

For Lease

# International Pl. & Icehouse Ave.




1280 Icehouse Ave.  
Sparks, NV 89431


**Michael Keating, SIOR**  
Partner  
775.386.9727  
mkeating@logicCRE.com  
S.0174942

**Michael Dorn**  
Senior Associate  
775.453.4436  
mdorn@logicCRE.com  
S.0189635


# Listing Snapshot



**\$0.90 PSF NNN**  
Lease Rate



**± 20,880 – 77,880 SF**  
Available Square Footage



**\$0.14 PSF**  
Estimated NNN Expense

## Property Highlights

- Large industrial warehouse in Sparks
- Multiple configurations available
- Easy access to I-80 & S. McCarran Blvd.
- Less than 25-miles from TRIC
- Industrial zoning

## Demographics

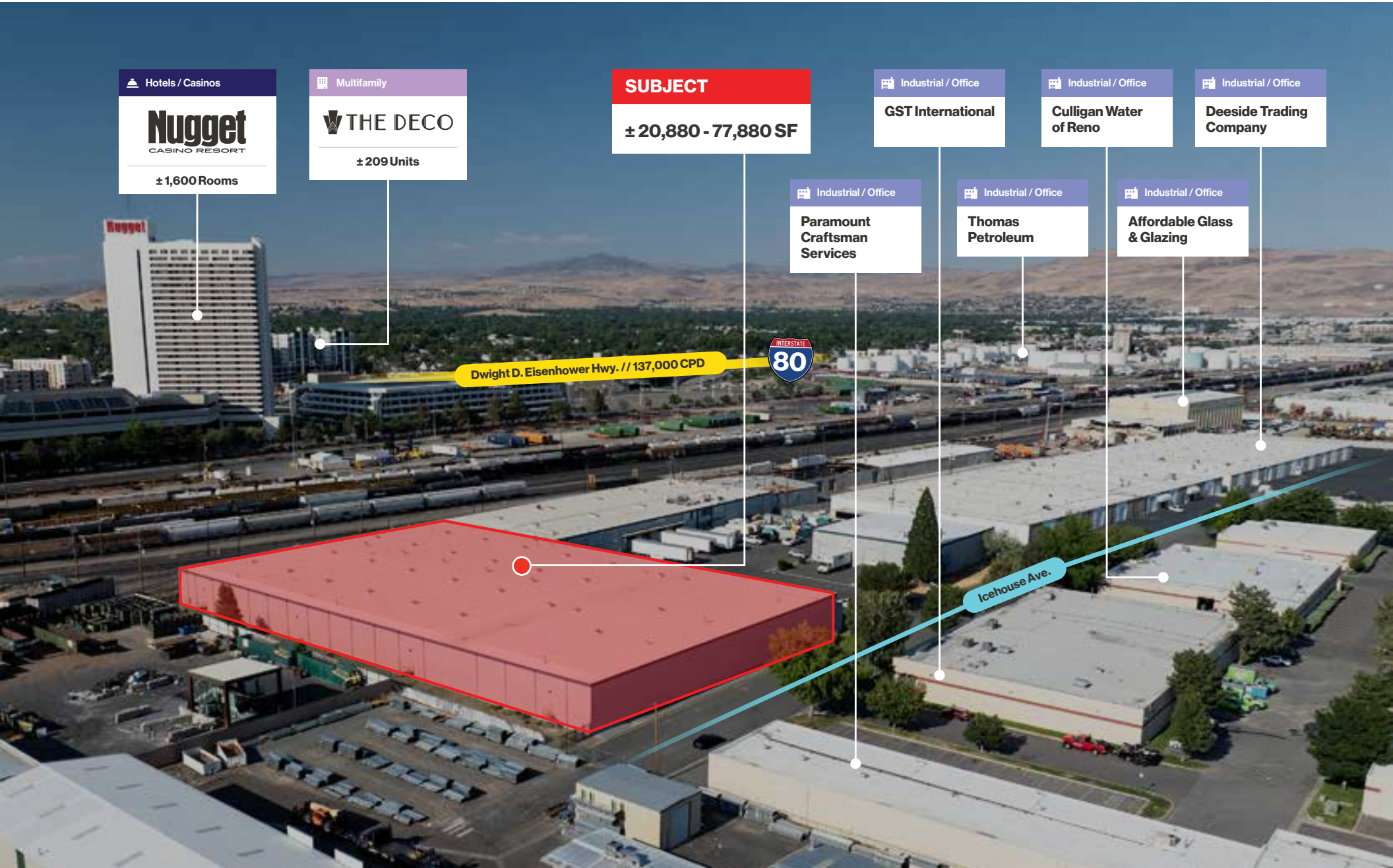
	1-mile	3-mile	5-mile
2025 Population	10,163	116,261	245,490
2025 Average Household Income	\$72,217	\$78,758	\$94,046
2025 Total Households	4,937	47,307	100,827











