

For Sale

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



\$9,375,000
Sale Price



± 77,880 SF
Total Square Footage



\$125 PSF
Price Per Square Foot

Property Highlights

- Owner-User or Leased Investment Opportunity
- Sparks industrial core location
- Less than 5-minutes from I-80
- Industrial Zoning
- Built in 1969

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

± 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

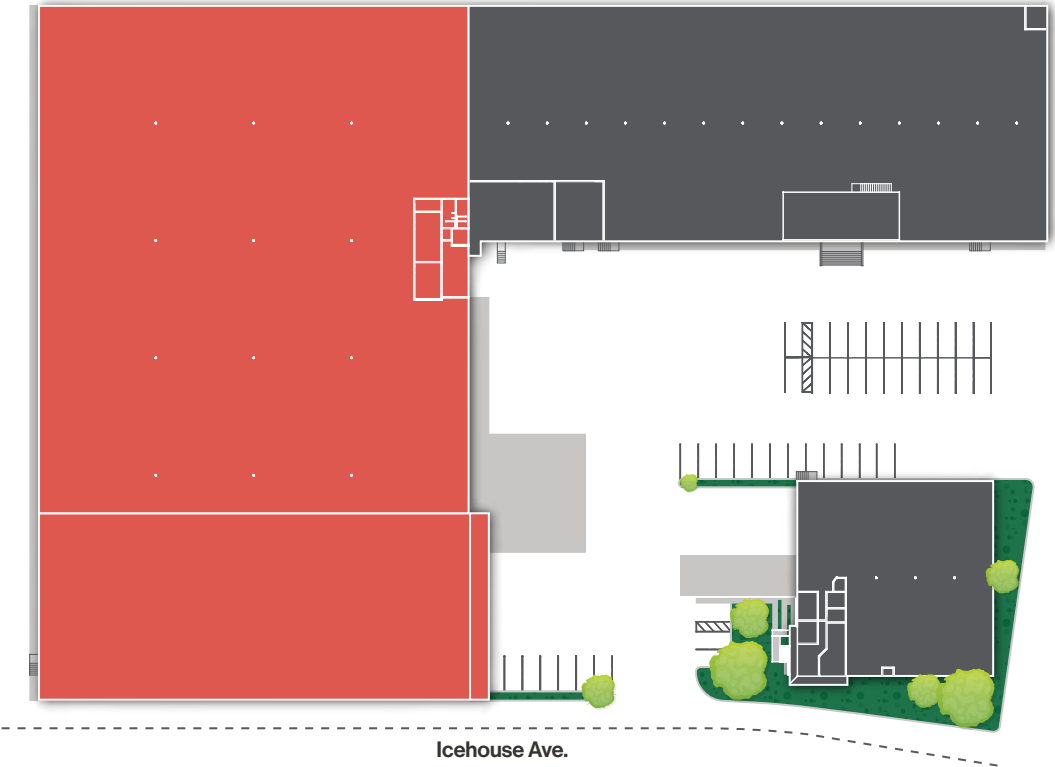
Industrial / Office

Affordable Glass & Glazing

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



Icehouse Ave.





