

For Lease

# Sparks Warehouse Space



LOGIC



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   |

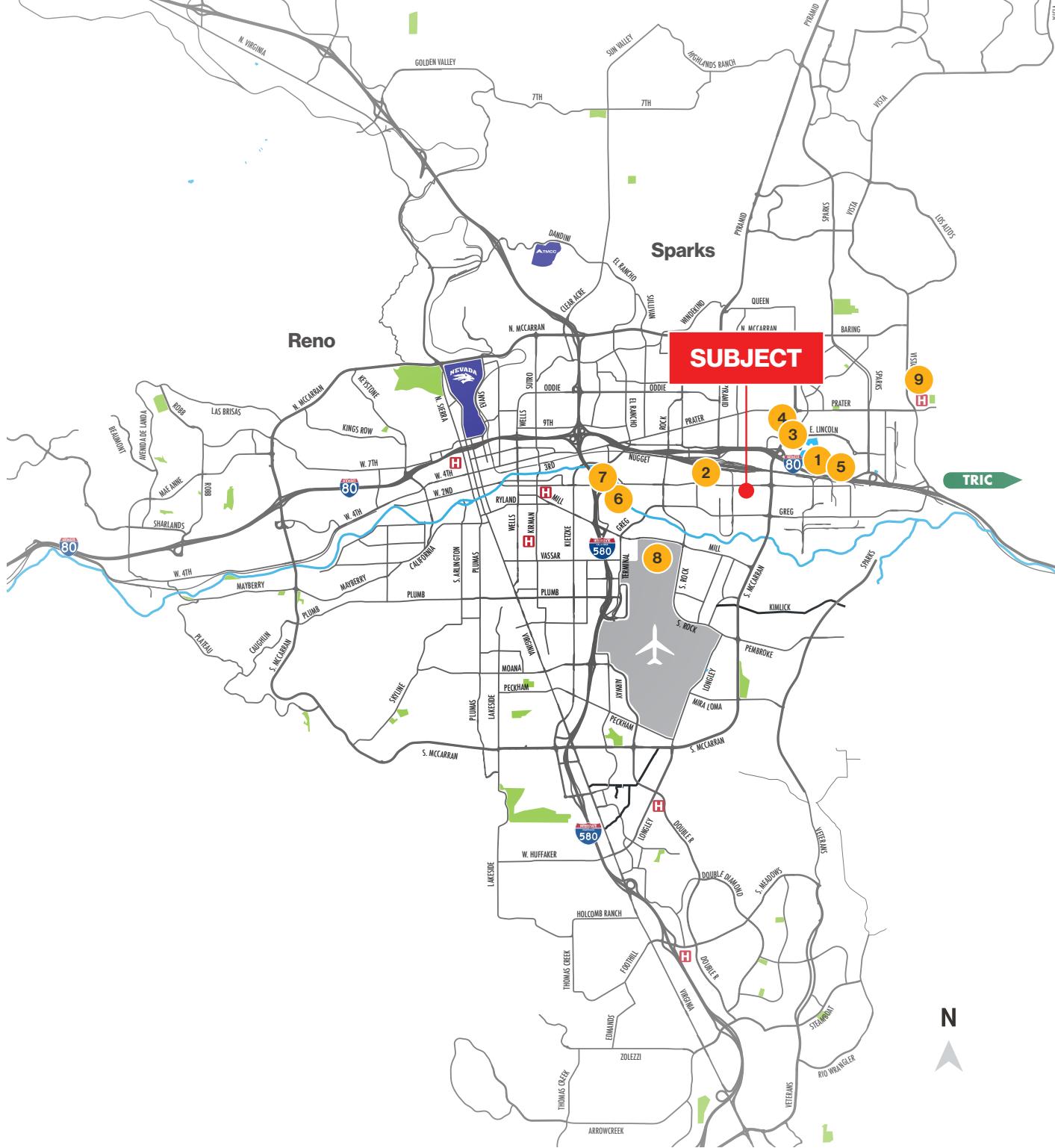


