

For Lease

Standalone Industrial w/ Yard



[Click for a Virtual Tour](#) 

1300 Freeport Blvd.
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



\$0.79 - \$1.10 PSF NNN
Lease Rate



± 4,160 SF - 27,732 SF
Available Square Footage



\$0.10 PSF
NNN Expense

Property Highlights

- Standalone industrial building w/ small yard
- ± 7,174 SF fenced yard
- Clear height: 14'-22'
- Power: 800 Amp, 208V, 3-phase
- Compressed air plumbed throughout
- Showroom space
- Upstairs offices
- Spray booth in warehouse
- Demising options available - see floor plan pages

Demographics

	1-mile	3-mile	5-mile
2025 Population	4,951	118,059	240,937
2025 Average Household Income	\$74,516	\$79,319	\$94,295
2025 Total Households	2,482	48,888	99,708





Floor Plan | Whole Building



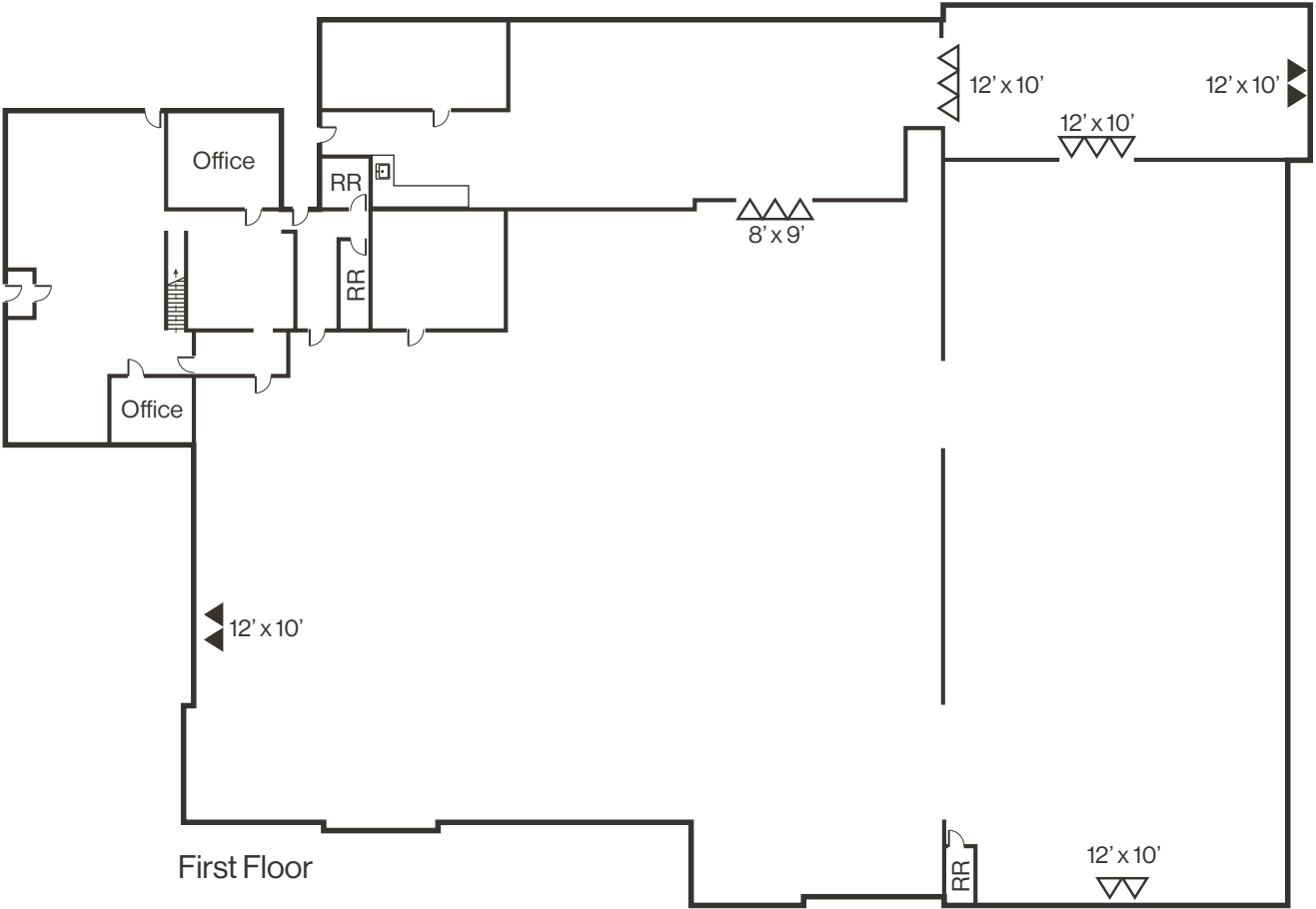
Internal Roll-Up Doors



Roll-Up Doors

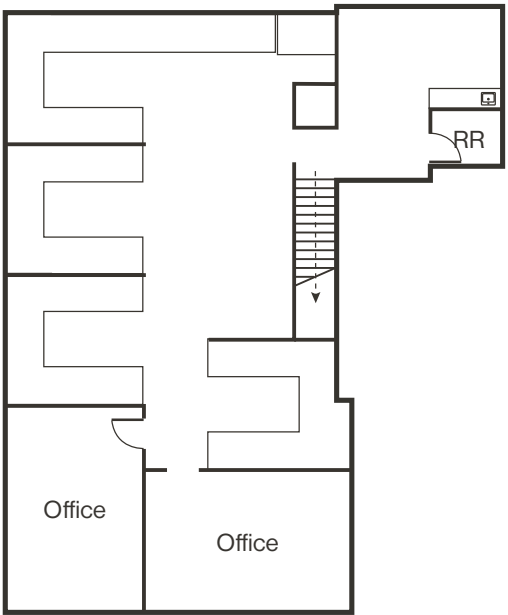


Dock-High Doors



\$0.79 PSF NNN

Lease Rate





The floor plan shows a large rectangular building with several rooms and corridors. The rooms are labeled as follows:

- Office (top left)
- Office (bottom left)
- RR (top center)
- RR (center left)
- RR (bottom right)

Dimensions are indicated for several rooms and corridors:

- 12' x 10' (top right)
- 12' x 10' (top right)
- 12' x 10' (top right)
- 8' x 9' (center right)
- 12' x 10' (bottom left)
- 12' x 10' (bottom right)

The text "First Floor" is located at the bottom left of the plan.



- **± 4,160 SF**
- **Private restroom**
- **Spray booth**
- **One (1) internal roll-up door**
- **One (1) dock high door**

