

Offering Memorandum

Icehouse Ave. and International Pl.



1210, 1240, & 1280 Icehouse Ave., Sparks, NV 89431

Owner-User Opportunity | Multiple Configurations Available

Contents

1210, 1240, & 1280 Icehouse Ave.
Sparks, NV 89431

01

Executive Summary

05

Aerials & Plans

14

Market Overview

Investment Team



Michael Keating, SIOR

Partner

775.386.9727

mkeating@logicCRE.com

S.0174942



Michael Dorn

Senior Associate

775.453.4436

mdorn@logicCRE.com

S.0189635



Offering Snapshot



\$20,582,000
Offering Price



± 123,400 SF
Total Square Footage



\$167 PSF
Price Per Square Foot



Property Details



Location

1210, 1240, and 1280
Icehouse Ave.
Sparks, NV 89431



Property Size

- Total: ± 123,400 SF
- 1210: ± 10,000 SF
- 1240: ± 35,520 SF
- 1280: ± 77,880 SF



Traffic Count

- Glendale Ave:
± 10,500 CPD



Parcel Number

- APN: 032-302-62
- APN: 032-302-64
- APN: 032-302-65



Zoning

- Industrial



Income

- Current income from
existing short-term
Tenants. Contact Broker
for details



Investment Highlights



Owner-User Opportunity



**Ability to purchase as portfolio or in parts,
all three buildings have separate APN's**



**Sparks Industrial
Core Location**



**Less than 5 minutes
from I-80**

Vicinity Map
Aerials
Site Plan
Floor Plans

05

Aerials & Plans



Vicinity Map

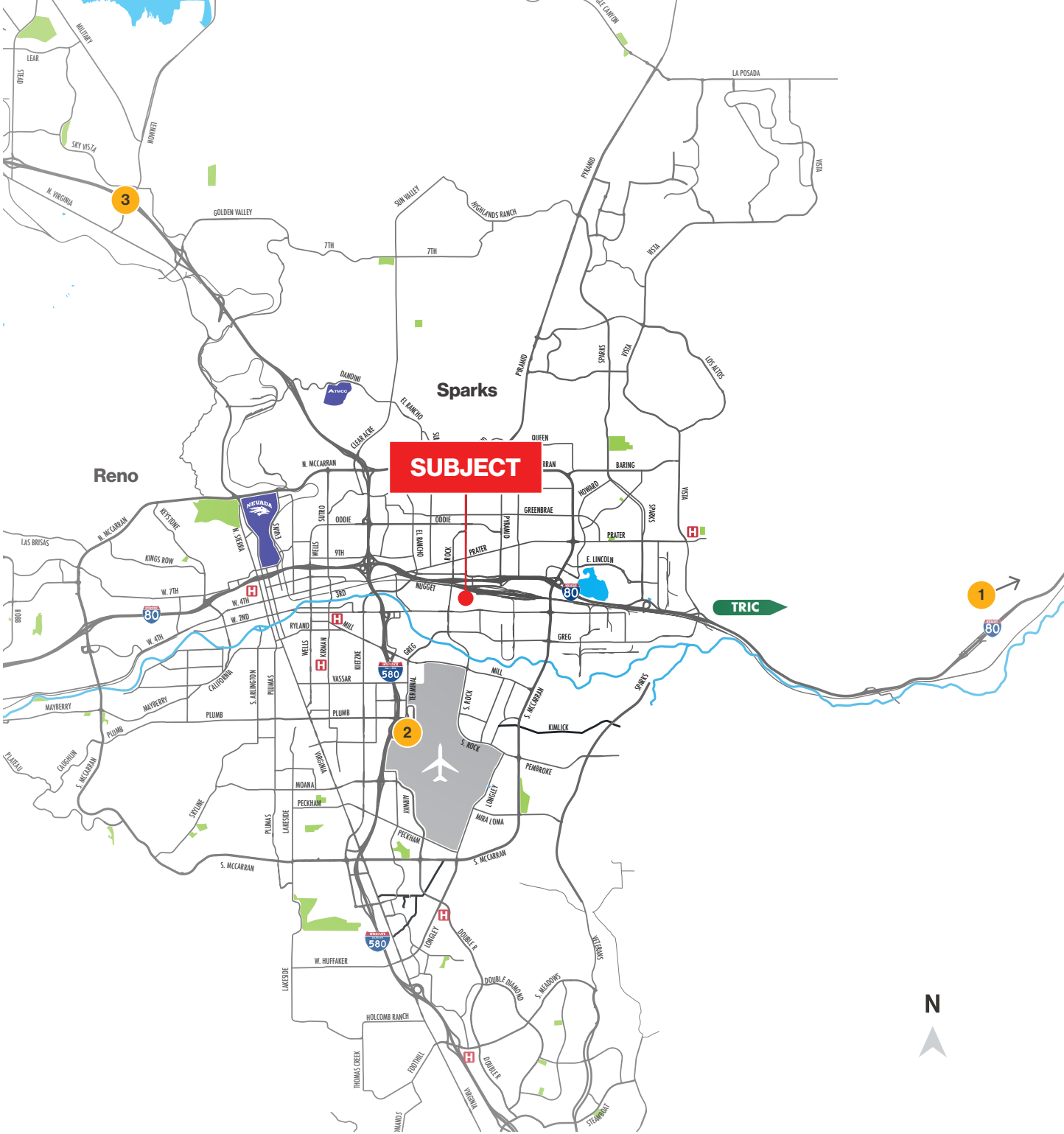
Nearby Amenities

- 1

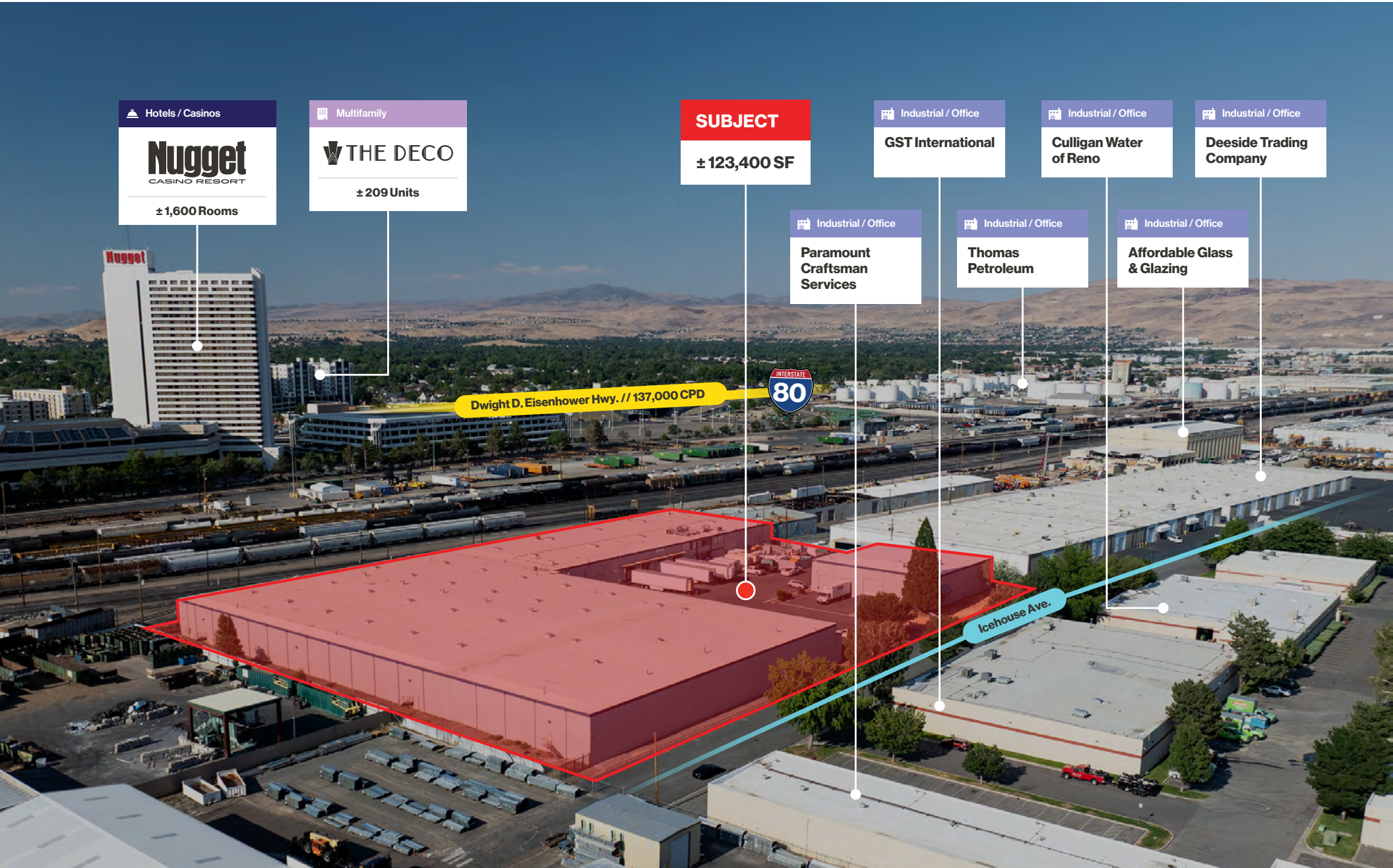
Tahoe-Reno Industrial Center (TRIC)
-16.8 miles
- 2

