

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



**Contact Broker**  
Lease Rate



**± 1,399 - 5,328 SF**  
Available Square Footage



**\$0.22 PSF**  
Lease Expenses

## Property Highlights

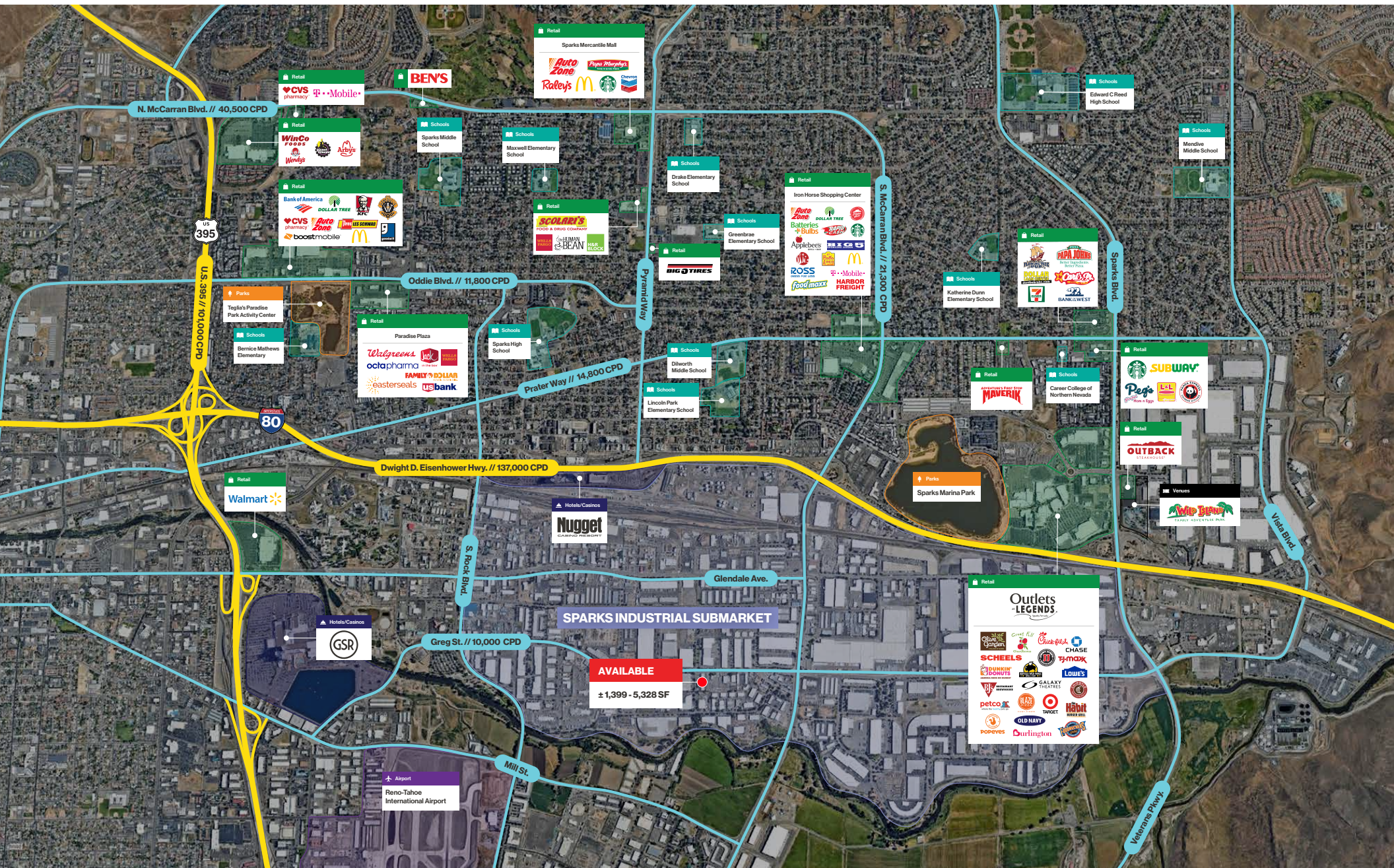
- Flex industrial space available in Sparks Industrial Submarket
- 10' x 10' roll-up door in place on flex industrial space
- 10' ceiling height in warehouse
- 100-200amp, 120/208V, 3-phase, 4-wire power available depending on unit configuration and square footage
- Ample parking on site with over 65 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

