

For Sale

# International Pl. & Icehouse Ave.



1210 Icehouse Ave.  
Sparks, NV 89431

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Listing Snapshot



**\$2,500,000**  
Sale Price



**± 10,000 SF**  
Total Square Footage



**\$250 PSF**  
Price Per Square Foot

Property Highlights

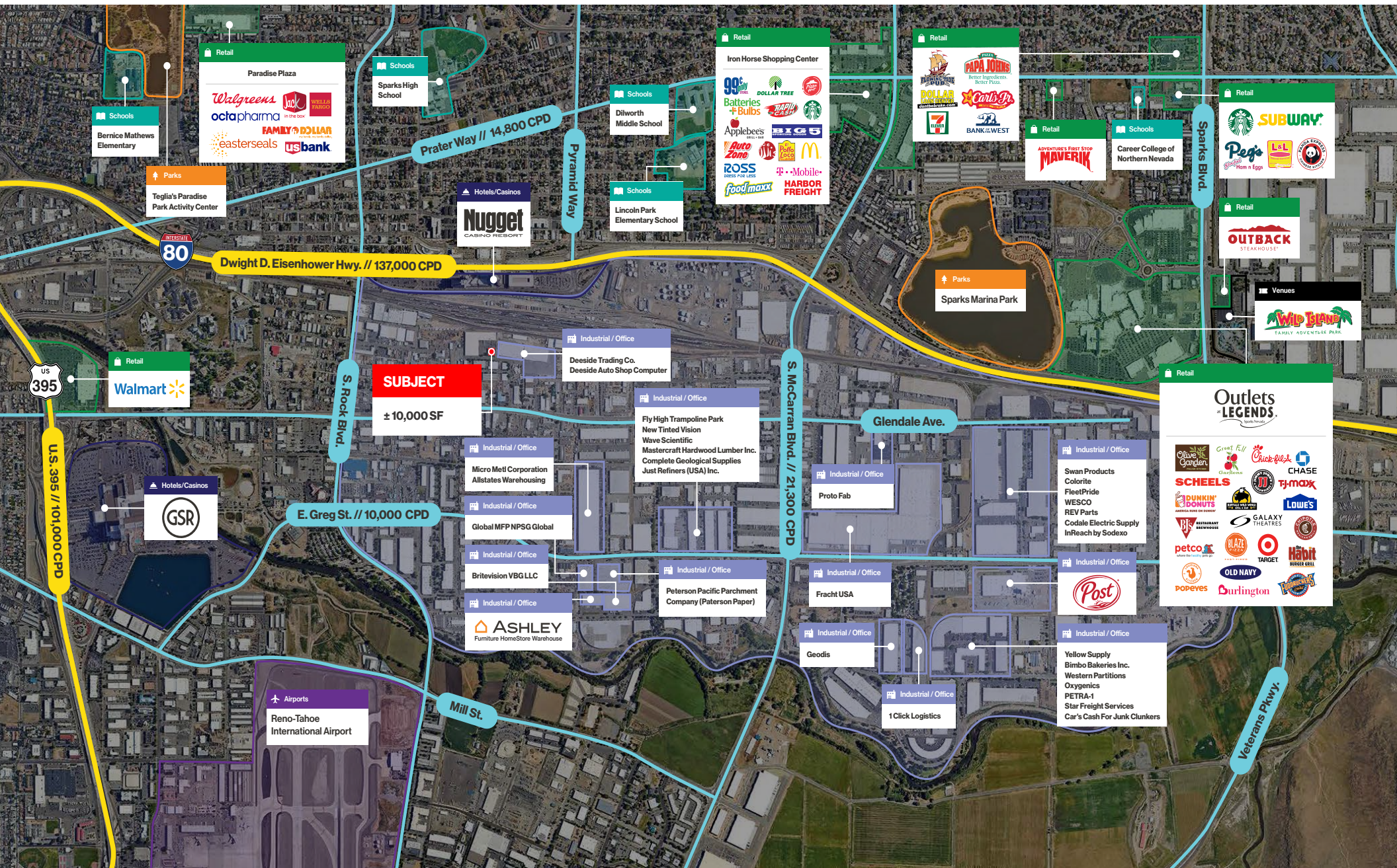
- Owner-user
- Sparks industrial core location
- Less than 5-minutes from I-80
- Industrial zoning
- Built in 1990

