

For Lease

Flex Space in Industrial Sparks Submarket



397 - 399 Greg St. & 1520 - 1574 Linda Way
Sparks, NV 89431

Point of Contact

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Listing Snapshot



\$1.25 PSF NNN
Lease Rate



± 1,750 - 3,501 SF
Available Square Footage



\$0.22 PSF
Lease Expenses

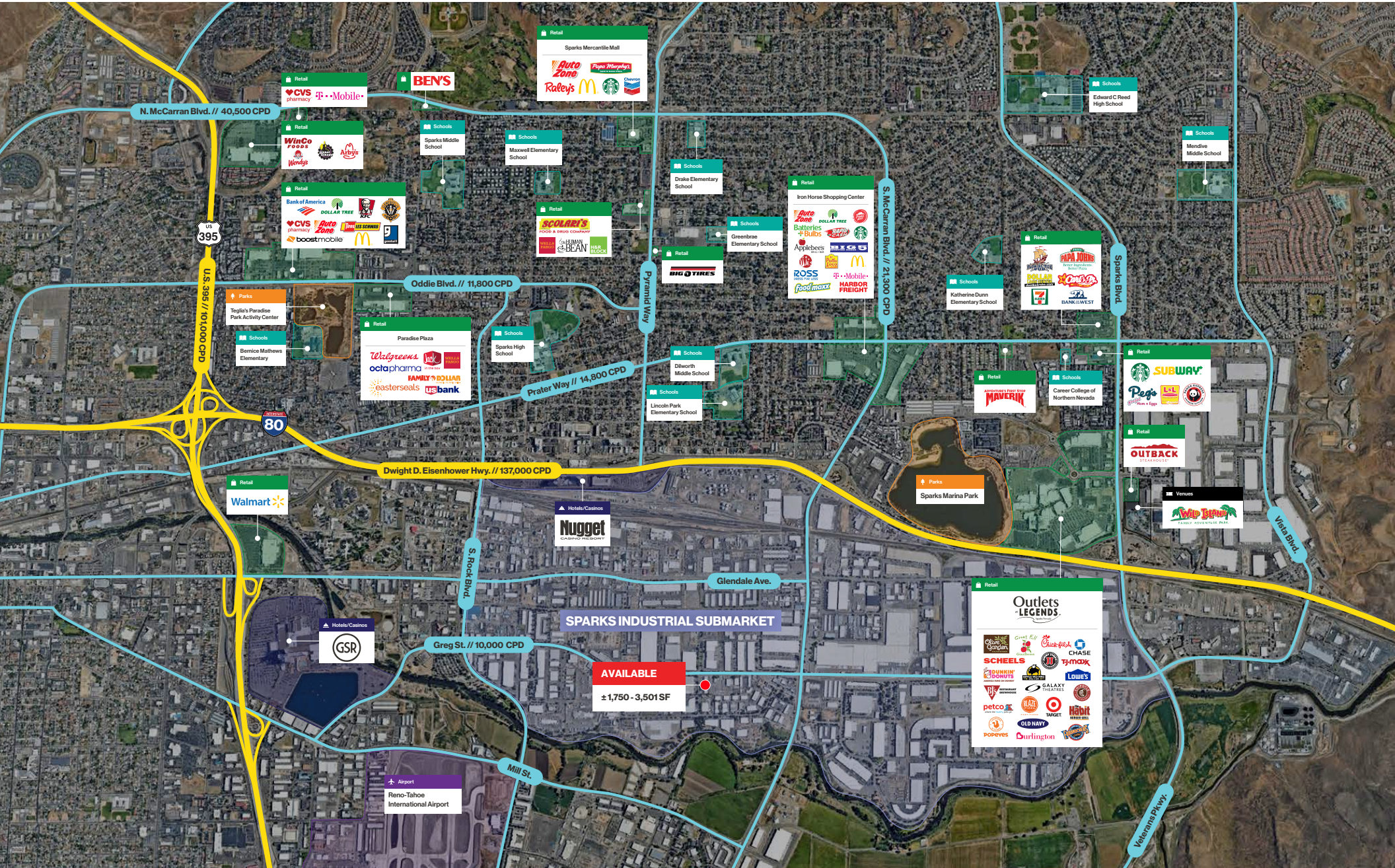
Property Highlights

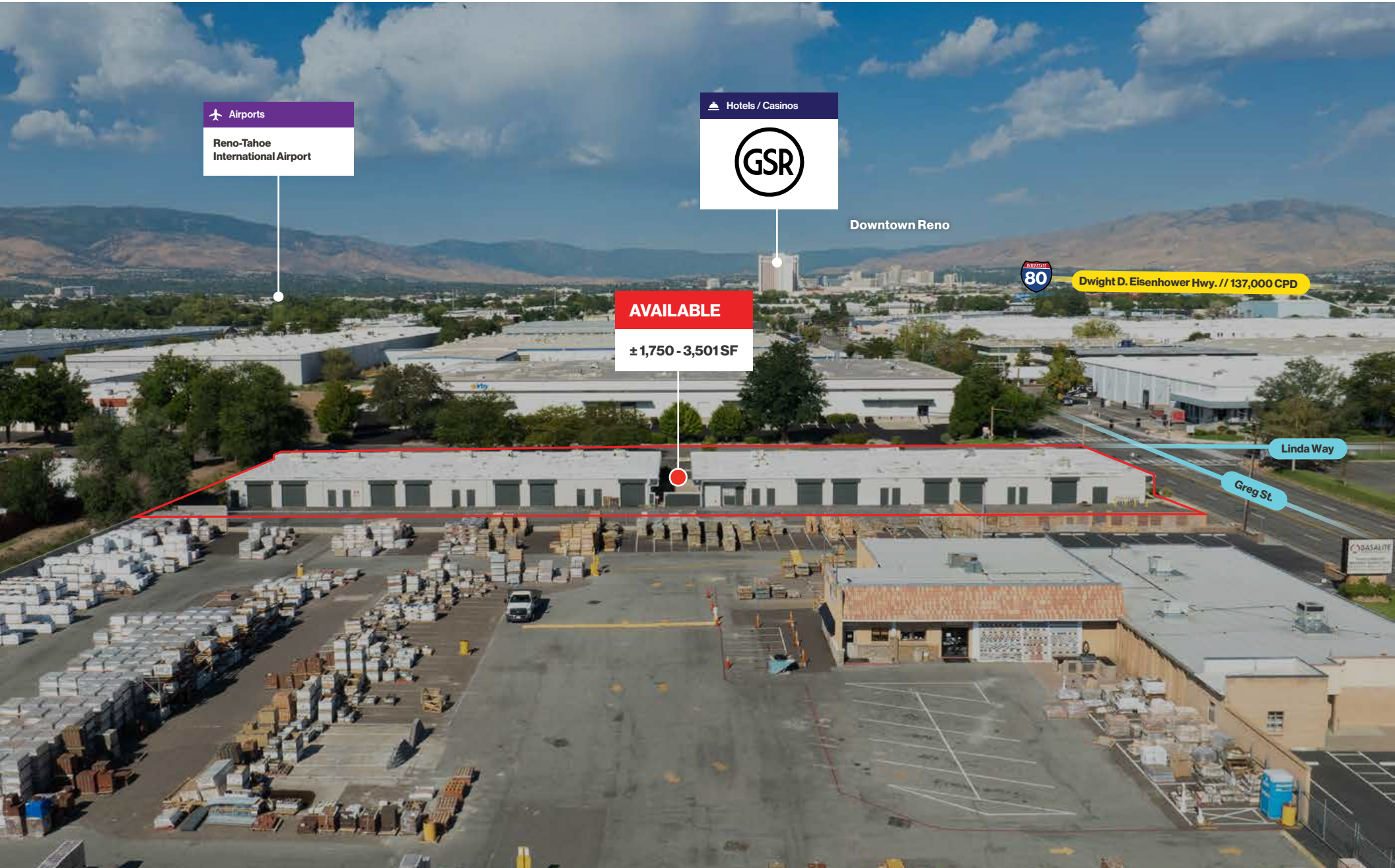
- Flex industrial space available in Sparks Industrial Submarket
- 10' x 10' roll-up door in place on flex industrial space
- 10' clear height throughout
- Ample parking on site with over 65 spaces
- Easy access to I-80 via S. McCarran Blvd. or downtown Reno via Greg St.
- Under new ownership and management. Exterior renovations underway including interior and exterior paint and new roof
- 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
GSR