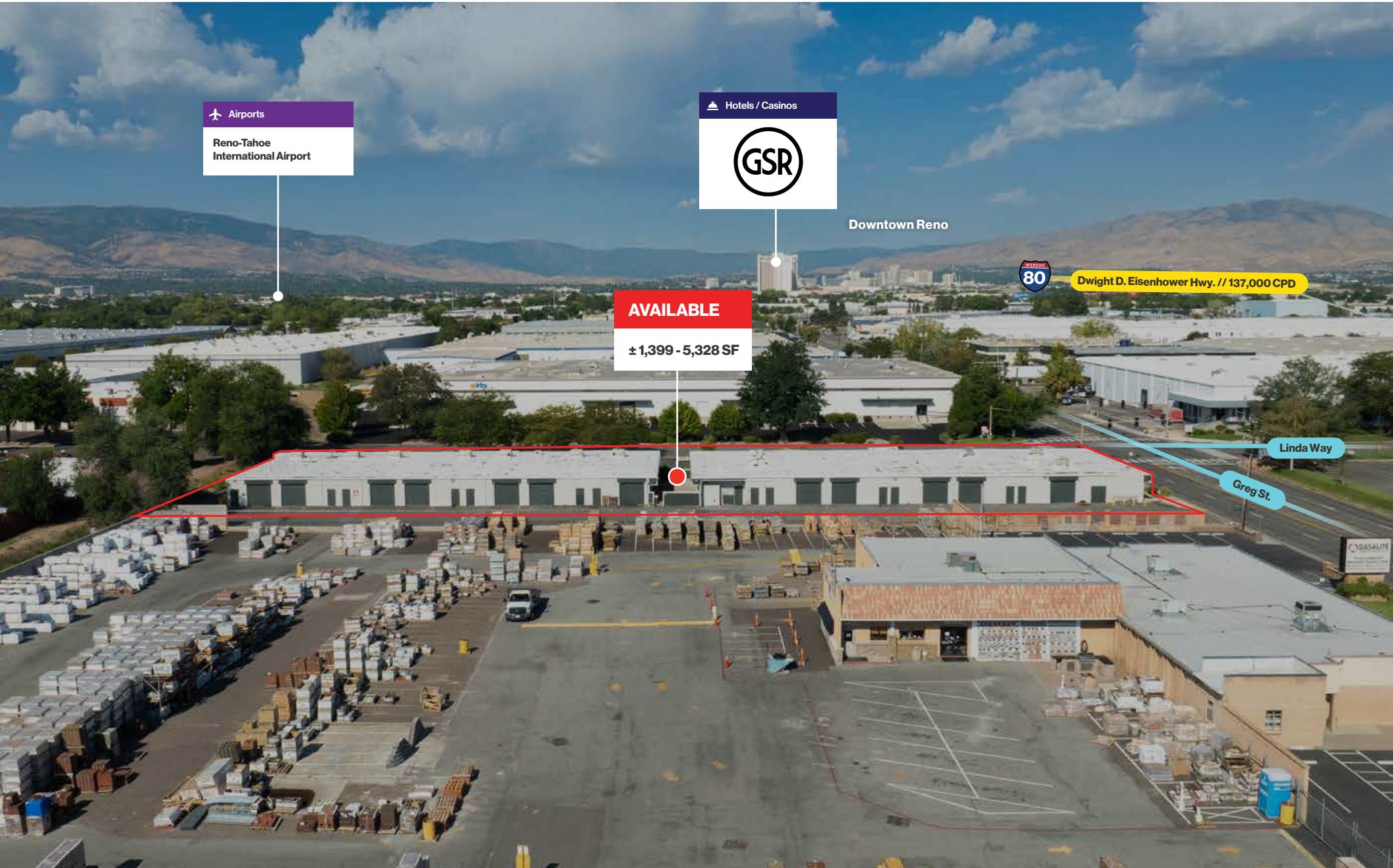
|                               | 3-mile   | 5-mile   | 7-mile    |
|-------------------------------|----------|----------|-----------|
| 2026 Population               | 100,634  | 226,956  | 345,830   |
| 2026 Average Household Income | \$91,848 | \$99,458 | \$117,680 |
| 2026 Total Households         | 40,558   | 95,142   | 142,360   |