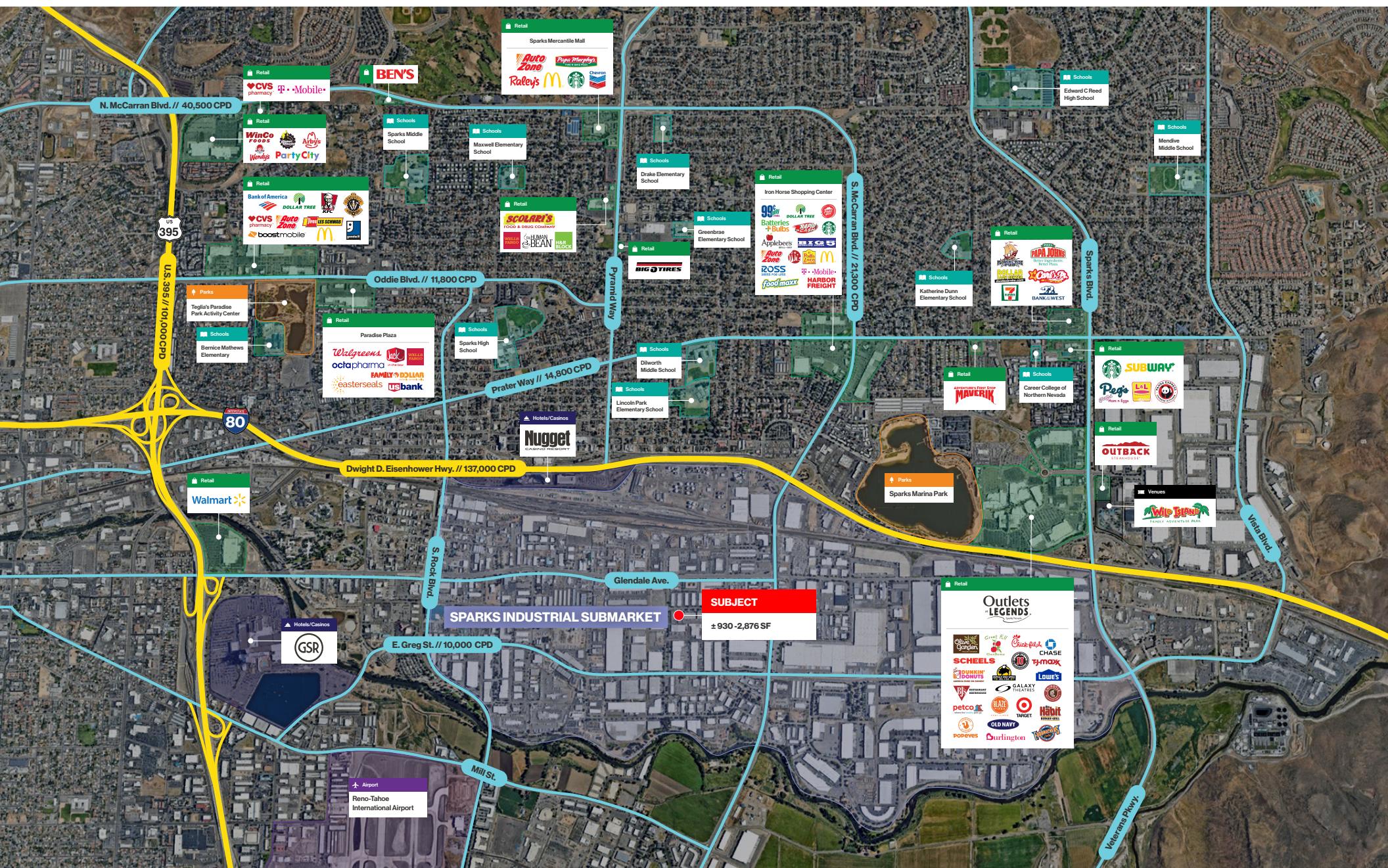
## Vicinity Map

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 ± \$92,652 with ± 226,015 residents.

