

REO LLC - SPARKS, NV INDUSTRIAL PORTFOLIO

Industrial investment opportunity featuring multiple industrial buildings and industrial outdoor storage (IOS).

→ VIEW WEBSITE/ACCESS FULL OFFERING MEMORANDUM & DUE DILIGENCE MATERIALS

All 3 Parcels can be purchased Together or Separately.



881 GLENDALE AVE (GLENDALE-MARIETTA-FREEPORT) PROPERTY



1620 DEMING WAY - INDUSTRIAL OUTDOOR STORAGE YARD



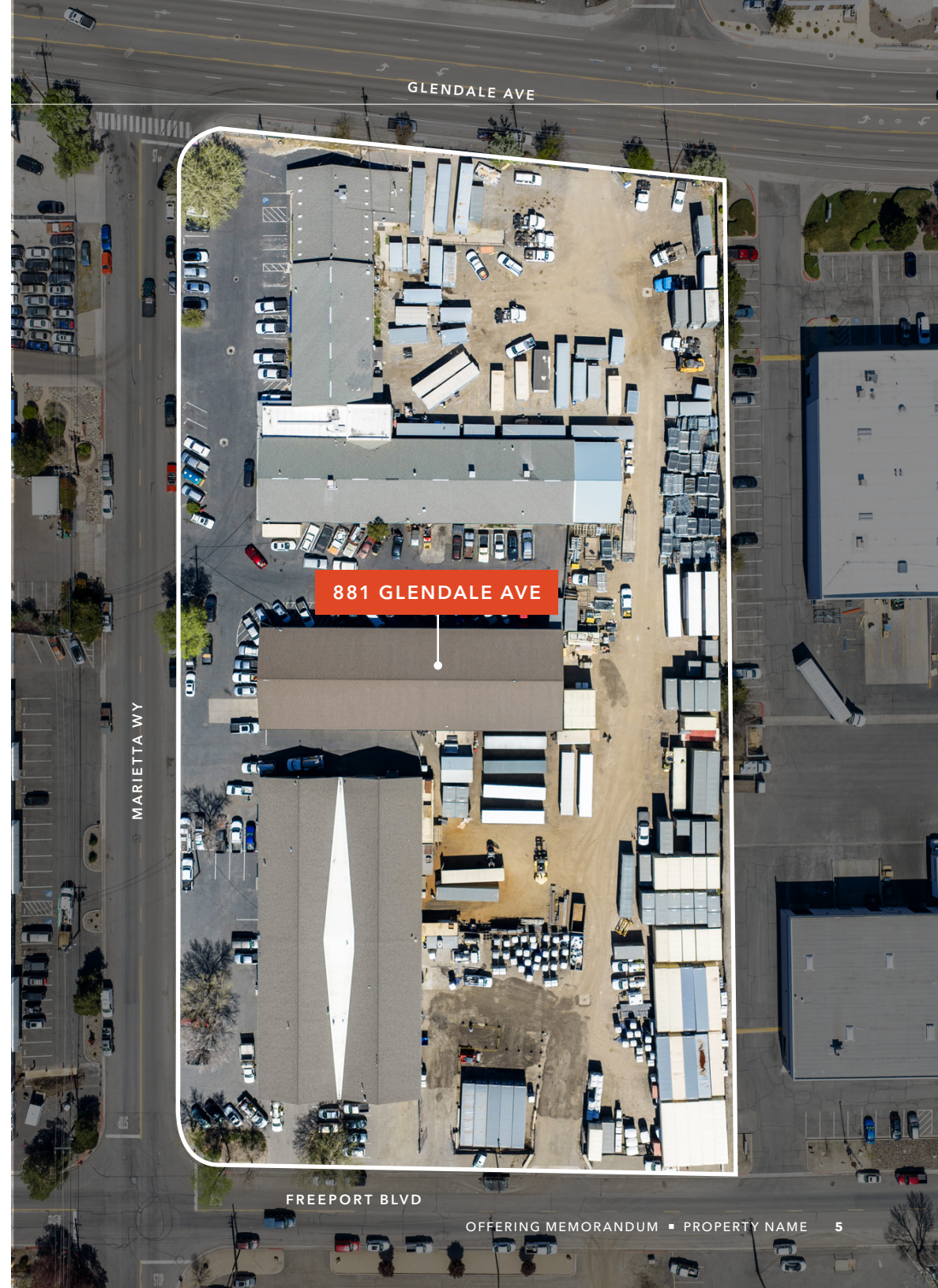
1150 SPICE ISLANDS - INDUSTRIAL OUTDOOR STORAGE YARD



881 GLENDALE AVE DESCRIPTION

Strategically located Sparks industrial investment anchored by United Rentals, the nation's largest equipment rental company, offering durable cash flow backed by a mission-critical industrial facility with strong infill industrial fundamentals and outdoor storage functionality.

Situated within the core Sparks industrial submarket with convenient access to Interstate 80, U.S. Highway 395, and the broader Reno-Sparks distribution network. The property consists of multiple industrial improvements positioned on a larger industrial parcel with functionality suited for warehouse, contractor, manufacturing, service industrial, and outdoor storage uses. Its infill location offers strong accessibility, established industrial zoning, and proximity to labor, transportation corridors, and regional logistics infrastructure, making it well-positioned for both owner-user and investment-oriented industrial demand



881 GLENDALE AVE (GLENDALE-MARIETTA-FREEPORT) PROPERTY

PROPERTY OVERVIEW

ADDRESS	881 Glendale Ave, Sparks, NV 89431
TOTAL BUILDING SF	51,304
GROSS LEASABLE SF	50,150 SF Per Rent Roll
YEAR BUILT	1961
STORIES	One
LAND AREA	4.86 AC Parcel
PARCEL NUMBER	034-096-03
COUNTY	Washoe
MUNICIPALITY	Sparks

