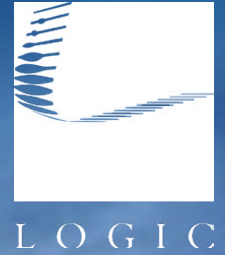


For Sale or Lease

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

**\$4,215,000**
Sale Price

**\$152 PSF**
Price Per Square Foot

**\$0.79 - \$1.10 PSF NNN**
Lease Rate

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

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



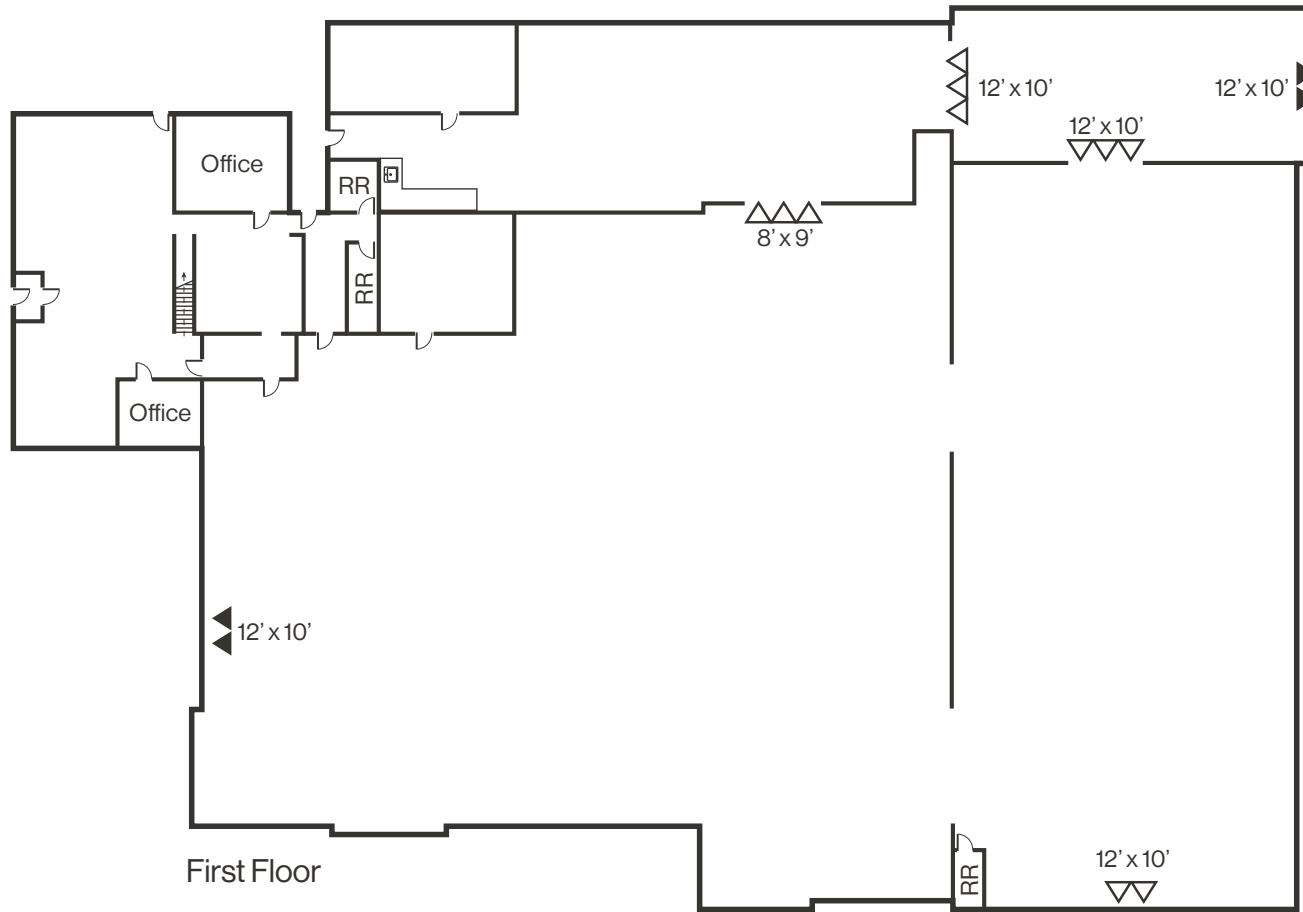
Internal Roll-Up Doors



Roll-Up Doors



Dock-High Doors



First Floor



± 27,732 SF

Square Footage

Lease Option:



\$0.79 PSF NNN

Lease Rate



\$0.10 PSF

NNN Expense

Sale Option:



