

For Lease

Sparks Warehouse Space



380 - 390 Freeport Blvd.
Sparks, NV 89431

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Listing Snapshot



\$1.25 - \$1.30 PSF NNN
Lease Rate



± 930 - 2,876 SF
Available Square Footage



\$0.30 PSF
Estimated NNN

Property Highlights

- Extensive improvements completed which include a new facade, paint, LED lights, and office build-outs
- Located in the airport submarket
- Easy access to downtown Reno and Sparks
- 10' grade-level doors with 12' clearance
- 1-mile from Reno-Tahoe International Airport
- Reznor heated
- Private restrooms
- On-site parking available
- Contact broker for individual suite availability
- Efficient access to Hwy. 395 and I-80
- Primarily warehouse suites available
- 200 Amp, 208V, 3-phase power

Demographics

	1-mile	3-mile	5-mile
2025 Population	5,753	98,723	226,015
2025 Average Household Income	\$71,515	\$88,165	\$92,652
2025 Total Households	3,127	39,758	93,181

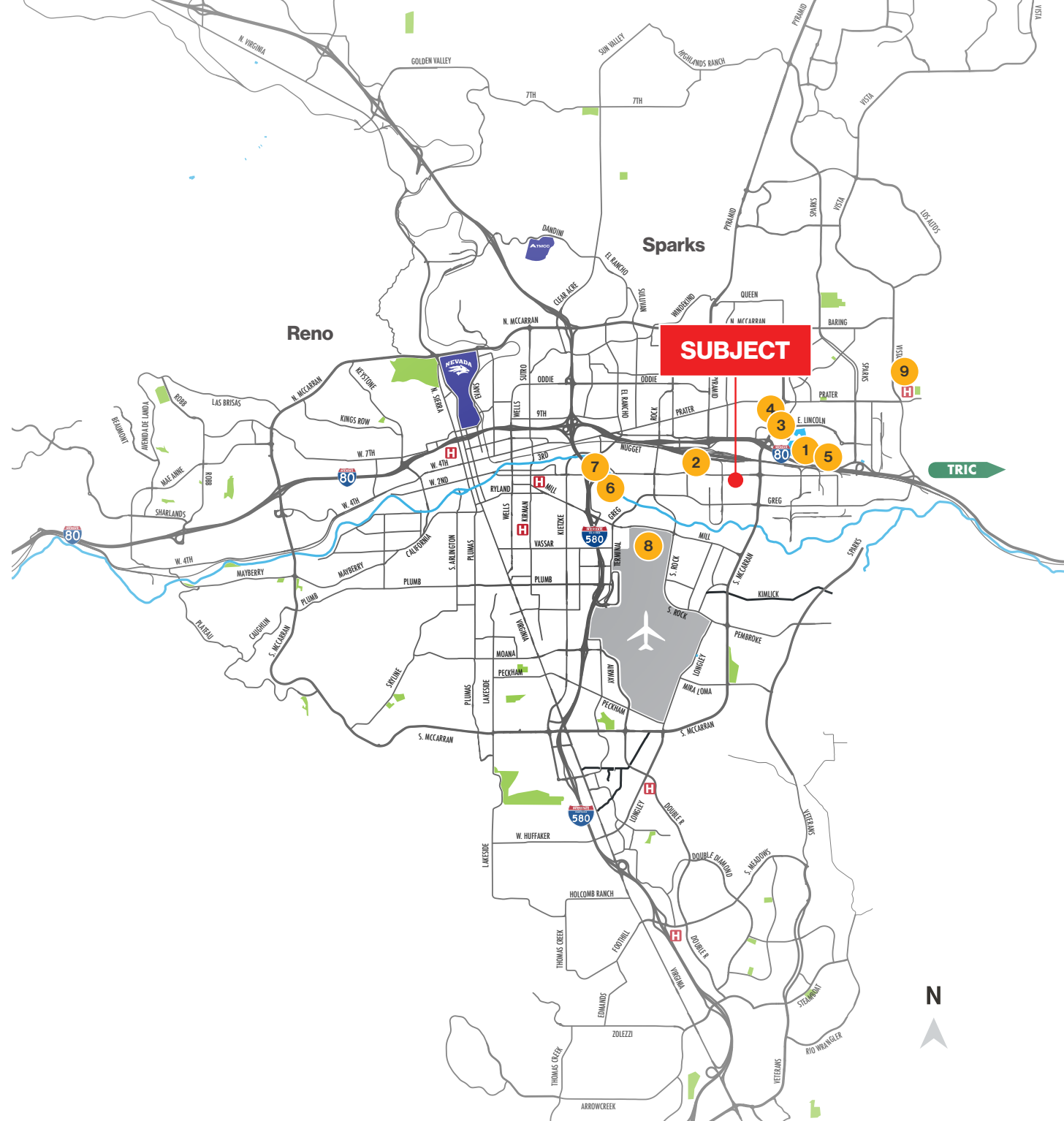


Vicinity Map

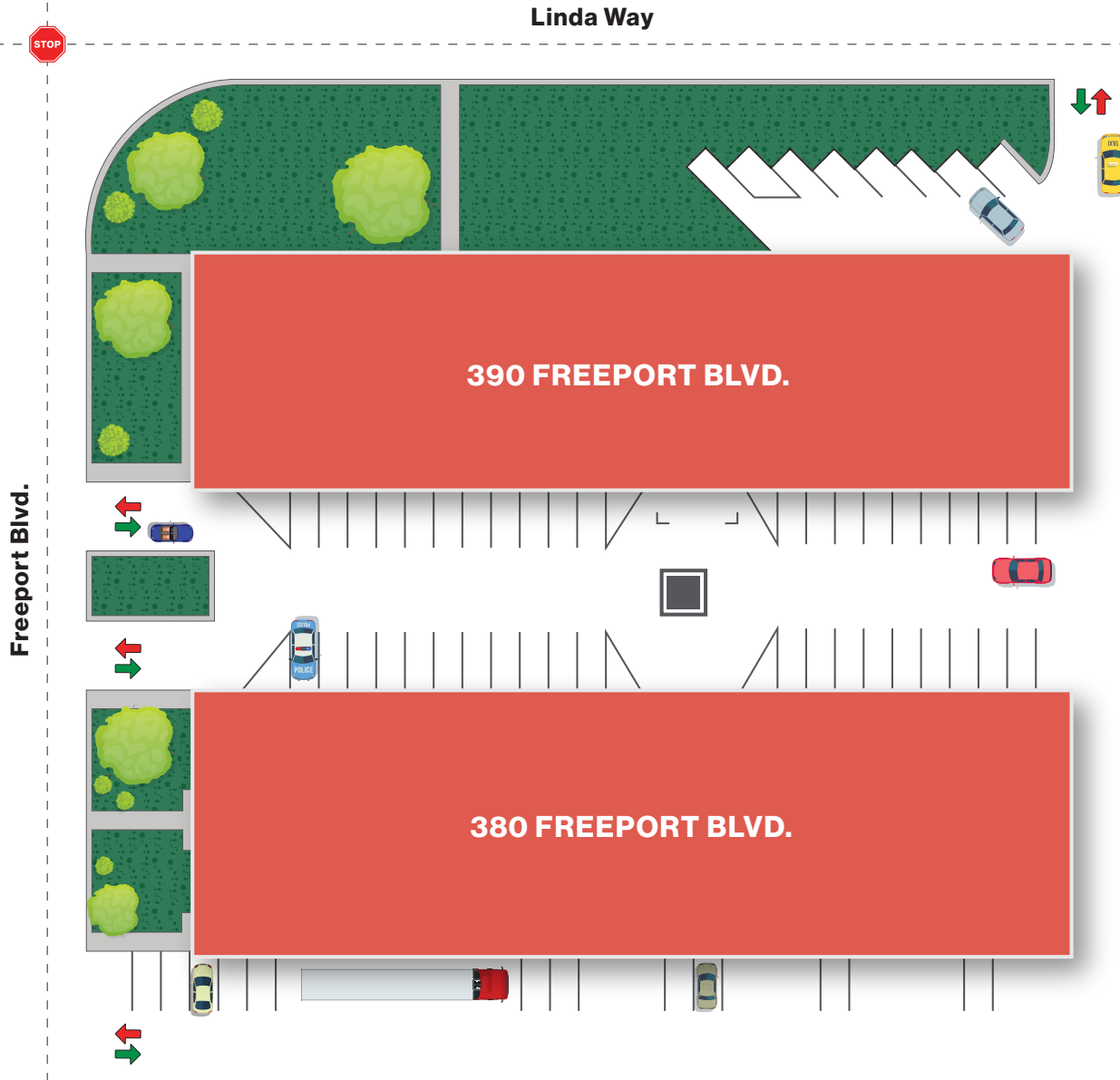
The property is ideally located in the Sparks industrial corridor with surrounding like-kind uses with nearby access to Interstate 80. Household income within a 5-mile radius is \pm \$92,652 with \pm 226,015 residents.

