



For Sale  
colliers.com/Reno

Glandale Avenue

Pittman Avenue



# 1408 Pittman Avenue Sparks, NV 89431

Asking Price:

## \$2,500,000

NOI: \$150,000 Annual NNN Lease  
Cap Rate: 6.00%

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## 8,866 SF Total 2.47 Acres

## Industrial Investment Opportunity in Sparks, Nevada



Rare low coverage  
industrial lot



Stabilized income  
from Cal-Nevada  
Towing



Potential long term  
lease - 12 years,  
with extensions



## Characteristics

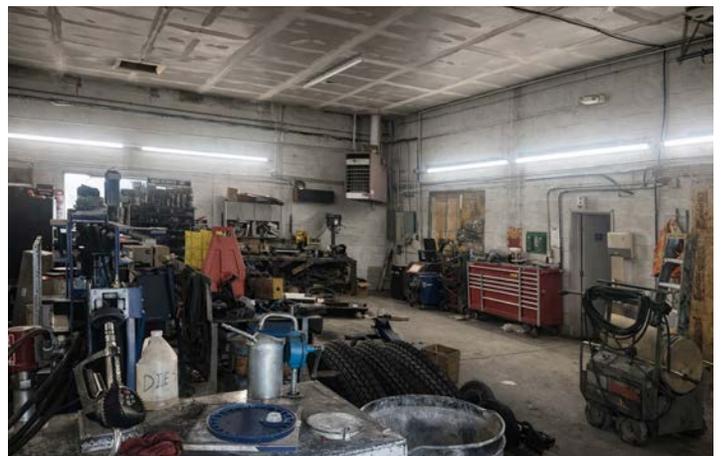
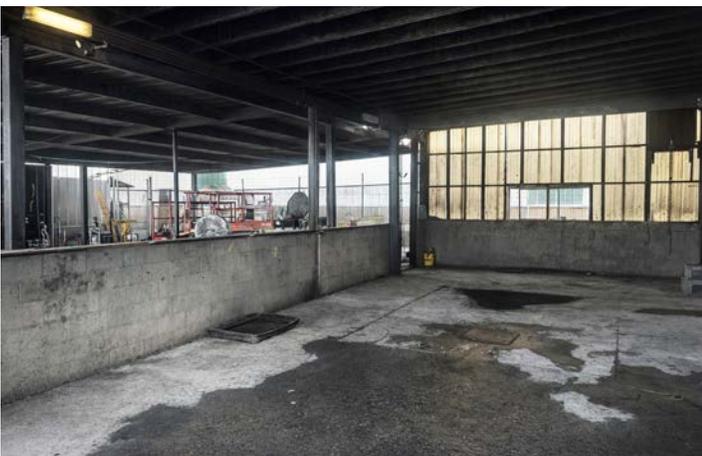
Product Type	Industrial
Building	8,866 SF
Land Area	2.47 AC
Occupancy	100% Leased
Lease Expiration	12/31/2027
Renewals	5 Year (2x)
Increases	3% annually
Year Built	1965
Construction	Concrete block
Zoning	I (Industrial)
APN	032-302-33
Access	I-80, I-580, and McCarran Blvd

## 1408 Pittman Avenue, Sparks, Nevada

1408 Pittman Avenue presents a rare industrial investment opportunity in the heart of the Sparks submarket, featuring a low coverage, 2.47-acre fenced and secured site with stabilized income in place. The property is improved with approximately 8,866 square feet of industrial space across multiple buildings of varying size and configuration, offering functional utility for yard-intensive users. The asset is fully leased to Cal-Nevada Towing under a triple net lease, providing dependable cash flow with no known environmental concerns, no below-ground tanks, and no visible environmental issues.

The current lease term runs through December 31, 2027, with the tenant holding two (2x) five-year extension options that include 3% annual rent escalations, and the tenant has indicated a strong intent to exercise the extensions. Offered at \$2,500,000, the property reflects a 6% cap rate based on \$150,000 in annual NNN income. Strategically located in Sparks, the site benefits from strong access to regional transportation corridors, industrial services, and the broader Northern Nevada labor pool, making it a compelling long-term hold for investors seeking stable income and land-constrained industrial real estate.

