

For Lease

Industrial Flex Opportunity



855-849 Deming Way
Sparks, NV 89431

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Listing Snapshot



\$0.80 PSF NNN
Lease Rate



± 14,767 SF
Available Square Footage



\$0.15 PSF
Estimated Lease Expense

Property Highlights

- Recently renovated including new roof, LED lighting, paving, roll-up doors, exterior paint, new façade, and office build-out
- Concrete tilt-up construction
- Tenant improvement opportunity for qualified tenants
- 20' clear height
- 200 Amp, 277/480V, 3-phase power throughout
- Easy access to S. McCarran Blvd. and the I-80 interchange via Sparks Blvd. and S. McCarran Blvd.
- Zoned Industrial (I)

Demographics

	1-mile	3-mile	5-mile
2024 Population	4,183	66,081	186,228
2024 Average Household Income	\$79,679	\$93,026	\$85,761
2024 Total Households	2,180	26,676	75,814

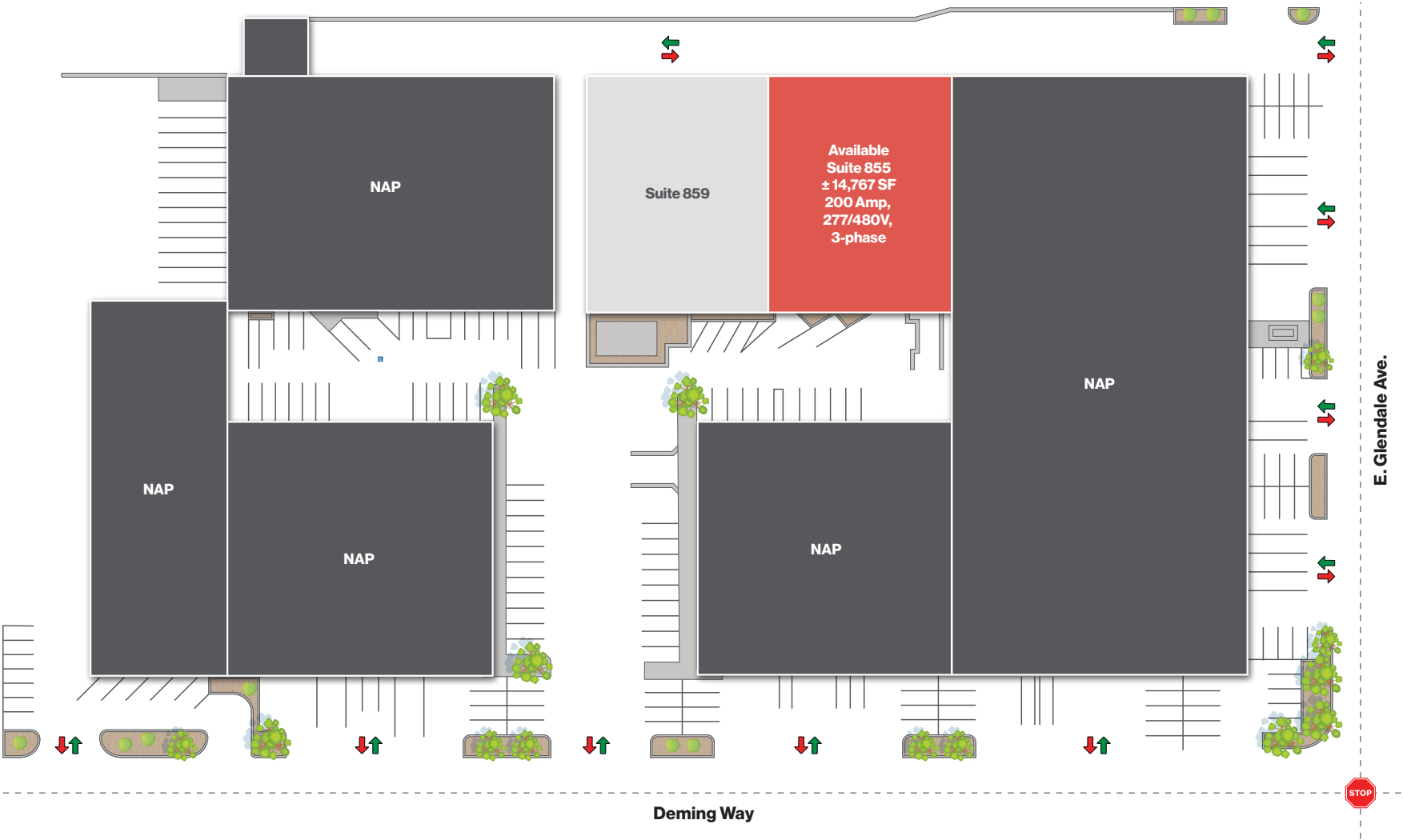






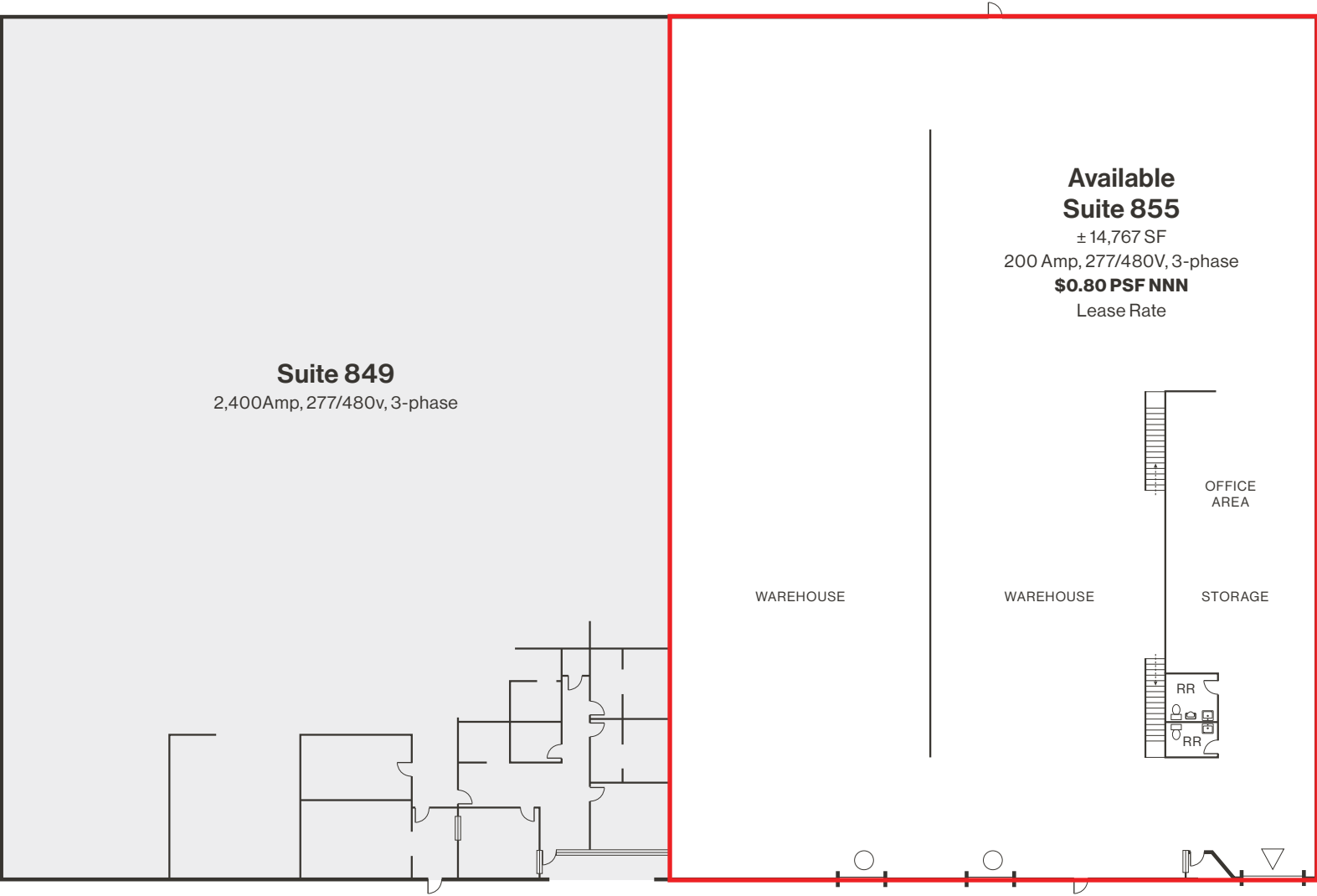
Site Plan

Available Leased NAP



Floor Plan
Suites 855 & 849

 Available  Leased  Dock Loading Door  Grade Loading Door



Property Photos



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For inquiries please reach out to our team.

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