Reno-Tahoe International Airport
-3.1 miles
- 3


North Valley's Industrial HUB
-8.9 miles










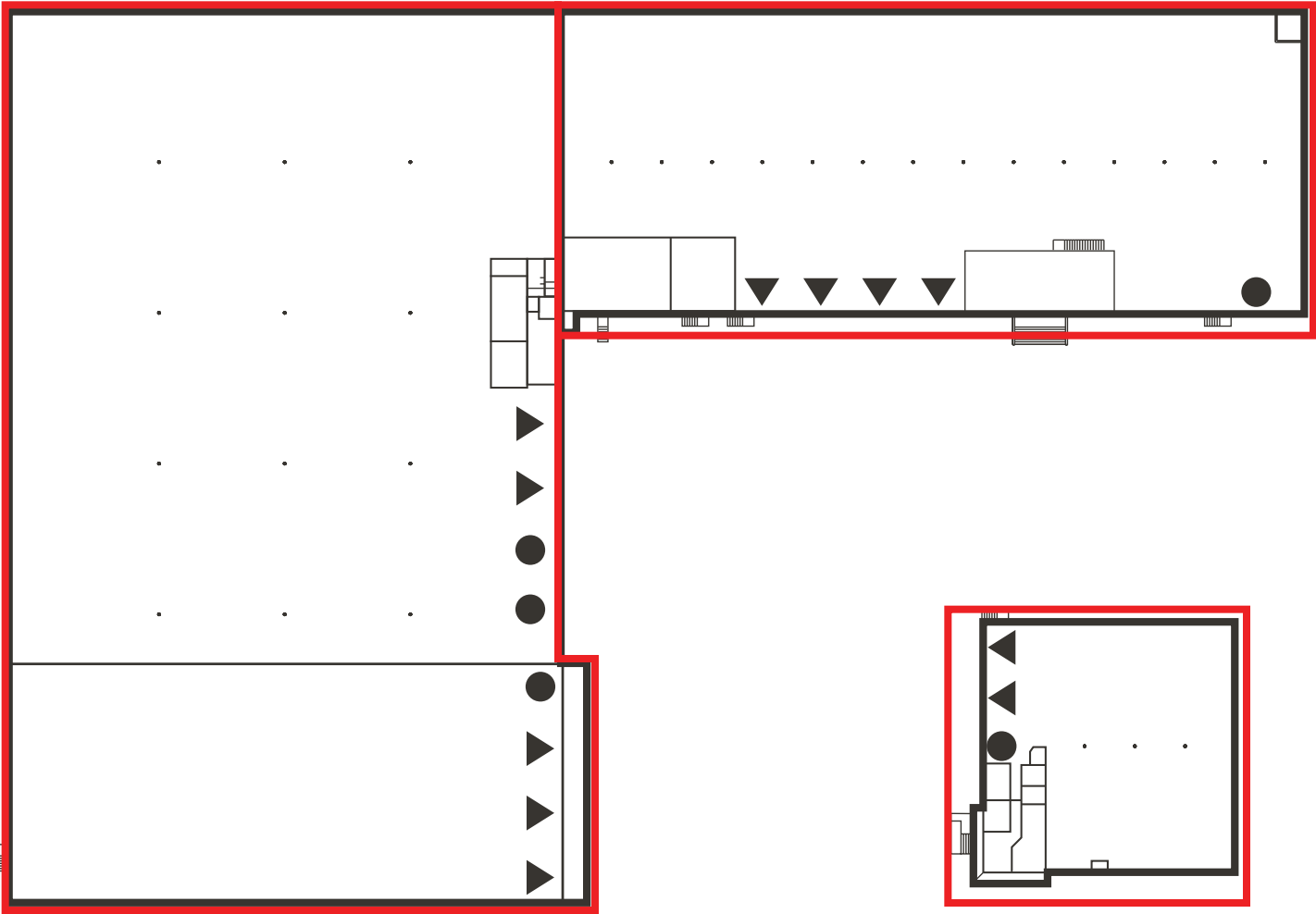


\$20,582,000
Sale Price



± 123,400 SF
Total Square Footage

- Two buildings & Three Addresses
- Five (5) grade-level doors
- Eleven (11) dock doors
- Clear height: 18'-20'



Floor Plan | 1280 Icehouse Ave.