AVAILABLE
± 1,750 - 3,501SF

80
Dwight D. Eisenhower Hwy. // 137,000 CPD

Linda Way

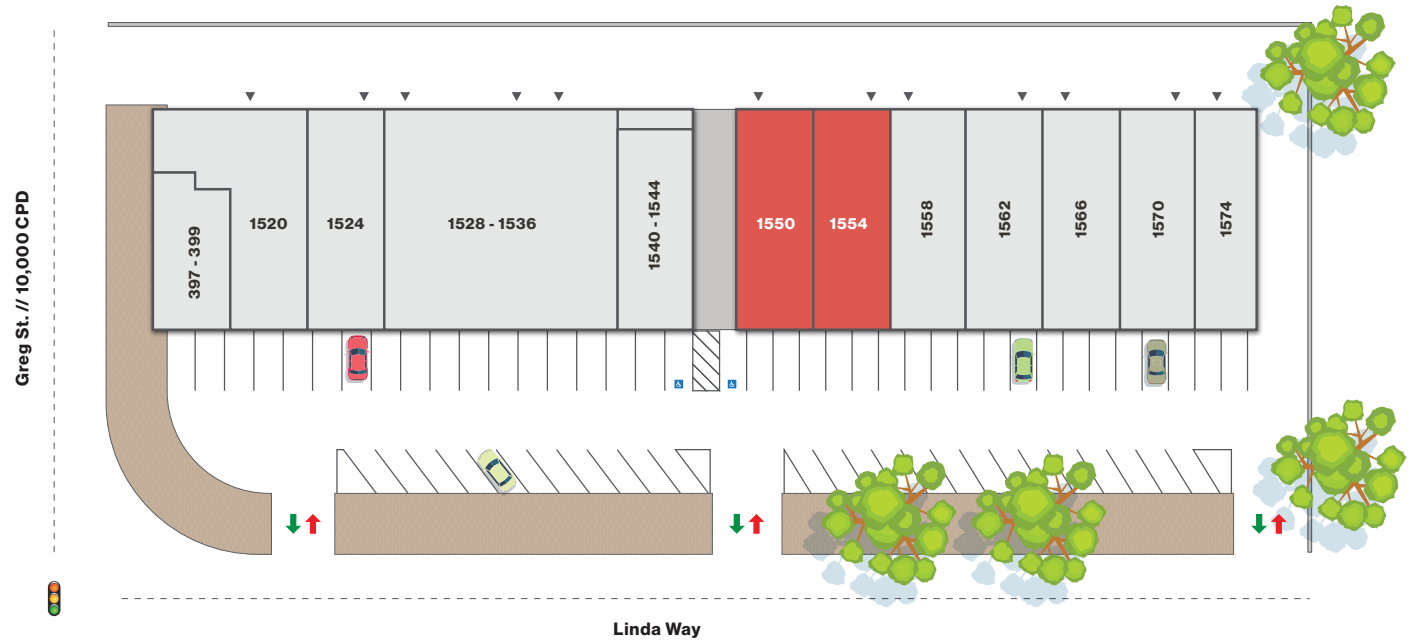
Greg St.

Downtown Reno

Site Plan

▲ Roll-Up Doors ■ Available ■ Leased

Suite	Tenant	SF
397 - 399	Biggest Little ATV Shop	±1,224
1520	Biggest Little ATV Shop	±2,328
1524	DND Elite Property Maintenance	±1,773
1528 - 1536	Coming Soon	±1,776 - 5,328
1540 - 1544	Leased	±1,630
1550	AVAILABLE Can be combined with neighboring space up to ±3,501SF	±1,750
1554	AVAILABLE Can be combined with neighboring space up to ±3,501SF	±1,751
1558	Dr. Lawrence Davis	±1,743
1562	Ronald Del Soldato	±1,754
1566	KAR Quality Upholstery	±1,754
1570	Truckee River Transport Inc.	±1,753
1574	Longrider Motorcycle Club	±1,399



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For inquiries please reach out to our team.

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