Amenities within a 5-mile radius

- 1 **Sparks Marina**
- 0.80 miles
- 2 **Nugget Casino Resort**
- 0.93 miles
- 3 **Silver State Plaza**
- 1.02 miles
- 4 **Iron Horse Shopping Center**
- 1.04 miles
- 5 **The Outlets at Legends**
- 1.24 miles
- 6 **Grand Sierra Resort and Casino**
- 2.12 miles
- 7 **Walmart Supercenter**
- 2.20 miles
- 8 **Reno-Tahoe International Airport**
- 2.36 miles
- 9 **Northern Nevada Medical Center**
- 2.57 miles

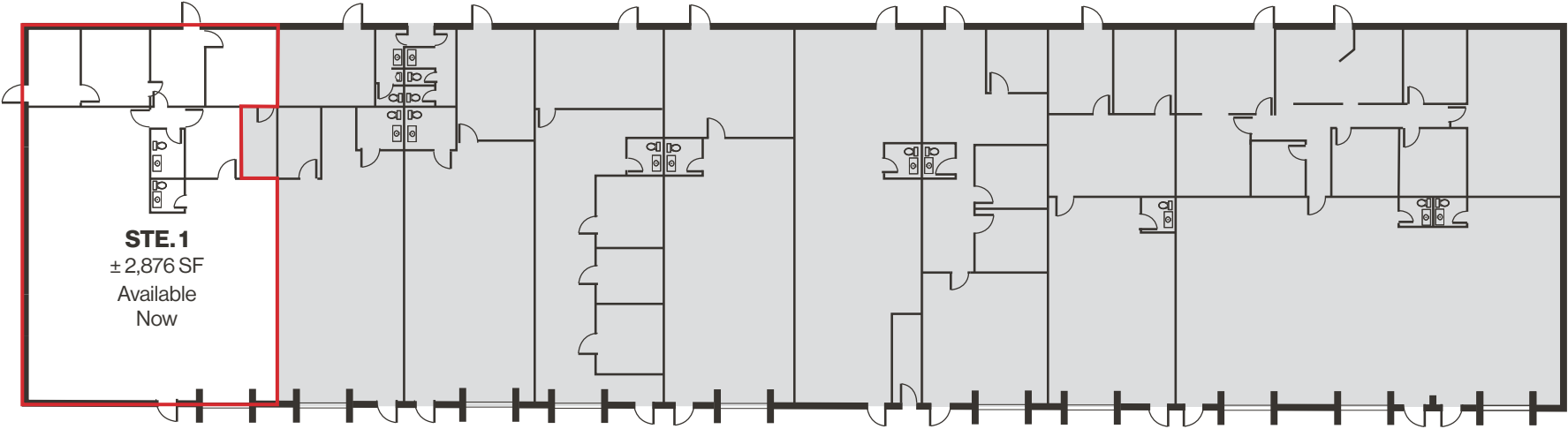