● Grade Level Door ▲ Dock Door



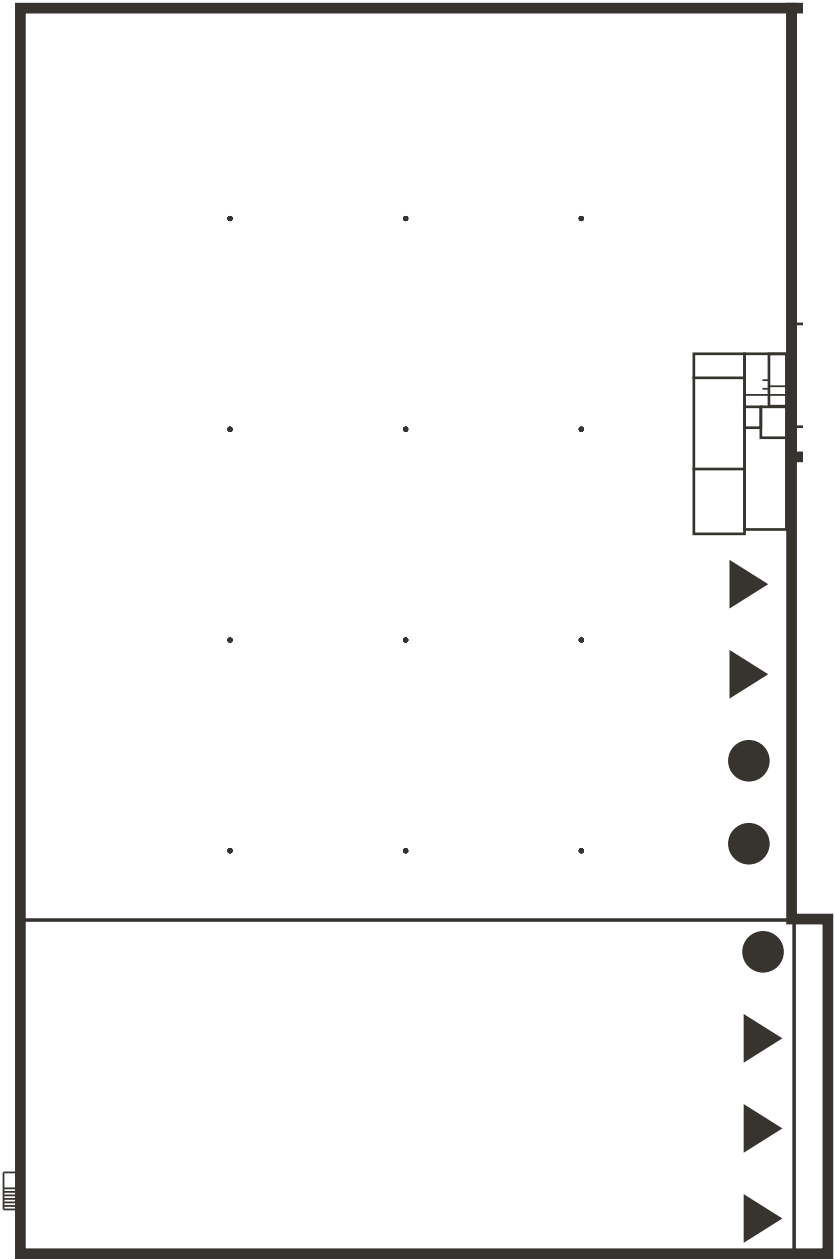
\$11,682,000
Sale Price



± 77,880 SF
Total Square Footage

- Clear Height: 18'-20'
- 20'x50' column spacing
- Power: 400 Amp, 408V, 3-phase*
- Grade-level doors: Three (3)
- Dock doors: Five (5)
- Sprinklers: Wet
- Built in 1969
- Available to occupy 57k SF on 11/1/25 -
available to occupy remainder 6/1/26