### Amenities within a 5-mile radius

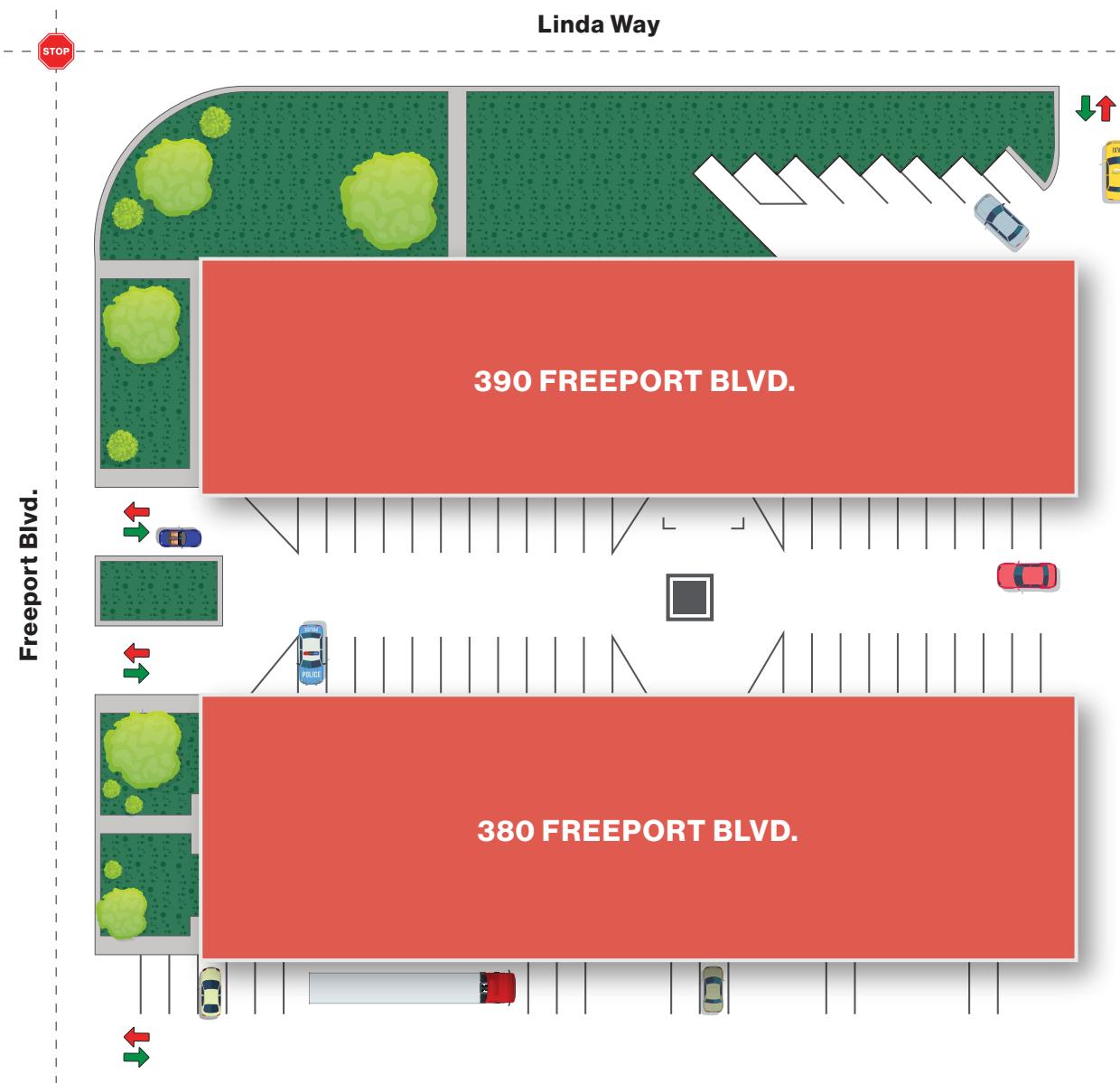
- 1 **Sparks Marina**  
- 0.80 miles
- 2 **Nugget Casino Resort**  
- 0.93 miles
- 3 **Silver State Plaza**  
- 1.02 miles
- 4 **Iron Horse Shopping Center**  
- 1.04 miles
- 5 **The Outlets at Legends**  
- 1.24 miles
- 6 **Grand Sierra Resort and Casino**  
- 2.12 miles
- 7 **Walmart Supercenter**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





