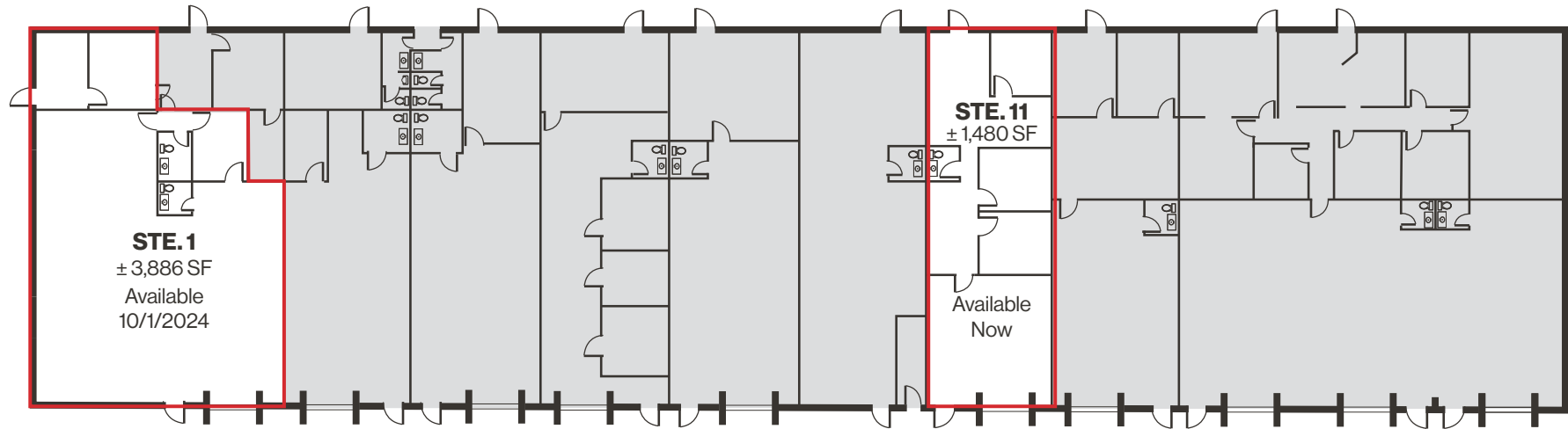
- 1 Sparks Marina**
- 0.80 miles
- 2 Nugget Casino Resort**
- 0.93 miles
- 3 Silver State Plaza**
- 1.02 miles
- 4 Iron Horse Shopping Center**
- 1.04 miles
- 5 The Outlets at Legends**
- 1.24 miles
- 6 Grand Sierra Resort and Casino**
- 2.12 miles
- 7 Walmart Supercenter**
- 2.20 miles
- 8 Reno-Tahoe International Airport**
- 2.36 miles
- 9 Northern Nevada Medical Center**
- 2.57 miles