**Current switchgear capacity, NV infrastructure
can handle 1k amps currently and upgradeable to
2k amps with in place transformers*



Floor Plan | 1240 Icehouse Ave.

● Grade Level Door ▲ Dock Door

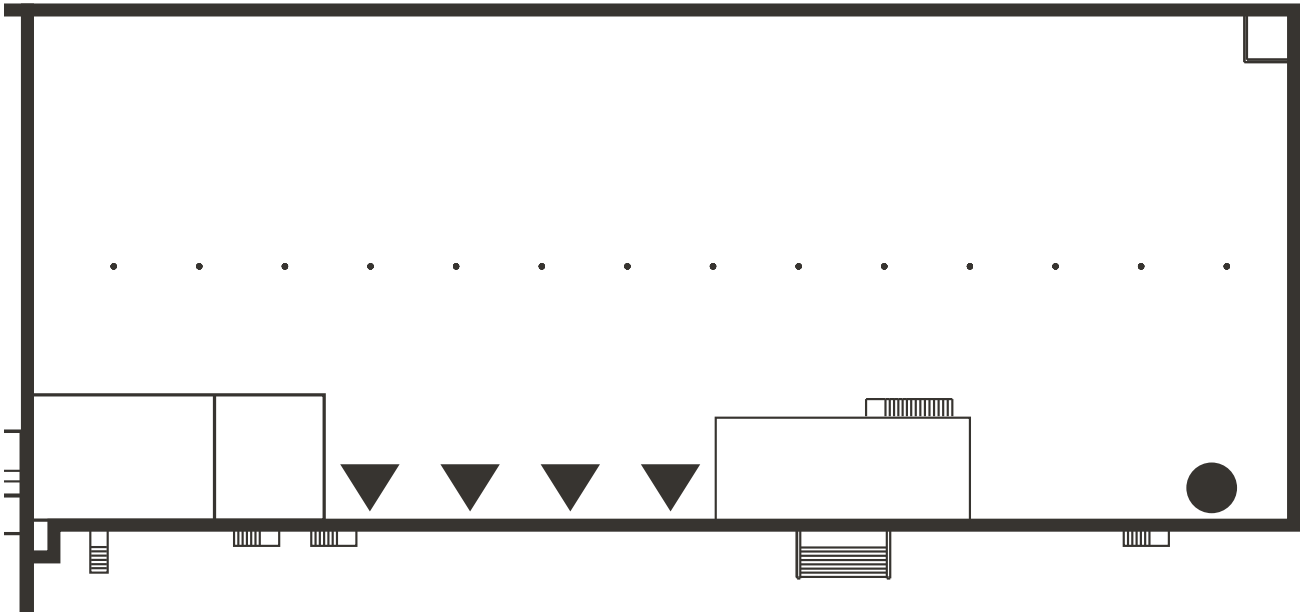


\$6,400,000
Sale Price



± 35,520 SF
Total Square Footage

- Clear Height: 18'-20'
- 20'x63' column spacing
- Power: 1200 Amp, 408V, 3-phase
- Grade-level doors: One (1)
- Dock doors: Four (4)
- Sprinklers: Wet
- Built in 1960
- Available to Occupy: 6/1/26



Floor Plan | 1210 Icehouse Ave.