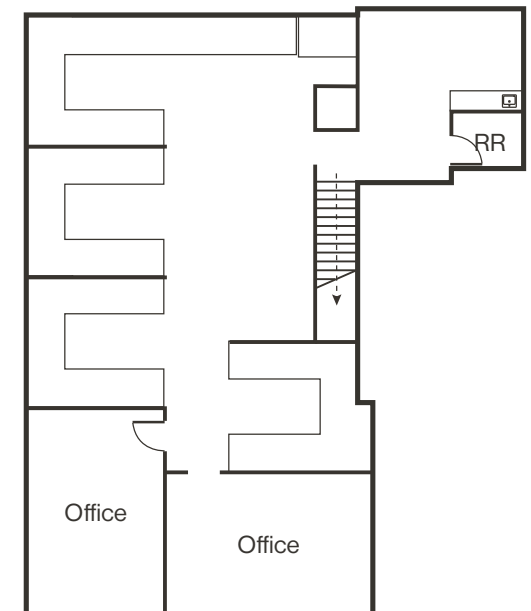
\$4,215,000

Sale Price



\$152 PSF

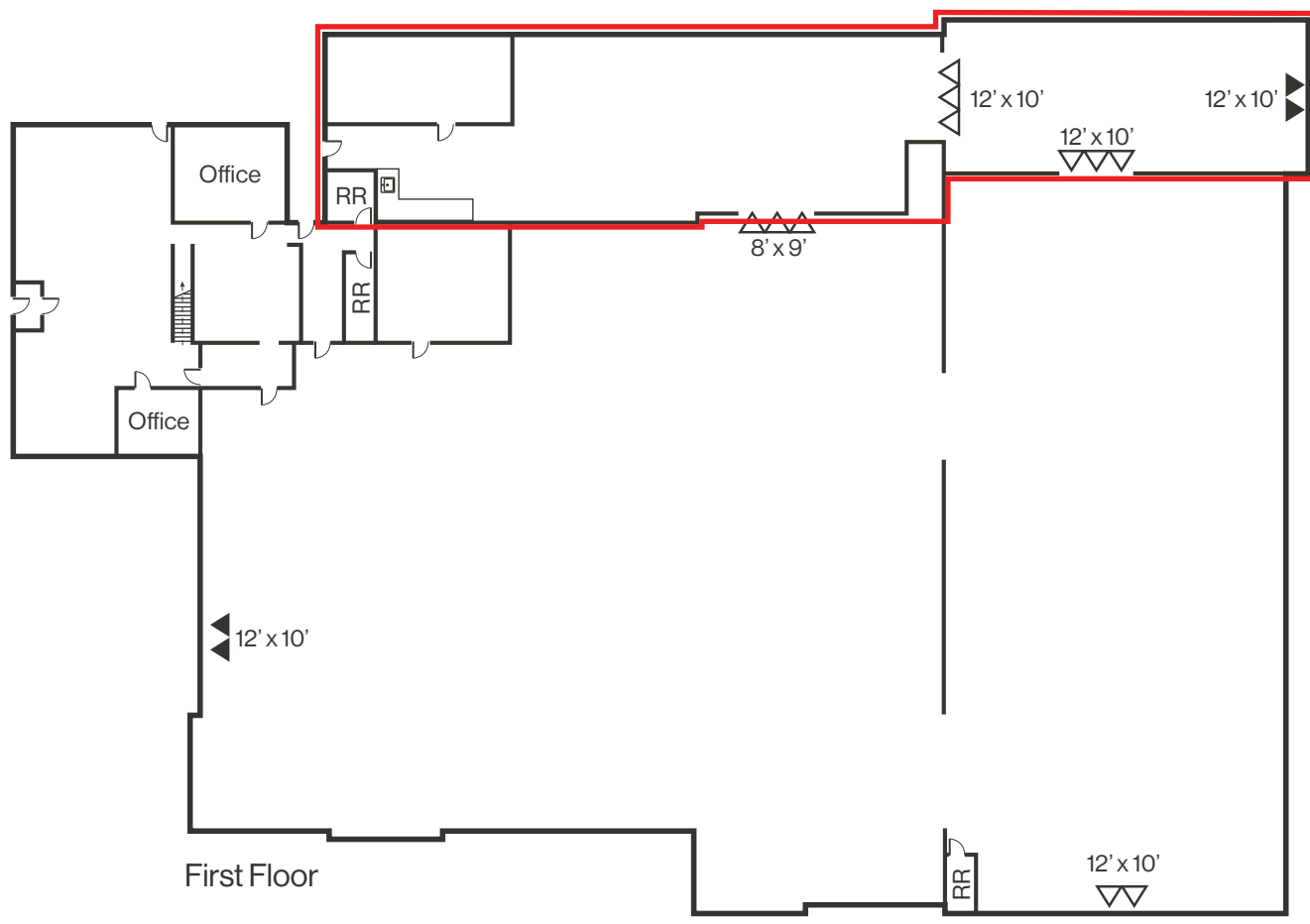
Price Per Square Foot




Second Floor

Floor Plan | Demising Option 1

Internal Roll-Up Doors Roll-Up Doors Dock-High Doors



 **\$1.10 PSF NNN**
Lease Rate