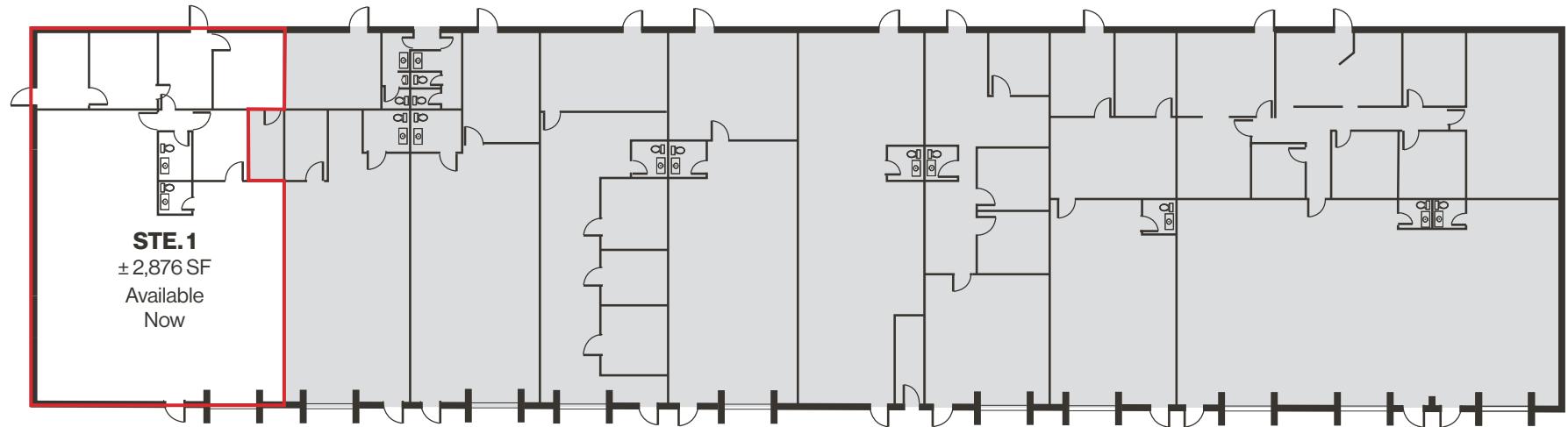
# Site Plan

■ Available

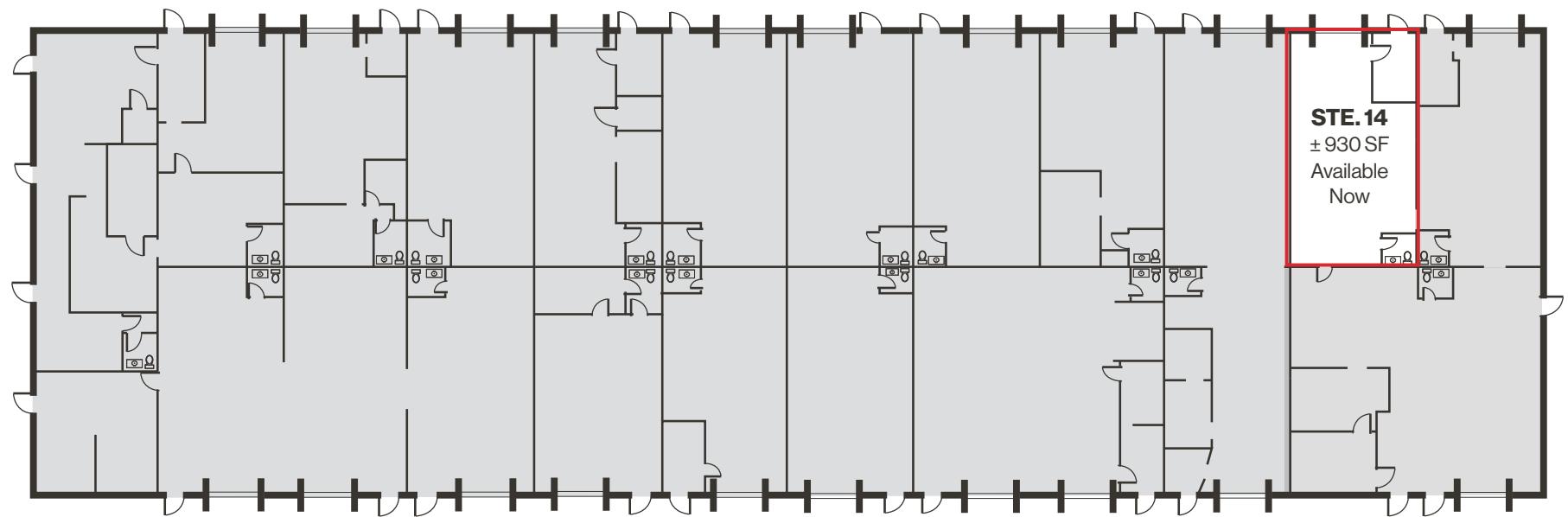


## 390 Floor Plan

□ Electrical Box + Roll-Up Doors □ Available ■ Leased



## 380 Floor Plan





**\$1.25 NNN**

Lease Rate

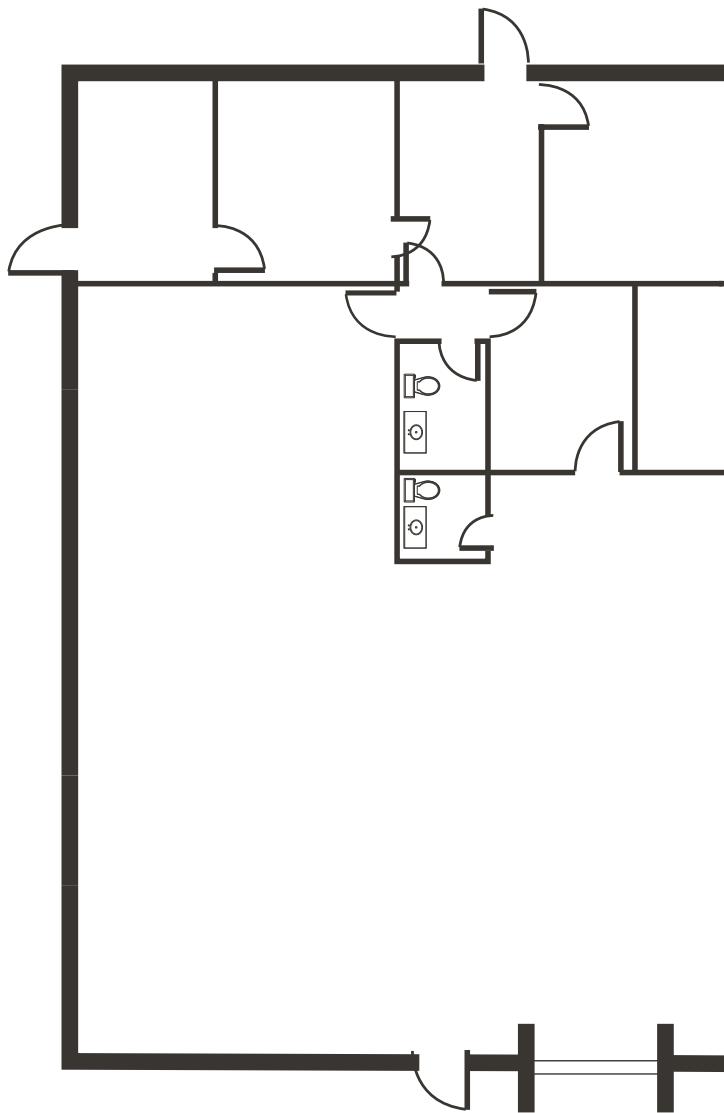


