

For Sale

Owner-User or Investment Industrial Opportunity



855 Deming Way
Sparks, NV 89431

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Listing Snapshot



\$3,800,000
Sale Price



± 29,923 SF
Ground Floor Square Footage



\$127 PSF
Price Per Square Foot

Building Highlights



Concrete Tilt-Up
Construction



20' Clear Height
Throughout



**(2) 10'x9' Dock-High
& (1) Drive-In**
Doors



**400 Amp, 277/480V,
3-Phase, 4-Wire**
Power



Industrial (I)
Zoning



**1-Mile to I-80/Sparks
Blvd. INTCHG.**
Traffic By Car

Property Highlights

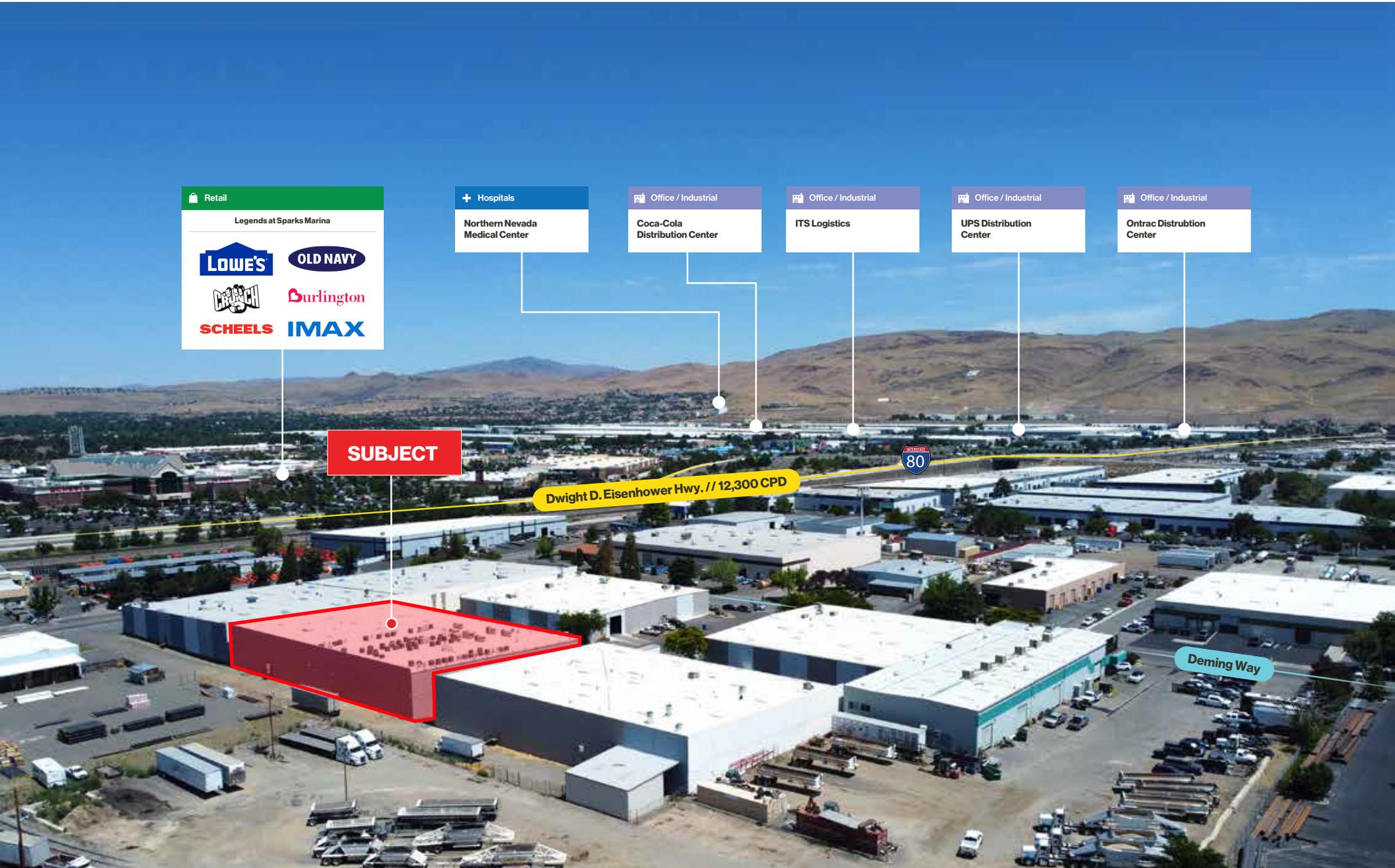
- ± 29,923 SF (ground floor) warehouse in Sparks industrial submarket
- ± 12,600 SF of second floor warehouse not included in total square footage
- ± 14,767 SF currently vacant available for lease or owner-user
- Recent improvements include: new roof, roll-up doors, lighting, paint, and parking lot

Investment Highlights

- Owner-user or investment opportunity with in-place cash flow
- Current lease in place with **Jushi Co.** on ± 27,756 SF two-story warehouse with three (3) years remaining
- Rent over 80% below-market with a future value-add opportunity
- Shared parking on site with in-place REA







Retail

Legends at Sparks Marina

Hospitals

Northern Nevada Medical Center

Office / Industrial

Coca-Cola Distribution Center

Office / Industrial

ITS Logistics

Office / Industrial

UPS Distribution Center

Office / Industrial

Ontrac Distribution Center

SUBJECT

Dwight D. Eisenhower Hwy. // 12,300 CPD



Deming Way

Site Plan

■ Subject ■ NAP



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



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For inquiries please reach out to our team.

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