● Grade Level Door ▲ Dock Door

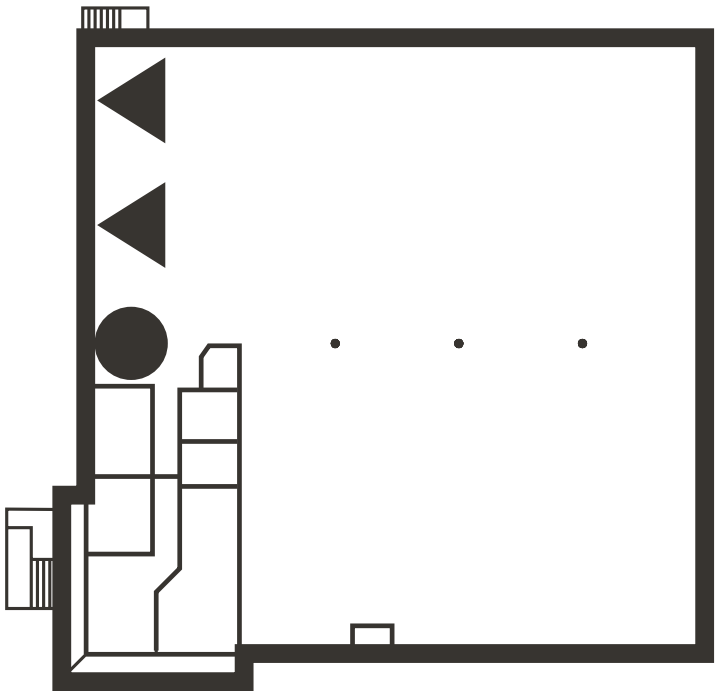


\$2,500,000
Sale Price



± 10,000
Total Square Footage

- Clear height: 18'-20'
- 20'x50' column spacing
- Power: 225 Amp, 408V, 3-phase
- Grade-level door: One (1)
- Dock Doors: Two (2)
- Sprinklers: Wet
- Built in 1990
- Available to Occupy: 6/1/26





Important Statistics

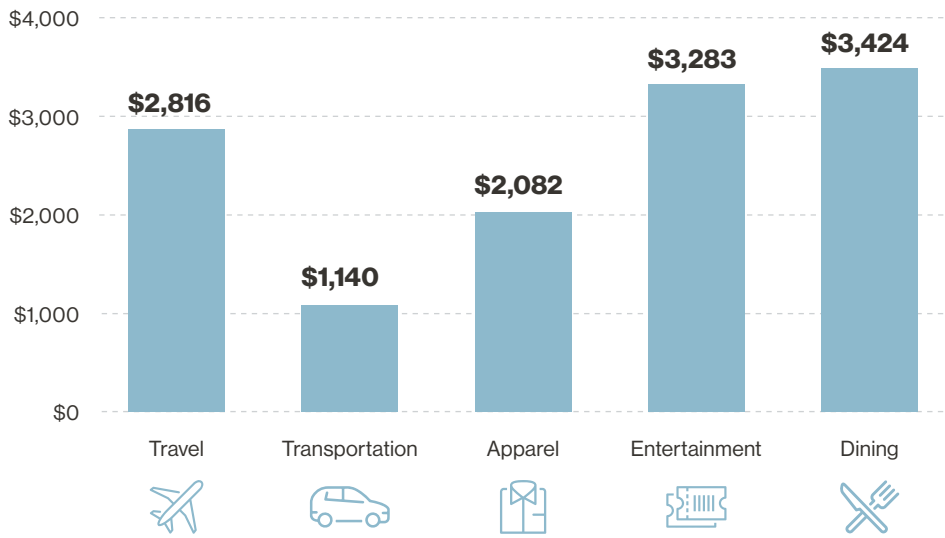
5-Mile Radius



Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	9,909	112,256	239,109
2025 Population	10,163	116,261	245,490
2030 Population	10,515	120,730	254,395
Annual Growth 2020 - 2025	0.48%	0.67%	0.50%
Annual Growth 2025 - 2030	0.68%	0.76%	0.72%
Income			
2025 Average Household Income	\$72,217	\$78,758	\$94,046
2030 Average Household Income	\$80,141	\$88,146	\$104,837
2025 Per Capita Income	\$34,790	\$32,163	\$38,747
2030 Per Capita Income	\$39,411	\$36,446	\$43,599
Households			
2020 Total Households	4,552	44,616	96,596
2025 Total Households	4,937	47,307	100,827
2030 Total Households	5,216	49,776	105,528
Housing			
2025 Total Housing Units	5,325	50,619	107,723
2025 Owner Occupied Housing Units	1,007	17,832	47,159
2025 Renter Occupied Housing Units	3,930	29,475	53,668
2025 Vacant Housing Units	388	3,312	6,896
2030 Total Housing Units	5,585	53,255	112,842
2030 Owner Occupied Housing Units	1,118	18,821	49,679
2030 Renter Occupied Housing Units	4,099	30,954	55,849
2030 Vacant Housing Units	369	3,479	7,314