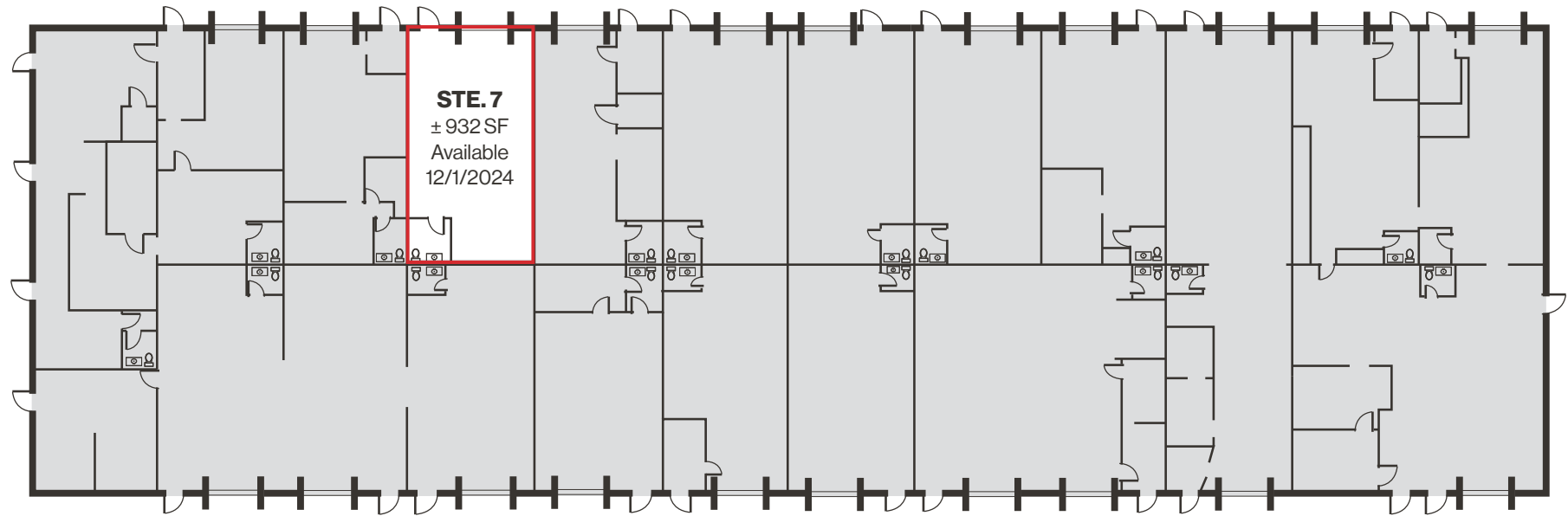


390 Floor Plan

□ Electrical Box ++ Roll-Up Doors □ Available ■ Leased



380 Floor Plan



Building 390 | Suite 1

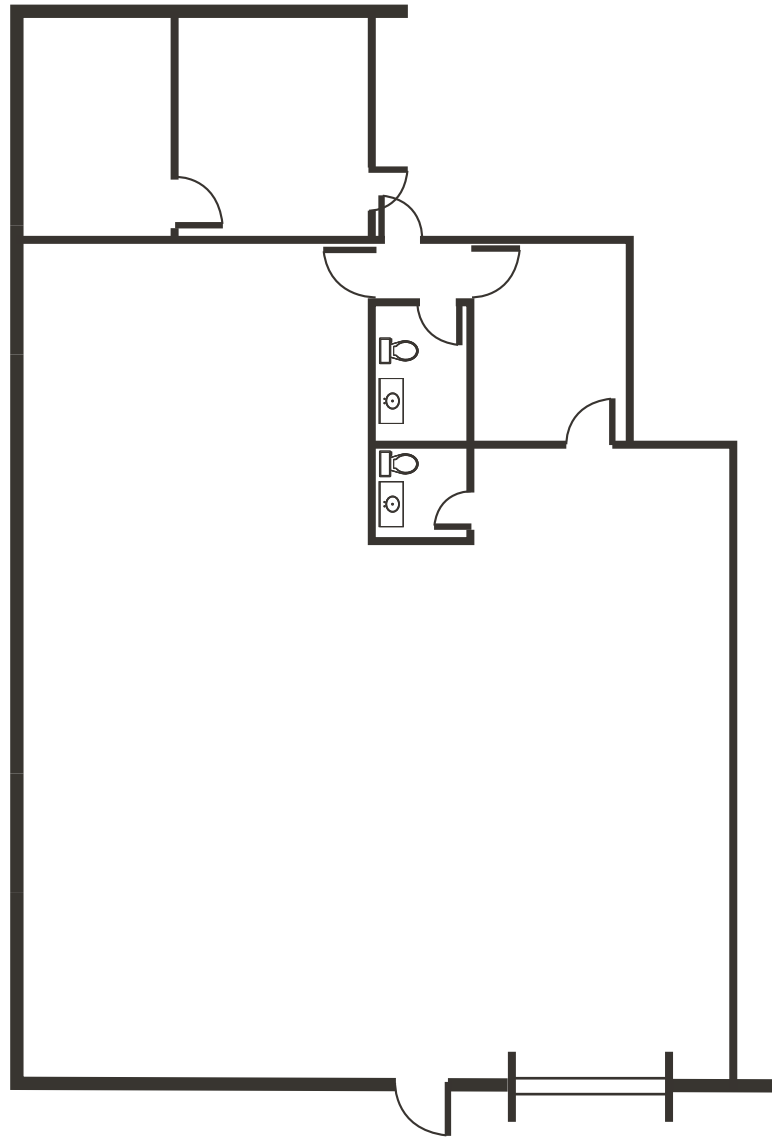


\$1.25 NNN
Lease Rate



± 3,886 SF
Available Square Footage

- One (1) 10' grade height roll-up door
- Front office with reception, two (2) private offices
- Two (2) private restrooms
- Reznor in warehouse
- 13' clear height
- New paint and LED lighting
- Available 10/1/2024