Demising Option 1

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

Floor Plan | Demising Option 2



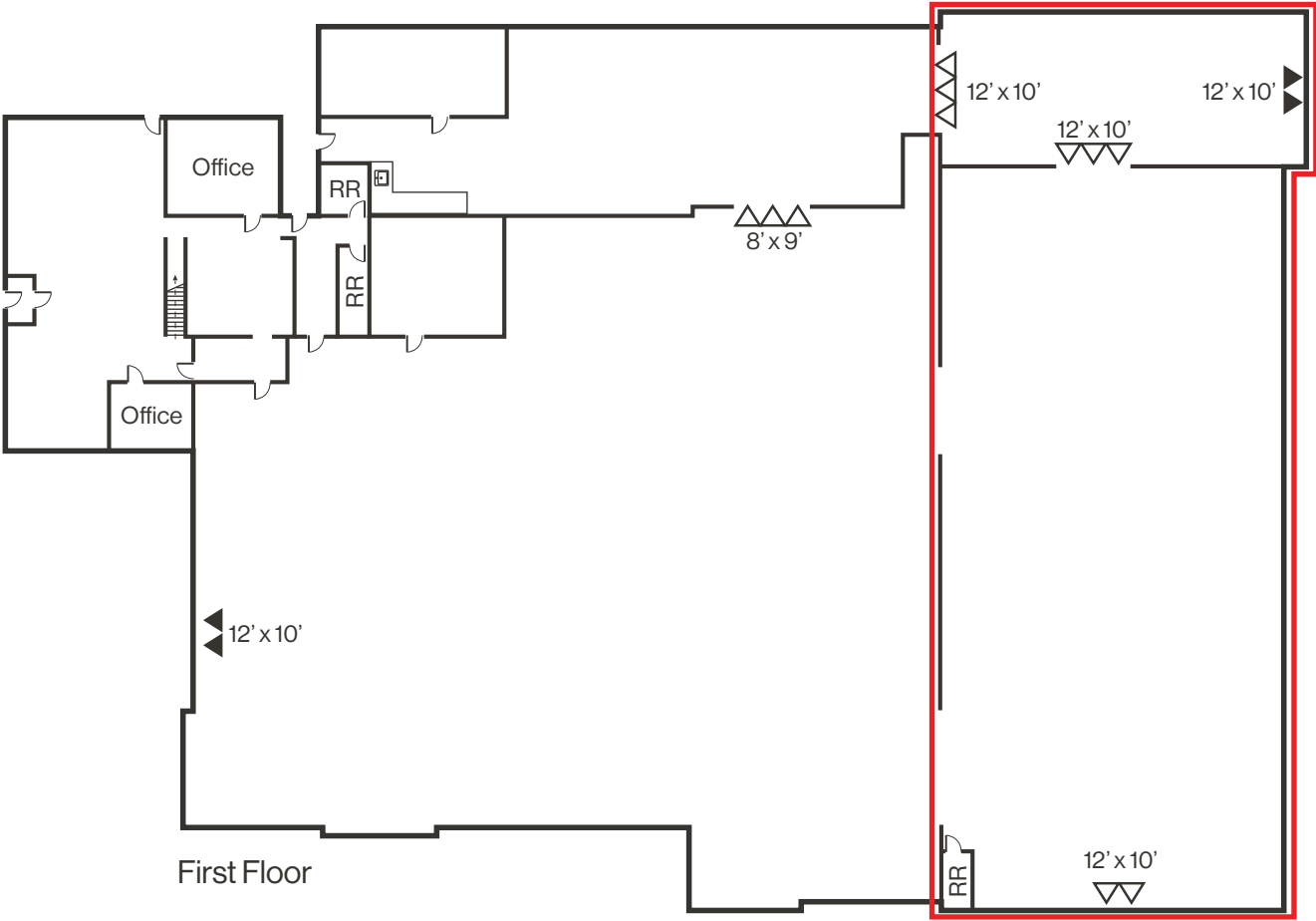
Internal Roll-Up Doors



Roll-Up Doors



Dock-High Doors



\$1.05 PSF NNN

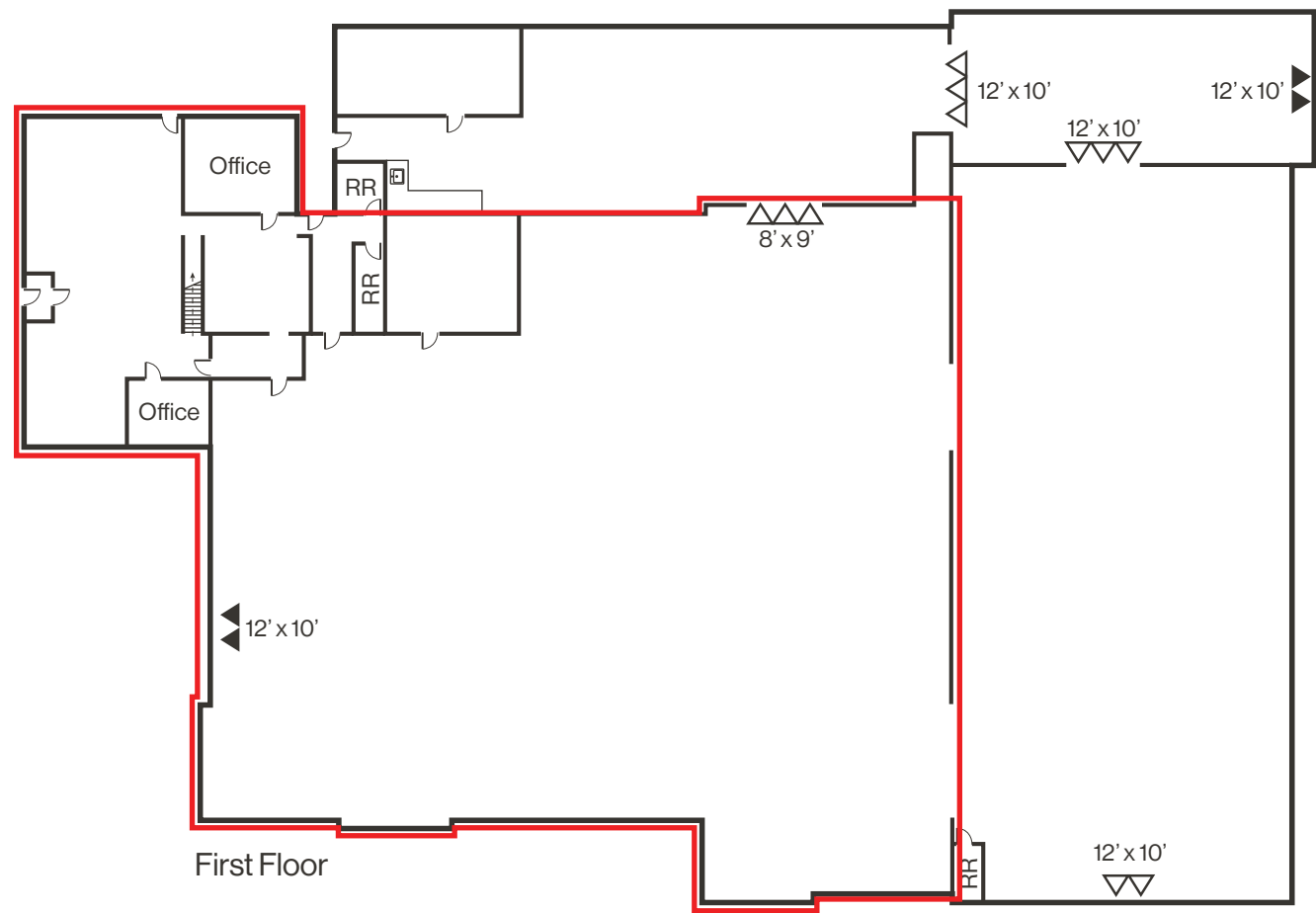
Lease Rate

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



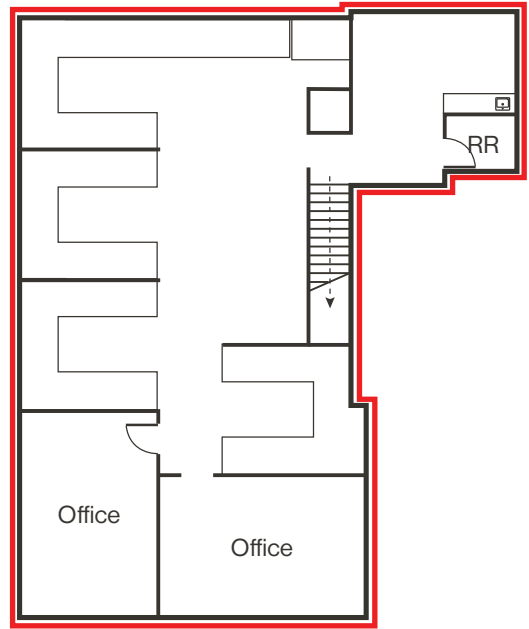
First Floor



\$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



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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