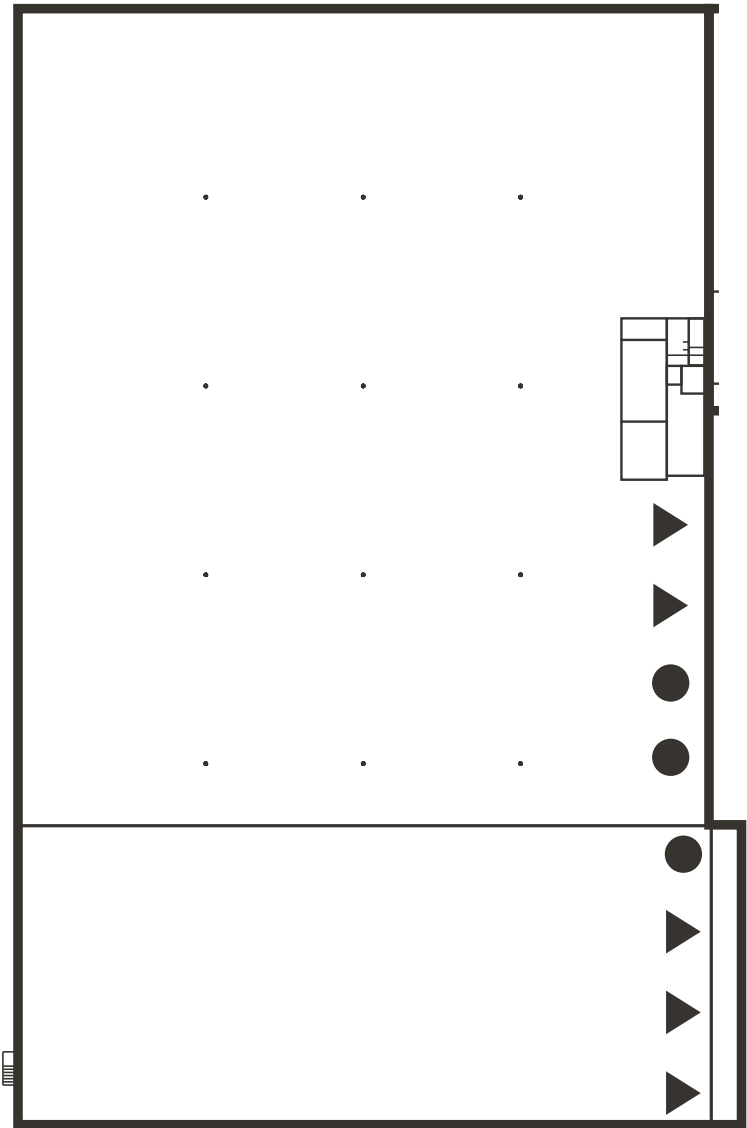
\$9,375,000
Sale Price



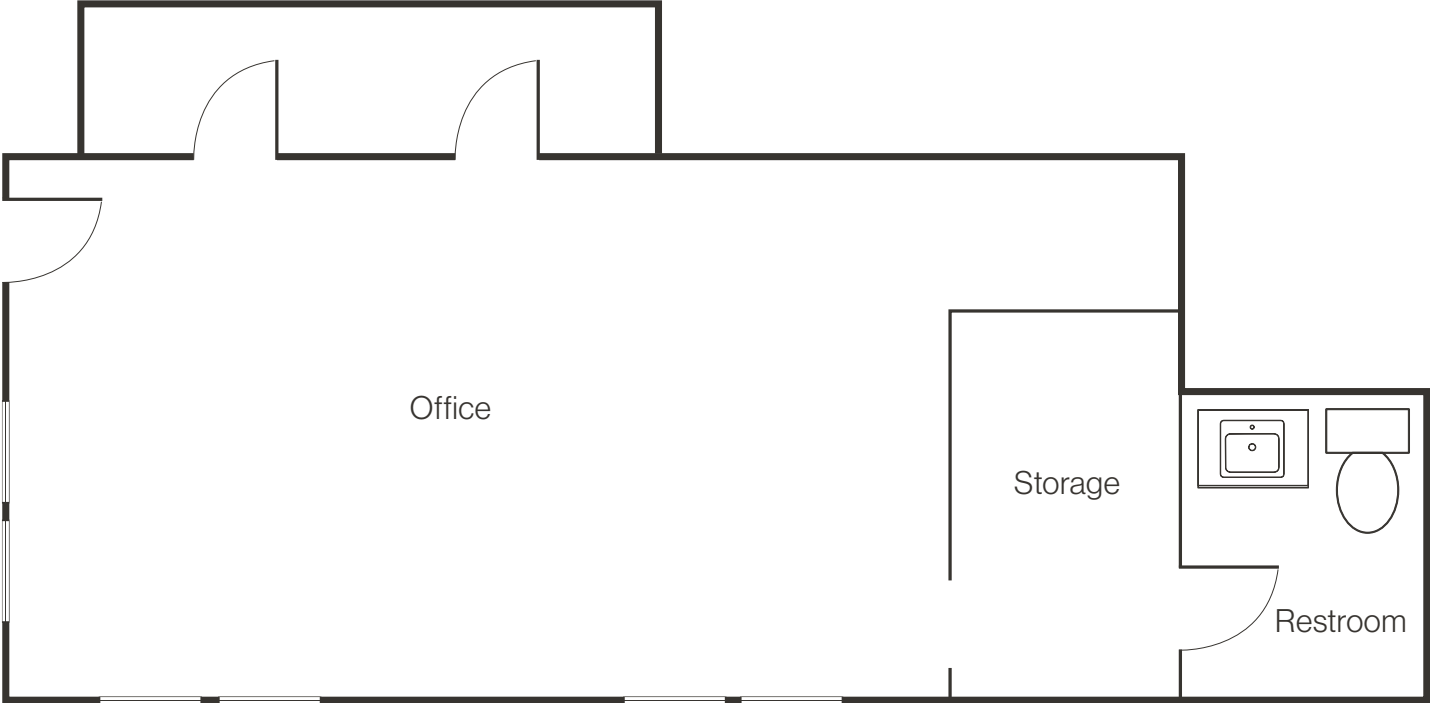
± 77,880 SF
Total Square Footage

- 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*



Floor Plan | 1280 Icehouse Ave.
Office



- ± 505 SF of Open Layout Office Space & Private Restroom

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