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024

Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

203%

Manufacturing Employment Growth
1990-2024

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024



2024

Travel

4.8

Annual Visitors Reno-Tahoe Area

10%



2024 Summer Airport
Passenger Increases

53%

Percentage of
Visitors from California



2024

Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

479_k

Hotel Rooms Available in
Reno-Tahoe Area

84%

Visitors Would Recommend
Reno-Tahoe for Travel




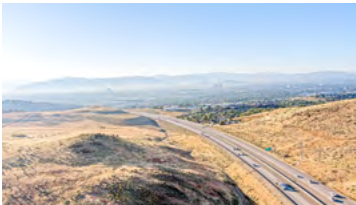


Top Projects 2025

Under Construction & Planned



\$15B+

Total Planned & Under Construction

#	Project	Cost
1	 <p>Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.</p> <p>Status of Project: In Progress Estimated Completion: 2028</p>	\$1.6B
2	 <p>I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.</p> <p>Status of Project: Start of 2026 Estimated Completion: 2027</p>	\$275MM
3	 <p>Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.</p> <p>Status of Project: In Progress Estimated Completion: 2027</p>	\$4.2B
4	 <p>UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.</p> <p>Status of Project: In Progress Estimated Completion: Fall 2025</p>	\$150MM



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

Why Nevada

Considered the 8th most business-friendly state, according to EDARN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

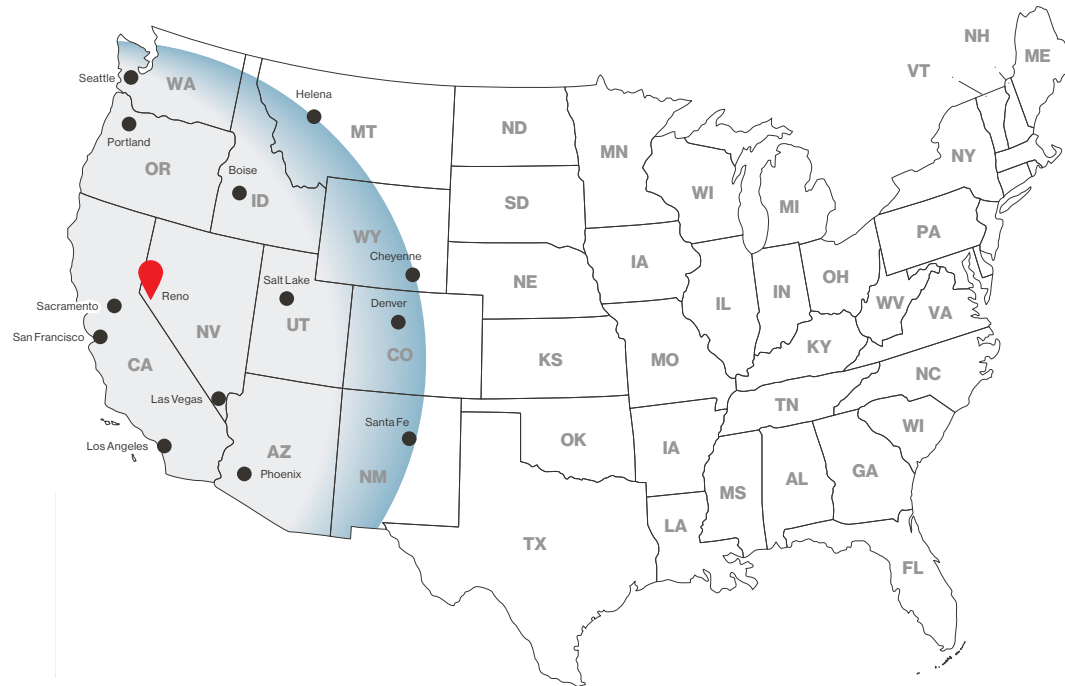
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's sample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **1210, 1240, & 1280 Icehouse Ave., Sparks, NV 89431**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Reno, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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.

Michael Keating, SIOR

Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn

Senior Associate
775.453.4436
mdorn@logicCRE.com
S.0189635