Airports  
Reno-Tahoe  
International Airport

Hotels / Casinos  
GSR

AVAILABLE  
± 1,399 - 5,328 SF

Downtown Reno



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

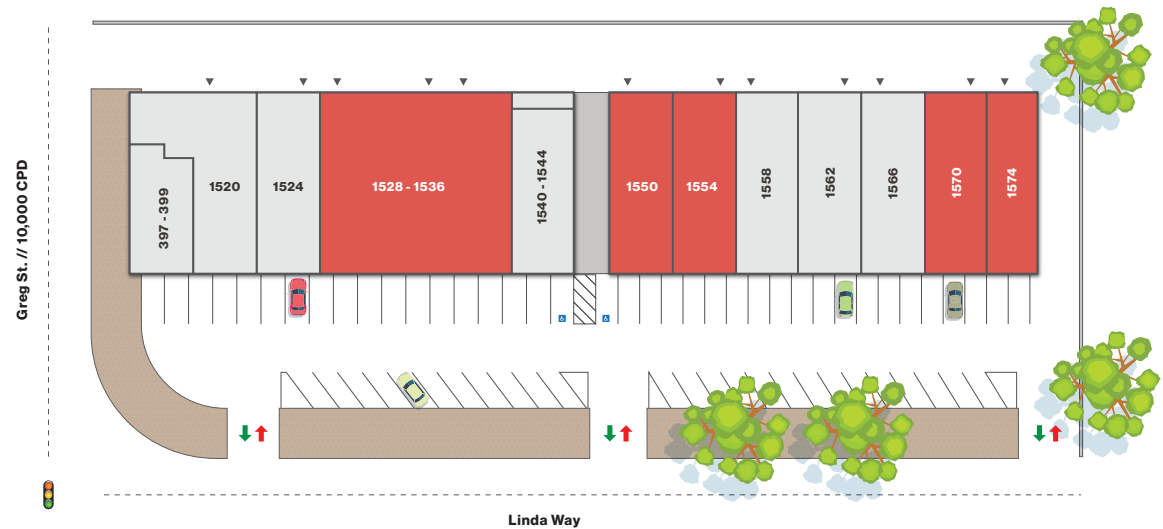
Linda Way

Greg St.