# Property Gallery



# Sparks Submarket



# Property Aerial



# Property Rent Schedule

## Rent Schedule

Original Term	Annual	Increase	CAP Rate
2026	\$150,000.00		6.00%
2027	\$150,000.00		6.00%

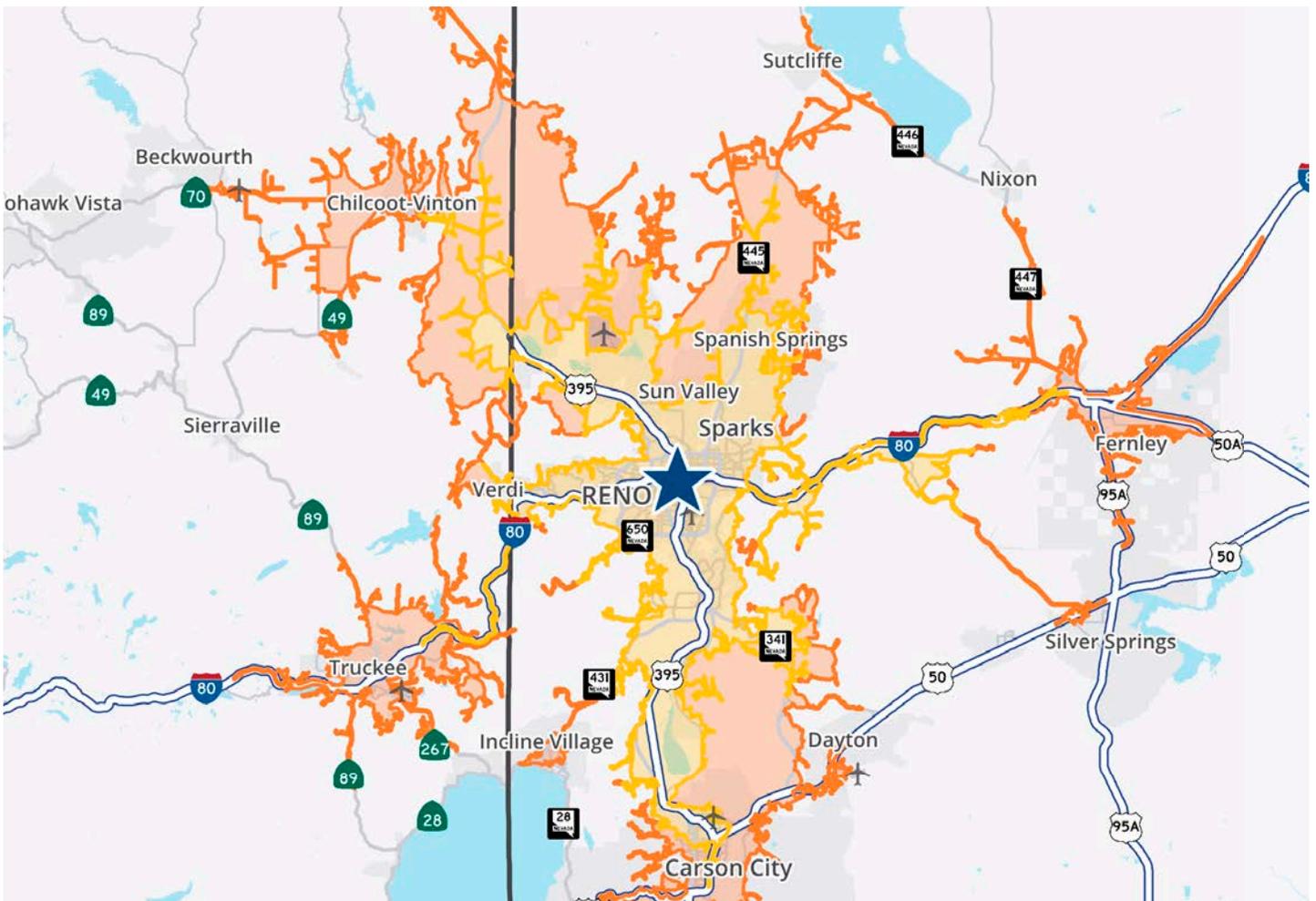
1st - 5 year Ext	Annual	Increase	CAP Rate
2028	\$154,500.00	3%	6.18%
2029	\$159,135.00	3%	6.37%
2030	\$163,909.05	3%	6.56%
2031	\$168,826.32	3%	6.75%
2032	\$173,891.11	3%	6.96%

2nd - 5 year Ext	Annual	Increase	CAP Rate
2033	\$179,107.84	3%	7.16%
2034	\$184,481.08	3%	7.38%
2035	\$190,015.51	3%	7.60%
2036	\$195,715.98	3%	7.83%
2037	\$201,587.46	3%	8.06%