Floor Plan | Demising Option 2



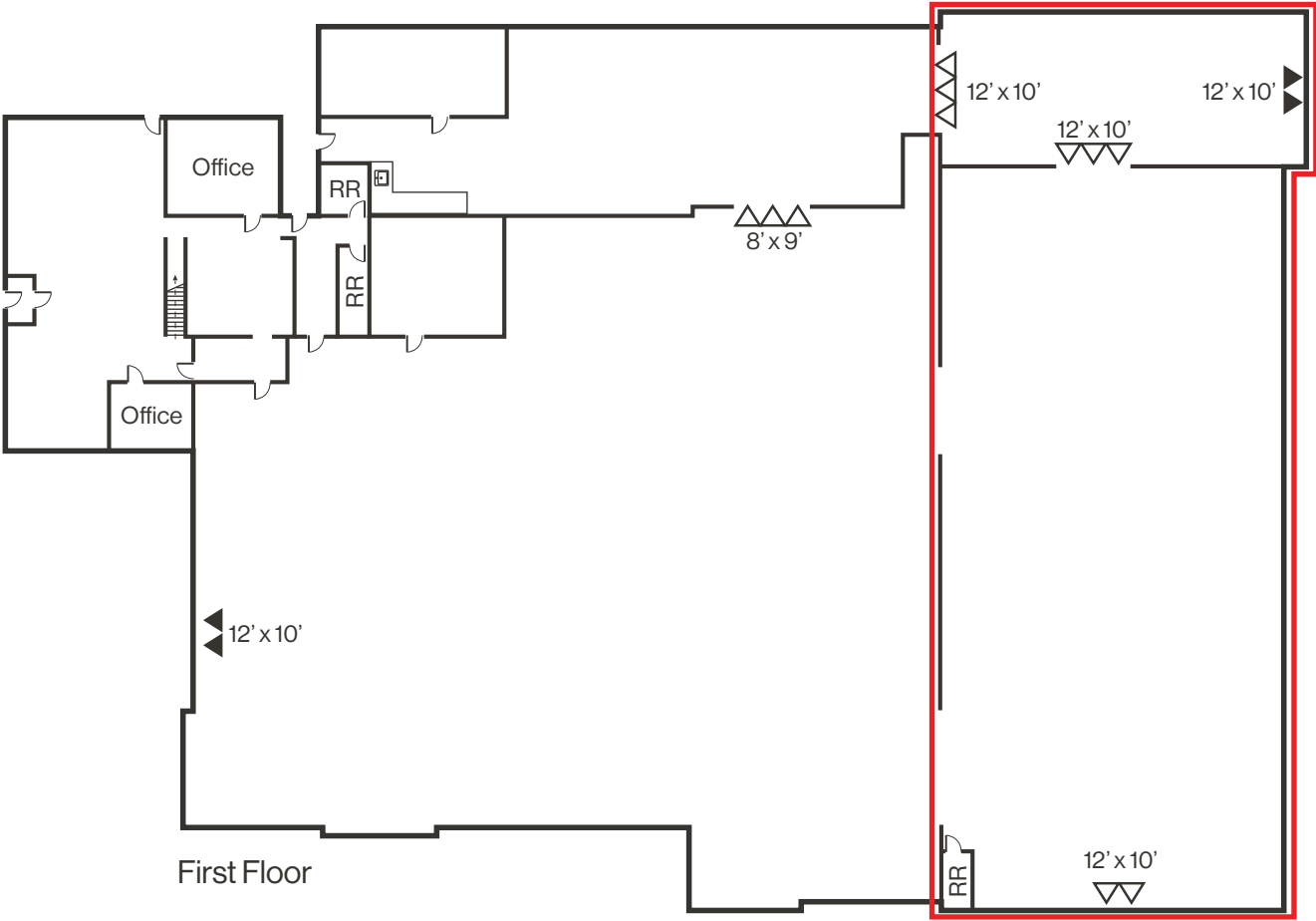
Internal Roll-Up Doors



Roll-Up Doors



Dock-High Doors



\$1.05 PSF NNN

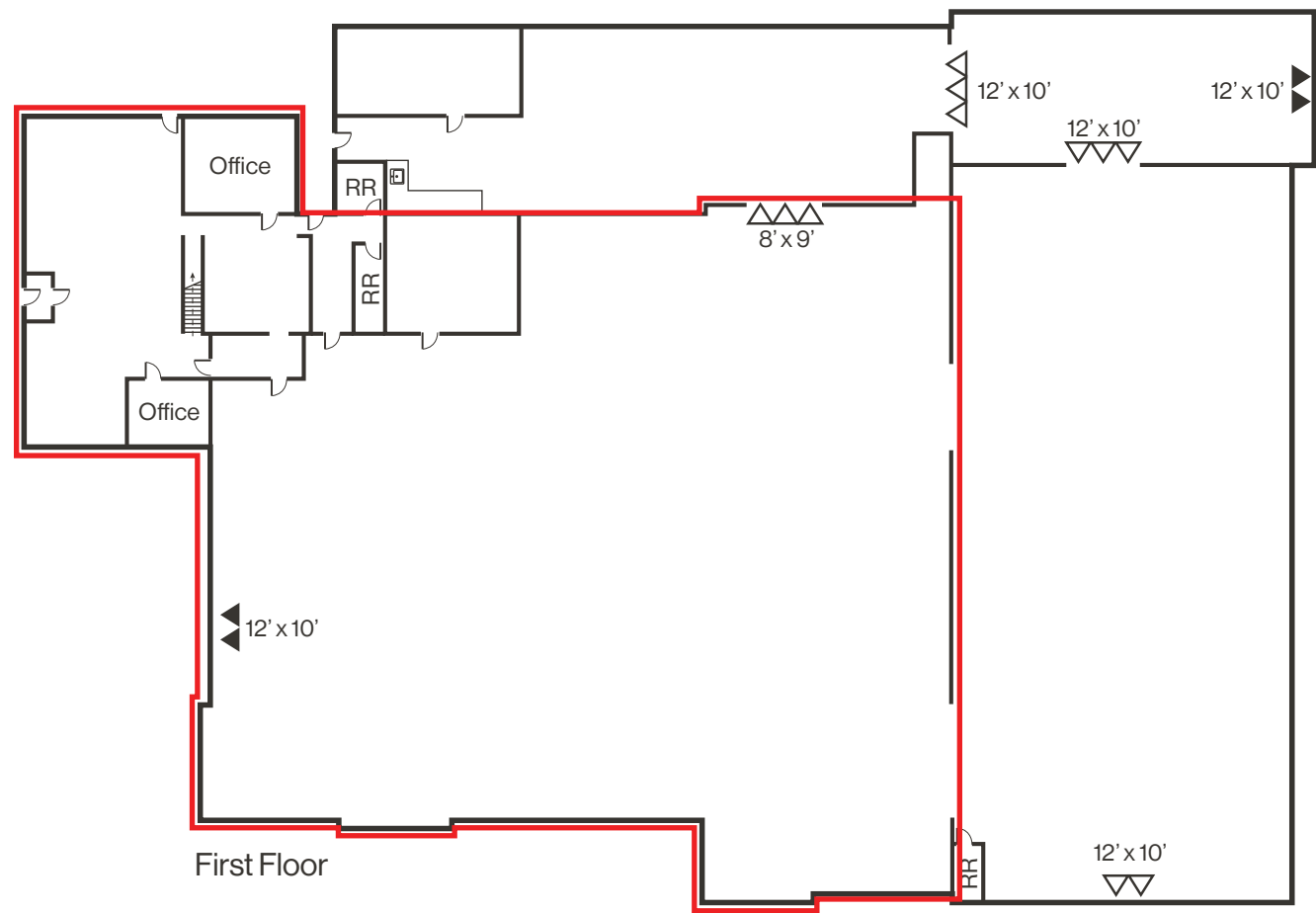
Lease Rate

Demising Option 2

- ± 7,821 SF
- Private restroom
- One (1) internal roll-up
- One (1) dock high door
- One (1) roll-up door

Floor Plan | Demising Option 3