Demographics

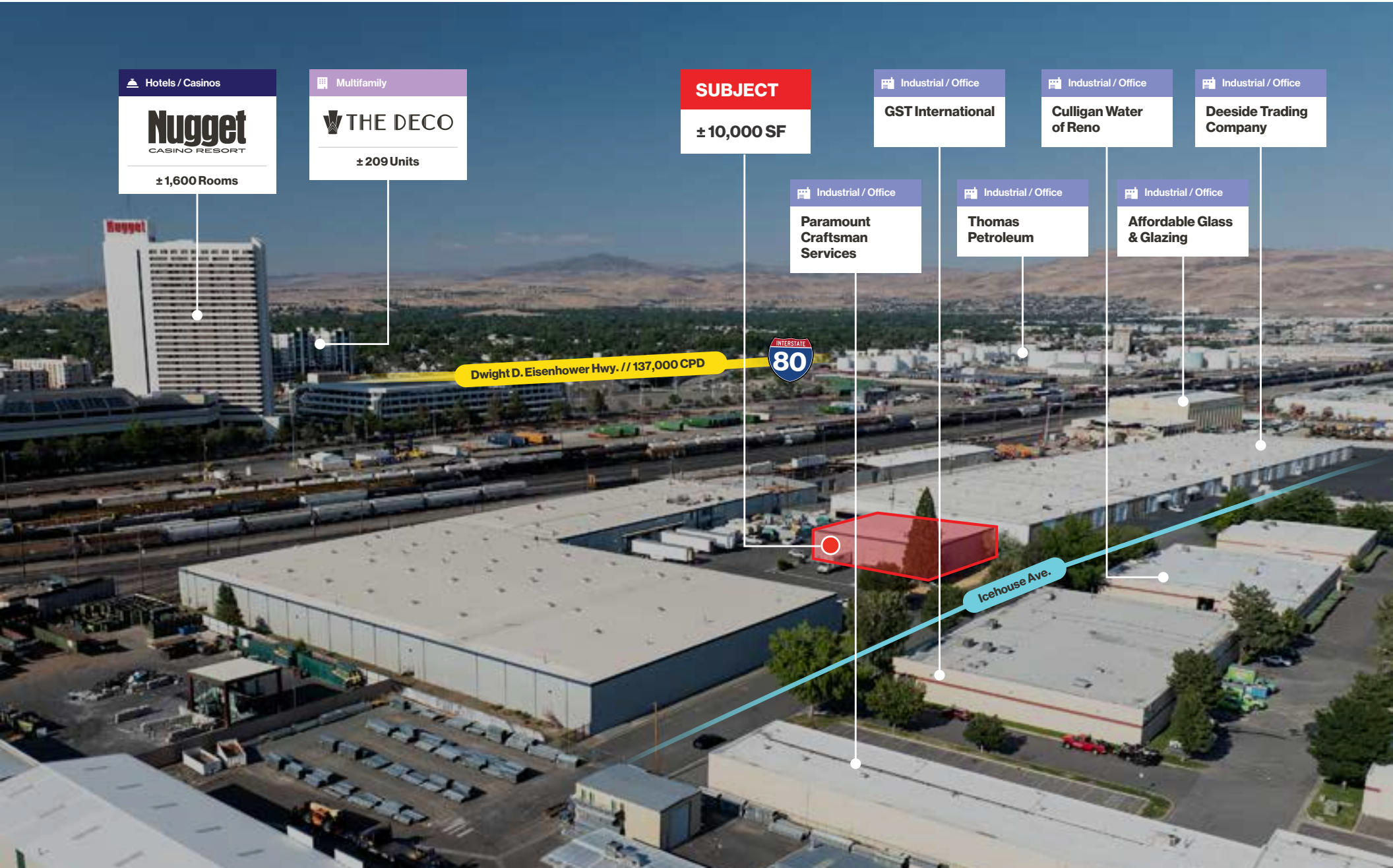
	1-mile	3-mile	5-mile
2025 Population	10,163	116,261	245,490
2025 Average Household Income	\$72,217	\$78,758	\$94,046
2025 Total Households	4,937	47,307	100,827