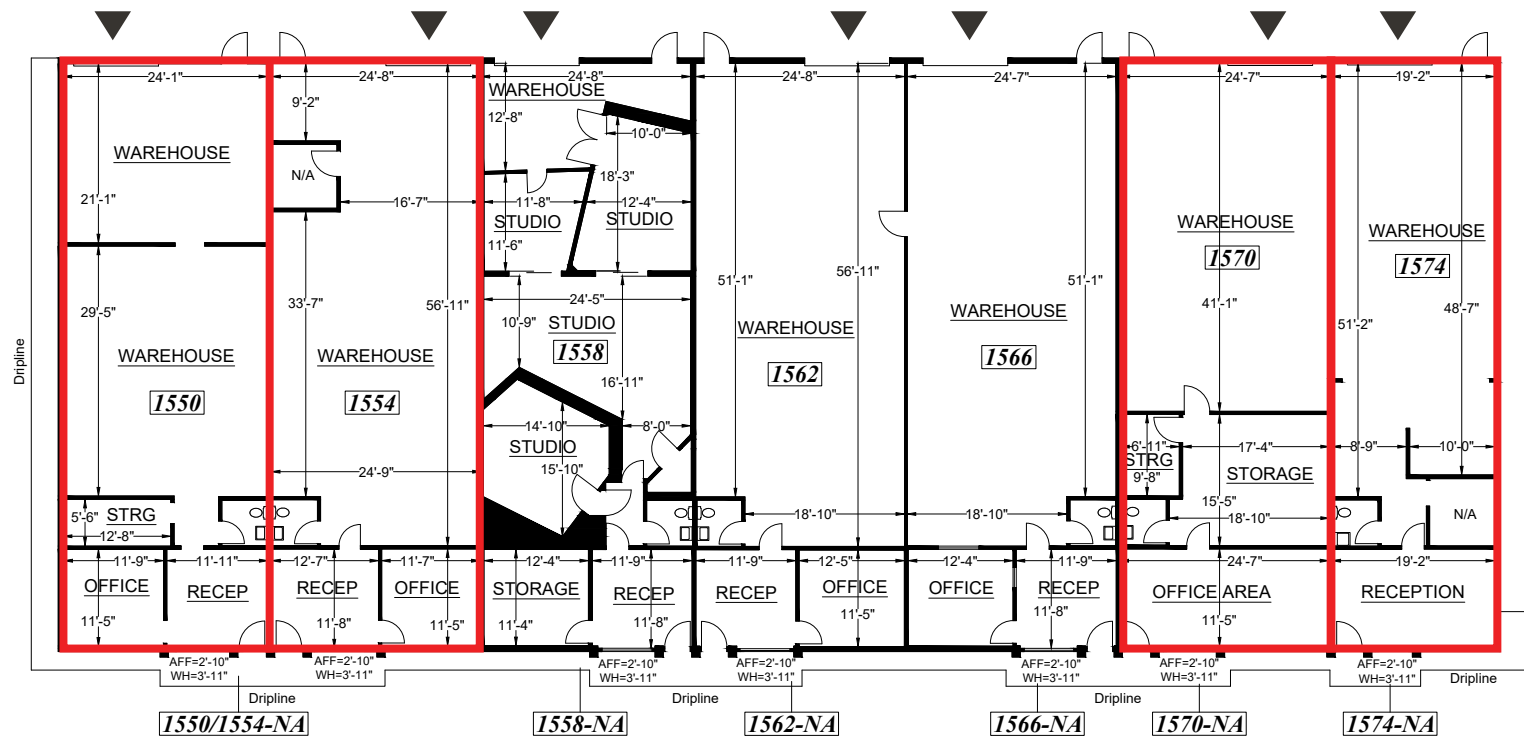
# Site Plan

▲ Roll-Up Doors    ■ Available    ■ Leased

| Suite                            | Tenant                                                                                                                                                         | SF                        |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 397 - 399 Greg St.<br>520 Linda  | Biggest Little ATV Shop                                                                                                                                        | ± 3,552 SF                |
| 1524<br>Linda Way                | DND Elite Property<br>Maintenance                                                                                                                              | ± 1,773 SF                |
| <b>1528 - 1536<br/>Linda Way</b> | <b>AVAILABLE</b><br>Front office/reception area with open<br>warehouse and three (3) roll-up doors.<br>Can be demised as low as ± 1,776 SF                     | <b>± 1,776 - 5,328 SF</b> |
| 1540 - 1544<br>Linda Way         | Pellet Construction                                                                                                                                            | ± 1,630 SF                |
| <b>1550<br/>Linda Way</b>        | <b>AVAILABLE</b><br>Front office/reception area and<br>warehouse with one (1) roll-up door.<br>Can be combined with neighboring<br>space up to ± 3,501 SF      | <b>± 1,750 SF</b>         |
| <b>1554<br/>Linda Way</b>        | <b>AVAILABLE</b><br>Front office/reception area with open<br>warehouse and one (1) roll-up door.<br>Can be combined with neighboring<br>space up to ± 3,501 SF | <b>± 1,751 SF</b>         |
| 1558<br>Linda Way                | Dr. Lawrence Davis                                                                                                                                             | ± 1,743 SF                |
| 1562<br>Linda Way                | Ronald Del Soldato                                                                                                                                             | ± 1,754 SF                |
| 1566<br>Linda Way                | KAR Quality Upholstery                                                                                                                                         | ± 1,754 SF                |
| <b>1570<br/>Linda Way</b>        | <b>AVAILABLE</b><br>Front office with open storage area,<br>restroom, and warehouse with one (1)<br>roll-up door.                                              | <b>± 1,753 SF</b>         |
| <b>1574<br/>Linda Way</b>        | <b>AVAILABLE</b><br>Front office/reception area, private office<br>and open warehouse in rear with one (1)<br>roll-up door.                                    | <b>± 1,399 SF</b>         |







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