

For Lease

# Industrial Flex Opportunity



855-859 Deming Way  
Sparks, NV 89431

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Listing Snapshot



**\$0.80 PSF NNN**  
Lease Rate



**± 14,767 SF**  
Available Square Footage



**\$0.15 PSF**  
Estimated Lease Expense

Property Highlights

- Recently renovated including new roof, LED lighting, paving, roll-up doors, exterior paint, new façade, and office build-out
- Concrete tilt-up construction
- Tenant improvement opportunity for qualified tenants
- 20' clear height
- 200 Amp, 277/480V, 3-phase power throughout
- Easy access to S. McCarran Blvd. and the I-80 interchange via Sparks Blvd. and S. McCarran Blvd.
- Zoned Industrial (I)

Demographics

	1-mile	3-mile	5-mile
2024 Population	4,183	66,081	186,228
2024 Average Household Income	\$79,679	\$93,026	\$85,761
2024 Total Households	2,180	26,676	75,814





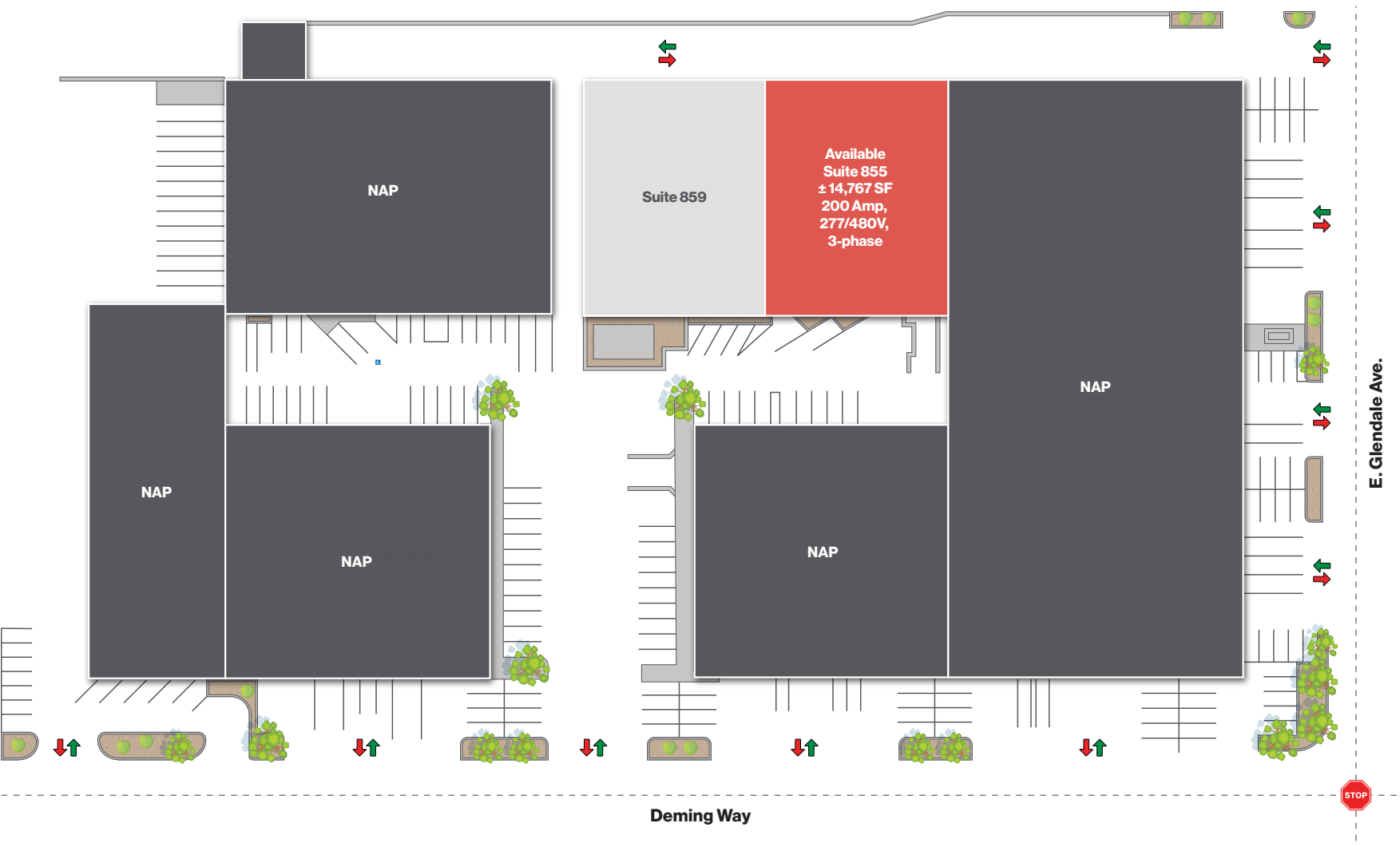






Site Plan

Available    Leased    NAP



Floor Plan  
Suites 855 & 859

 Available     Leased     Dock Loading Door     Grade Loading Door





Property Photos





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For inquiries please reach out to our team.

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