**± 2,876 SF**

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 





**\$1.30 NNN**

Lease Rate

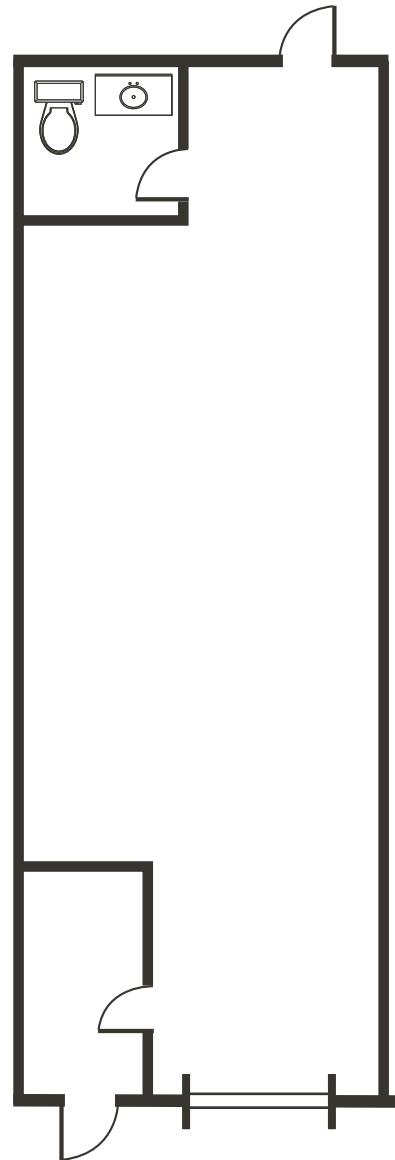


**± 930 SF**

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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