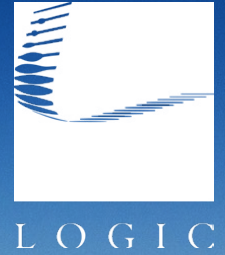


For Sale

# Owner-User or Investment Industrial Opportunity



855 Deming Way  
Sparks, NV 89431

**Ian Cochran, CCIM**  
Partner  
775.225.0826  
icochran@logicCRE.com  
B.0145434.LLC

**Greg Ruzzine, CCIM**  
Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

**Grace Keating**  
Associate  
775.870.7806  
gkeating@logicCRE.com  
S.0198962

# Listing Snapshot



**\$4,488,000**  
Sale Price



**± 29,923 SF**  
Total Square Footage



**\$150 PSF**  
Price Per Square Foot

## Property Highlights

- ± 29,923 SF (ground floor) warehouse in Sparks industrial submarket
- ± 12,600 SF of second floor warehouse not included in total square footage
- Owner-user or investment opportunity with in-place cash flow
- Lease in-place on ± 27,756 SF two-story warehouse at below market rent with three (3) years remaining on current lease
- Concrete tilt-up construction
- 20' clear height throughout with ± 2,014 SF mezzanine not included in building square footage
- ± 14,767 SF currently vacant available for lease or owner-user
- Two (2) 10' x 9' dock-high doors and one (1) drive-in door
- 1-mile to I-80/Sparks Blvd. interchange
- 400 Amp, 277/480V, 3-phase, 4-wire power
- Shared parking with in-place REA
- Zoned (I) Industrial
- Recent improvements include new roof, roll-up doors, lighting, paint, and parking lot

## Demographics

	1-mile	3-mile	5-mile
2025 Population	4,871	66,133	186,483
2025 Average Household Income	\$85,171	\$97,809	\$89,565
2025 Total Households	2,521	26,782	76,127









Floor Plan  
Suites 855 & 849

Available Leased Dock Loading Door Grade Loading Door



*\*Jushi's original lease is on ± 15,120 SF. The second-floor lab was built out after occupancy, and the building size was re-assessed to include the additional square footage when the property was re-parceled.*

Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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