Hotels / Casinos

**Nugget**  
CASINO RESORT

± 1,600 Rooms

Multifamily

**THE DECO**

± 209 Units

**SUBJECT**

± 10,000 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**

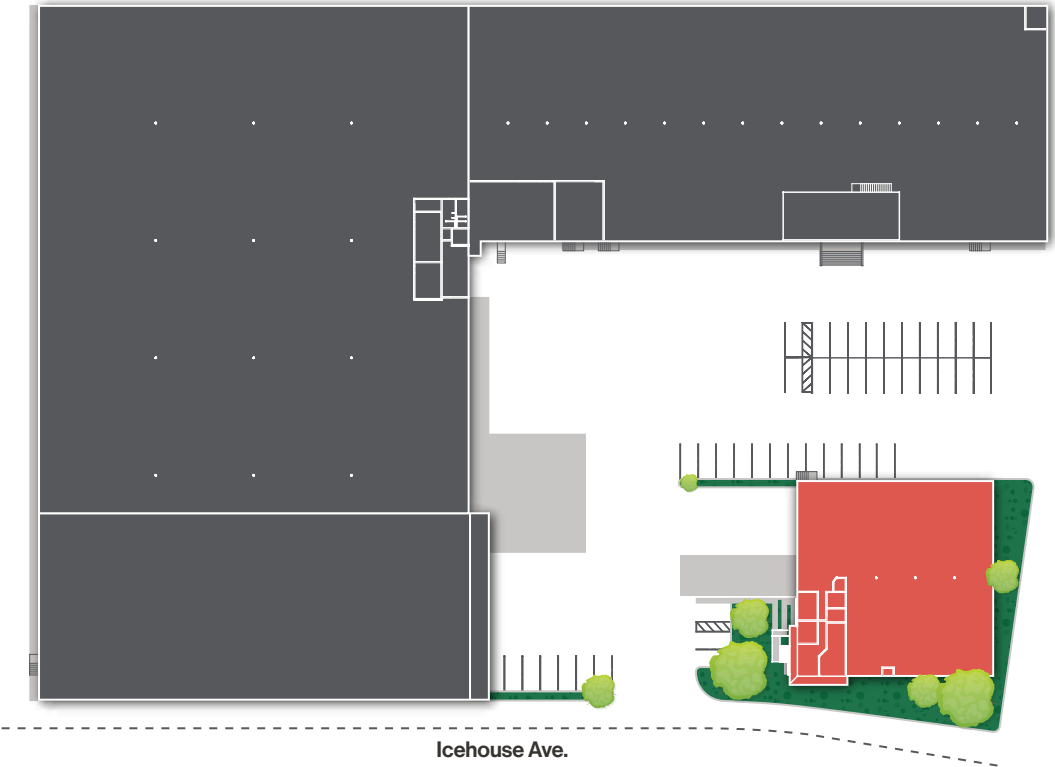
Industrial / Office


**Affordable Glass & Glazing**


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



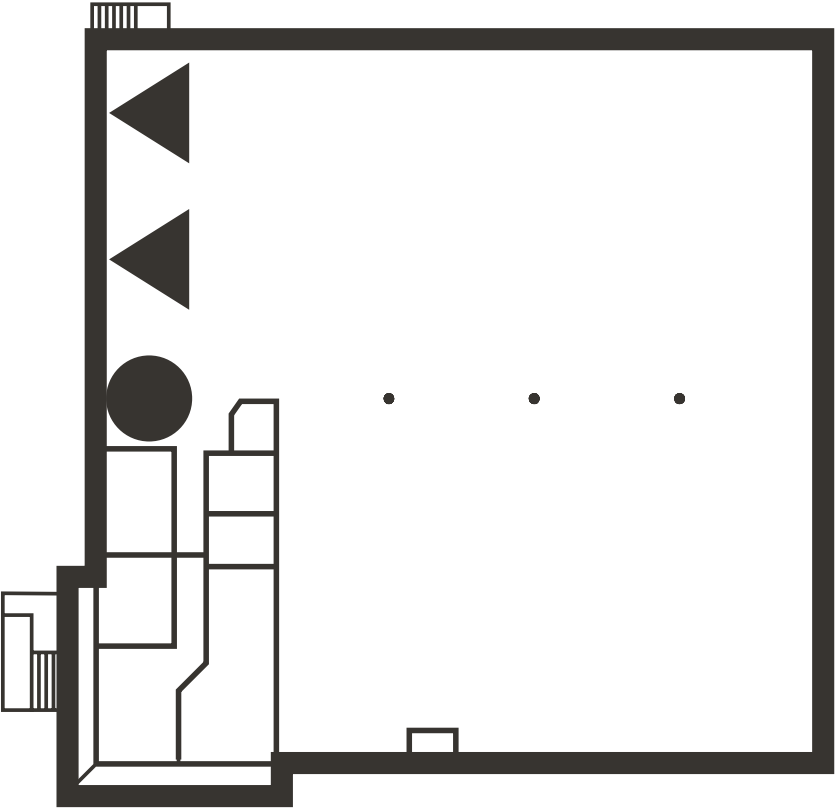
Icehouse Ave.



 **\$2,500,000**  
Sale Price

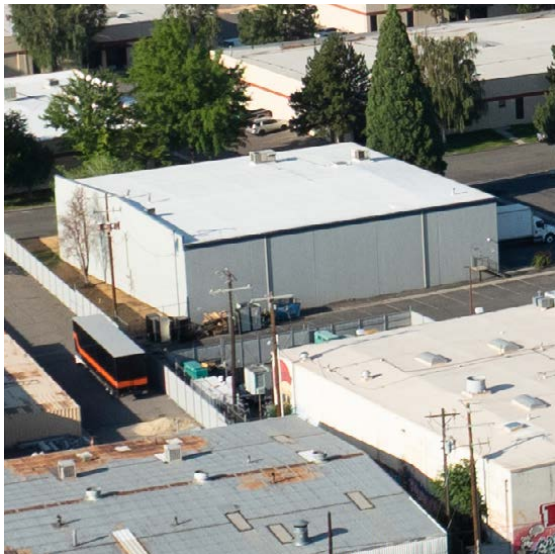
 **± 10,000**  
Total Square Footage

- Clear height: 18'-20'
- 20'x50' column spacing
- Power: 225 Amp, 408V, 3-phase
- Grade-level door: One (1)
- Dock Doors: Two (2)
- Sprinklers: Wet
- Built in 1990
- Available to Occupy: 6/1/26





Property Photos



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For inquiries please reach out to our team.

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