Hotels / Casinos

**Nugget**  
CASINO RESORT

± 1,600 Rooms

Multifamily

**THE DECO**

± 209 Units

**SUBJECT**

± 20,880 - 77,880 SF

Industrial / Office

**GST International**

Industrial / Office

**Culligan Water of Reno**

Industrial / Office

**Deeside Trading Company**

Industrial / Office

**Paramount Craftsman Services**

Industrial / Office

**Thomas Petroleum**

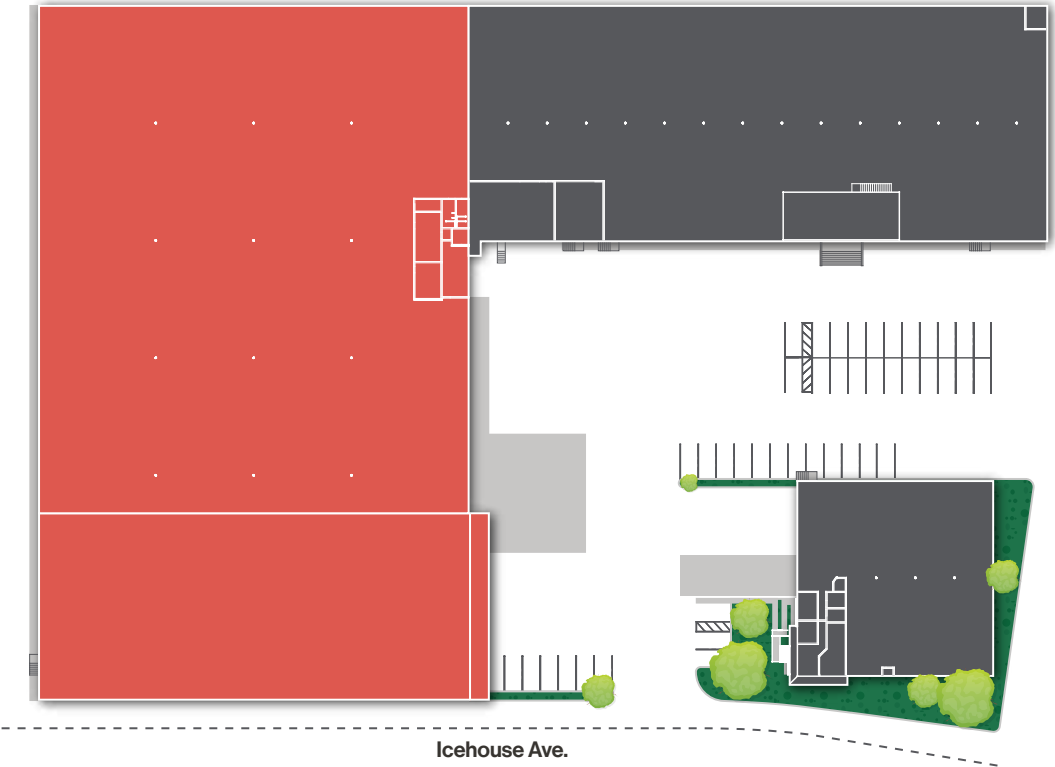
Industrial / Office

**Affordable Glass & Glazing**

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



Icehouse Ave.



# Floor Plan | 1280 Icehouse Ave.

● Grade Level Door    ▲ Dock Door    ■ Available 6/1/26    □ Available Now



**\$0.90 PSF NNN**

Lease Rate



**± 20,880 - 77,880 SF**

Available Square Footage

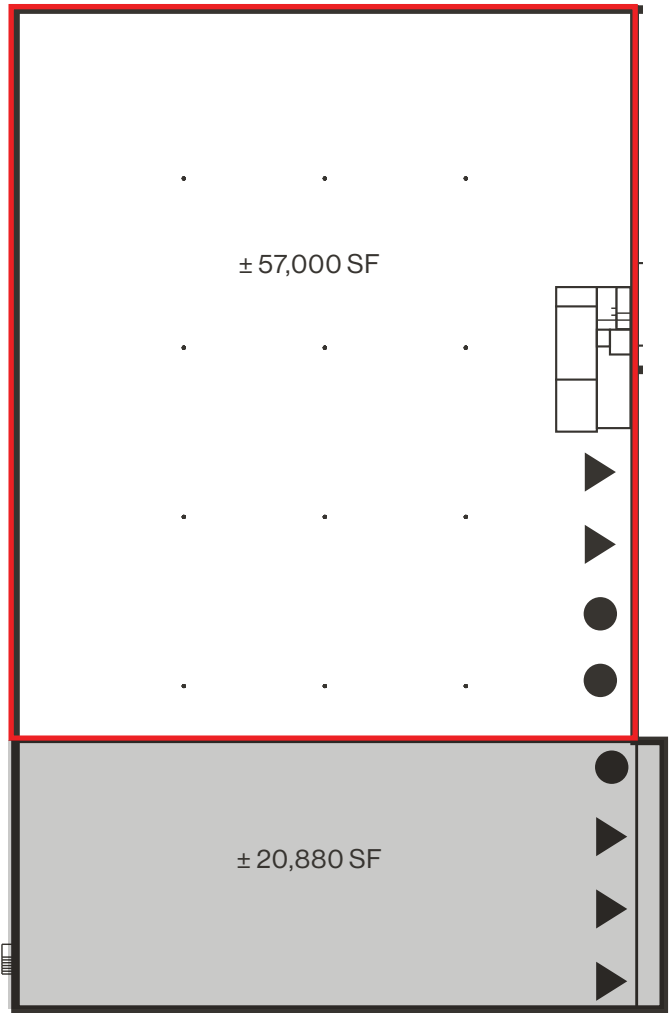


**\$0.14 PSF**

Estimated NNN Price

- 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*





Property Photos



# 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