△△△ Internal Roll-Up Doors △△ Roll-Up Doors ▲▲ Dock-High Doors



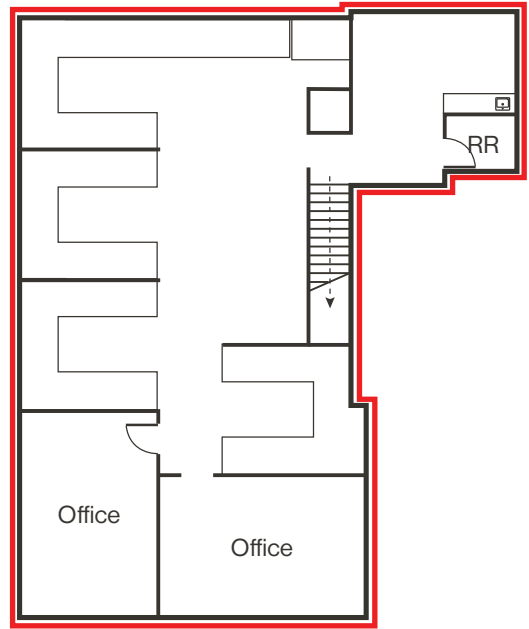
First Floor



\$0.90 PSF NNN
Lease Rate

Demising Option 3

- ± 17,463 SF
- ± 5,202 SF of Office
- One (1) dock high door
- Four (4) private offices
- Two (2) private restrooms
- Mezzanine



Second Floor

Property Photos



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