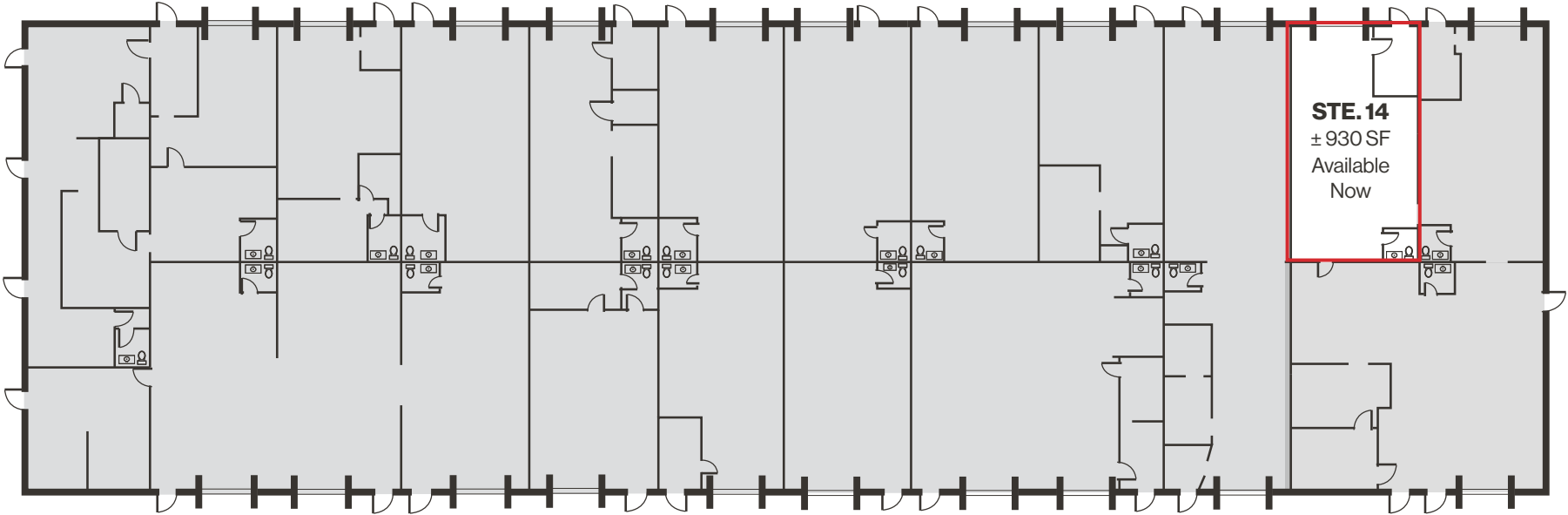


390 Floor Plan

 Electrical Box  Roll-Up Doors  Available  Leased



380 Floor Plan



Building 390 | Suite 1



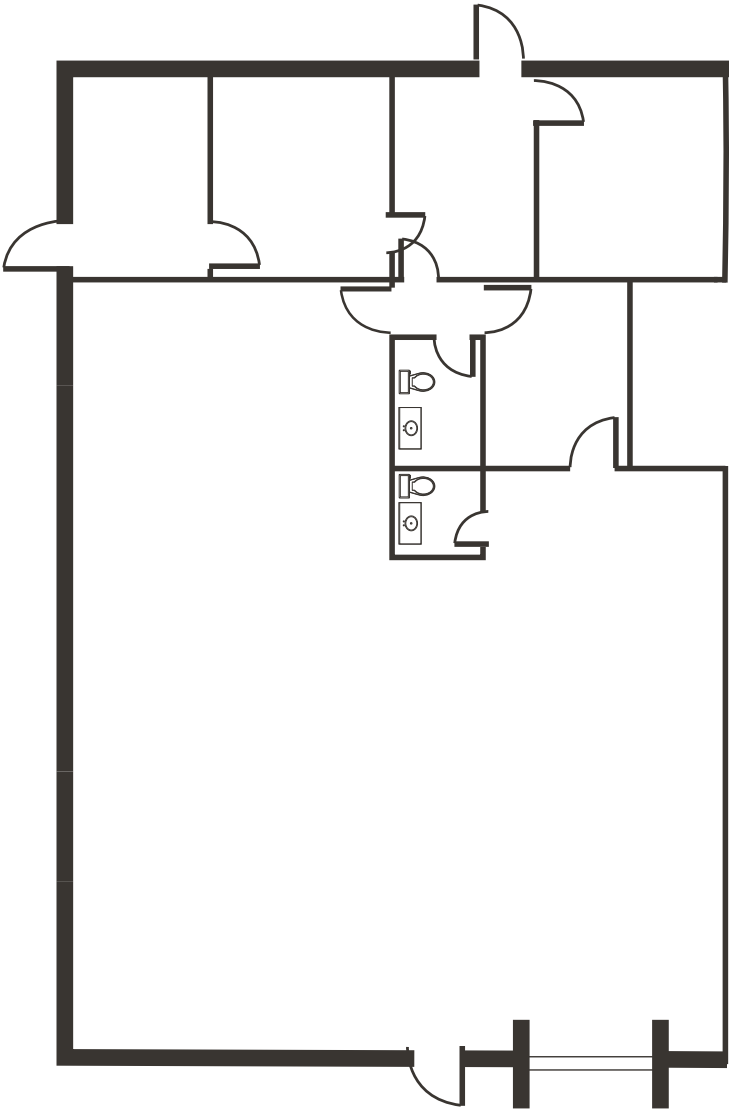
\$1.25 NNN
Lease Rate



±2,876 SF
Available Square Footage

- One (1) 10' grade height roll-up door
- Front office with reception, two (2) private offices
- Two (2) private restrooms
- HVAC and heat in warehouse
- 13' clear height
- New paint and LED lighting
- Available Now

[Click for a Virtual Tour](#) 