Building 390 | Suite 11

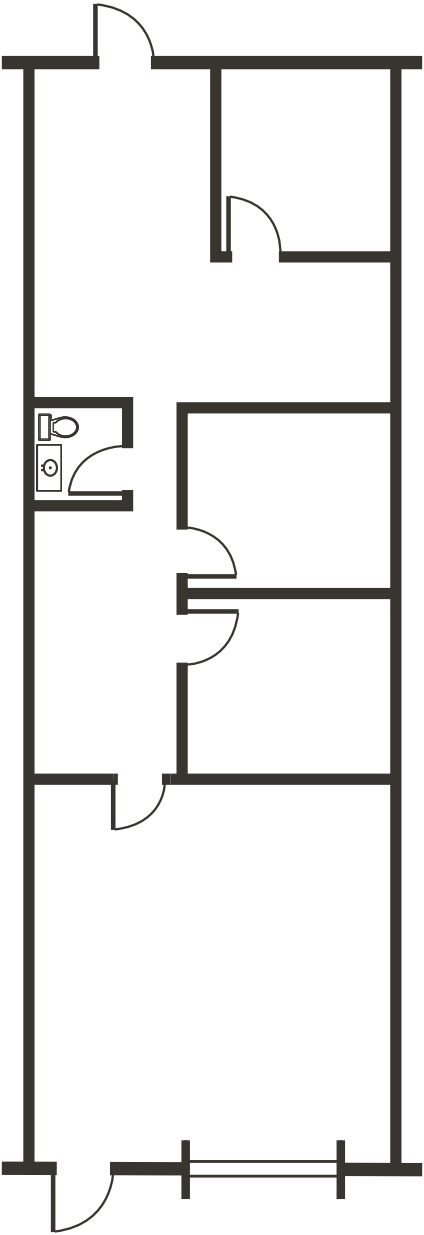


\$1.25 NNN
Lease Rate



± 1,480 SF
Available Square Footage

- One (1) 10' grade height roll-up door
- Front office area with storefront
- One (1) private restroom
- Reznor in warehouse
- 13' clear height
- LED lighting throughout
- Available now



Building 380 | Suite 7

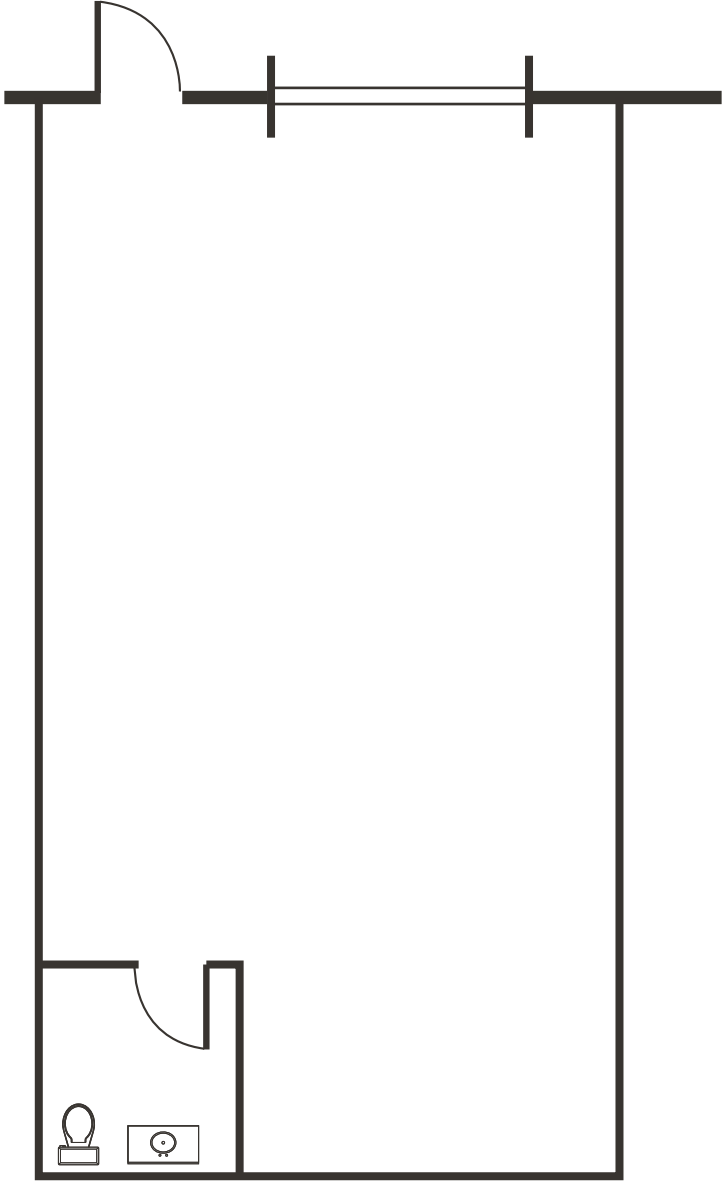


\$1.25 NNN
Lease Rate



± 932 SF
Available Square Footage

- One (1) private restroom
- One (1) 10' grade height roll-up door
- Reznor in warehouse
- 13' clear height
- Available 12/1/24



Property Photos



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For inquiries please reach out to our team.

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