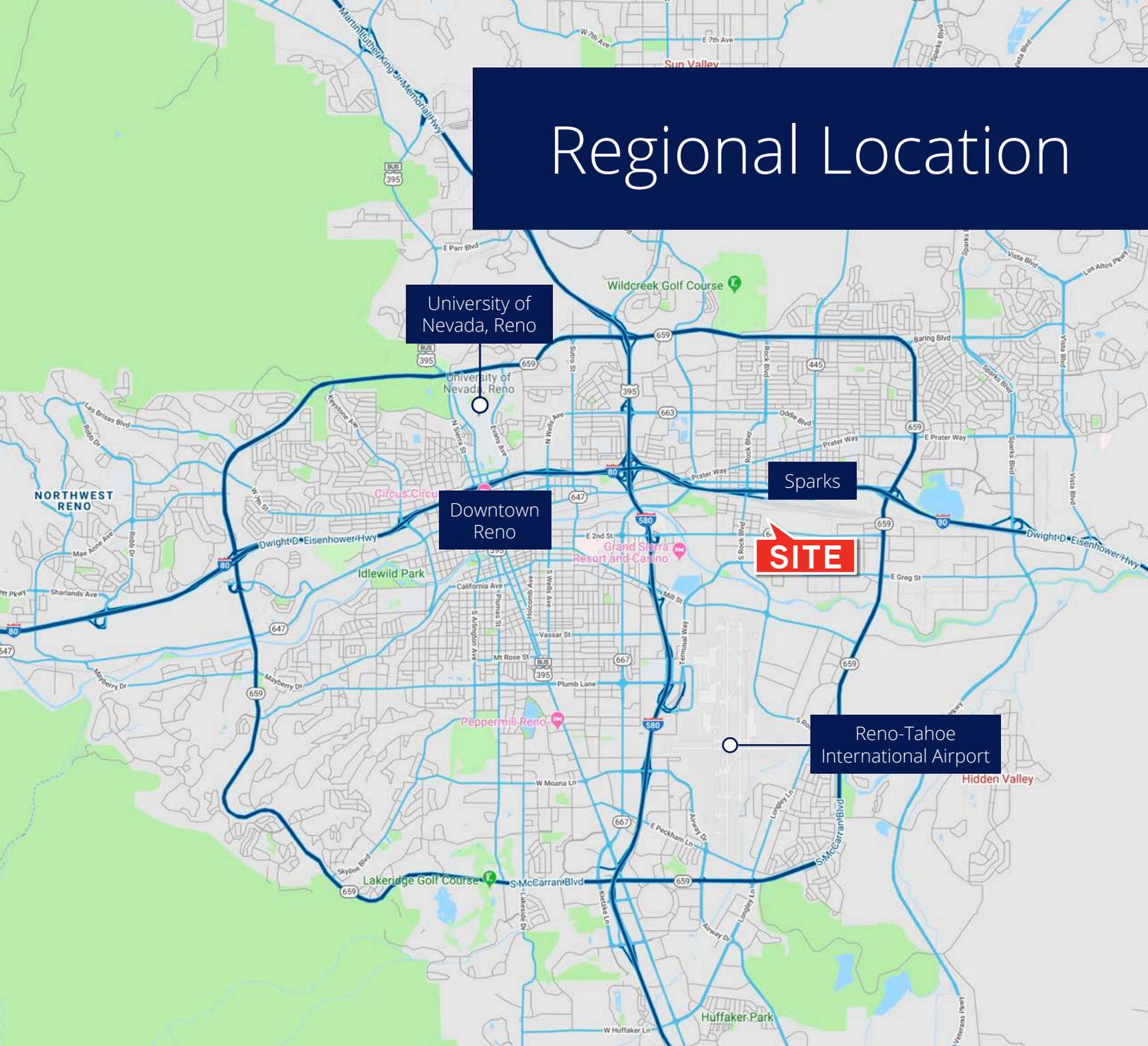
# Area Demographics

Within a 45 Minute Drive (2025 Estimates)

	30 MIN	45 MIN
Total Population	316,149	496,946
Total Households	130,910	198,315
Millennial Population Total (25-39)	74,891	108,101
Millennial Population % (25-39)	23.7%	21.7%
Gen X Population Total (40-54)	53,848	89,027
Gen X Population % (40-54)	17%	17.9%
Median Household Income	\$76,893	\$88,336
Median Home Value	\$510,931	\$564,679
Manufacturing Employees	14,122	18,199
Warehouse Employees	5,174	6,018



# Regional Location



## Contact



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