Building 380 | Suite 14



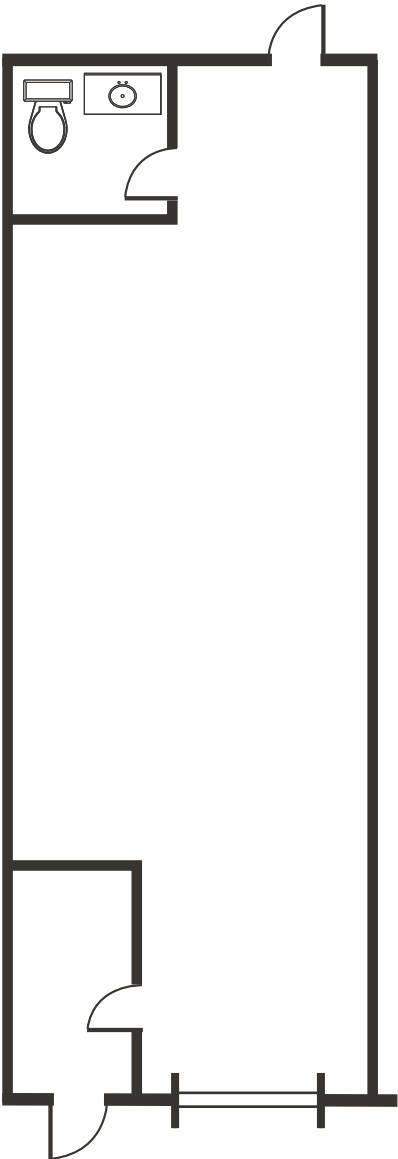
\$1.30 NNN
Lease Rate



± 930 SF
Available Square Footage

- One (1) 10' grade height roll-up door
- Front office area
- One (1) private restroom
- Reznor in warehouse
- 13' clear height
- LED lighting throughout
- Available Now

Click for a Virtual Tour 



Property Photos



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For inquiries please reach out to our team.

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