TAX INFORMATION

LAND VALUE	\$2,752,126
IMPROVEMENT VALUE	\$1,008,694
TOTAL TAXABLE VALUE	\$3,760,820
2026 PROPERTY TAX	\$37,768.59

ADDITIONAL SITE INFORMATION

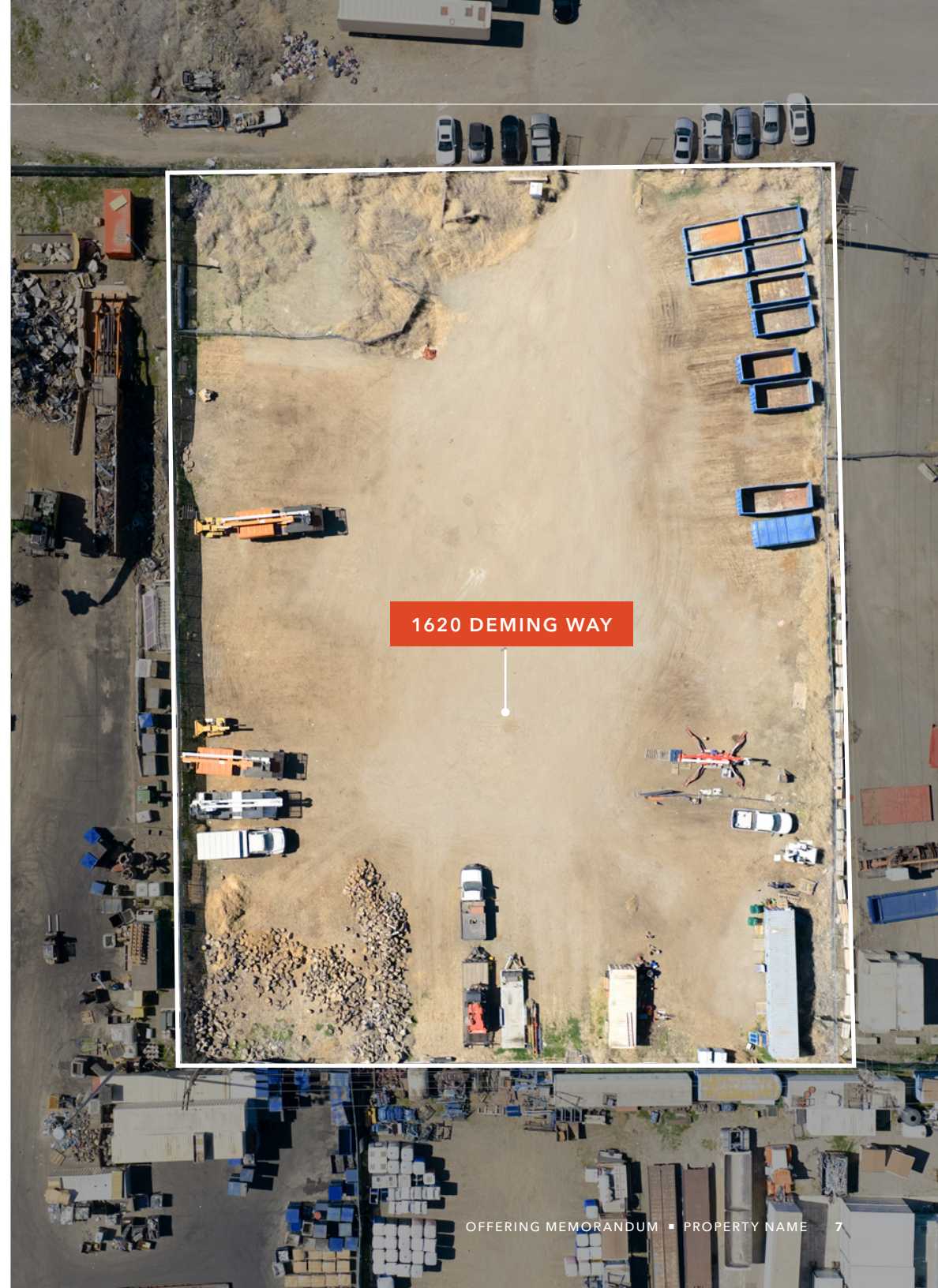
ACCESS	Glendale, Ave, Freeport & Marrietta Way
ZONING	Industrial (I)
SIGNAGE	Signage On Glendale



1620 DEMING WAY DESCRIPTION

Infill Sparks industrial opportunity featuring functional industrial improvements with short-term tenancy in place, providing near-term income while positioning the property for future owner-user occupancy, redevelopment, or long-term value-add investment potential.

Industrial Outdoor Storage (IOS) yard, offering rare and increasingly valuable outdoor storage functionality within the core Sparks industrial market where well-located IOS sites remain in limited supply and strong demand.



1620 DEMING WAY - INDUSTRIAL OUTDOOR STORAGE YARD FENCED WITH A POWER POLE

PROPERTY OVERVIEW

ADDRESS	1620 Deming Way, Sparks, NV 89431
TOTAL BUILDING SF	N/A
GROSS LEASABLE SF	65,340 SF Yard
YEAR BUILT	-
STORIES	N/A
LAND AREA	1.5 AC Parcel
PARCEL NUMBERS	034-380-03
COUNTY	Washoe
MUNICIPALITY	Sparks

TAX INFORMATION

LAND VALUE	\$470,570
IMPROVEMENT VALUE	\$2,759
TOTAL TAXABLE VALUE	\$473,329
2026 PROPERTY TAX	\$3,551.37

ADDITIONAL SITE INFORMATION

ACCESS	Deming Way Access
ZONING	Industrial (I)
SIGNAGE	None

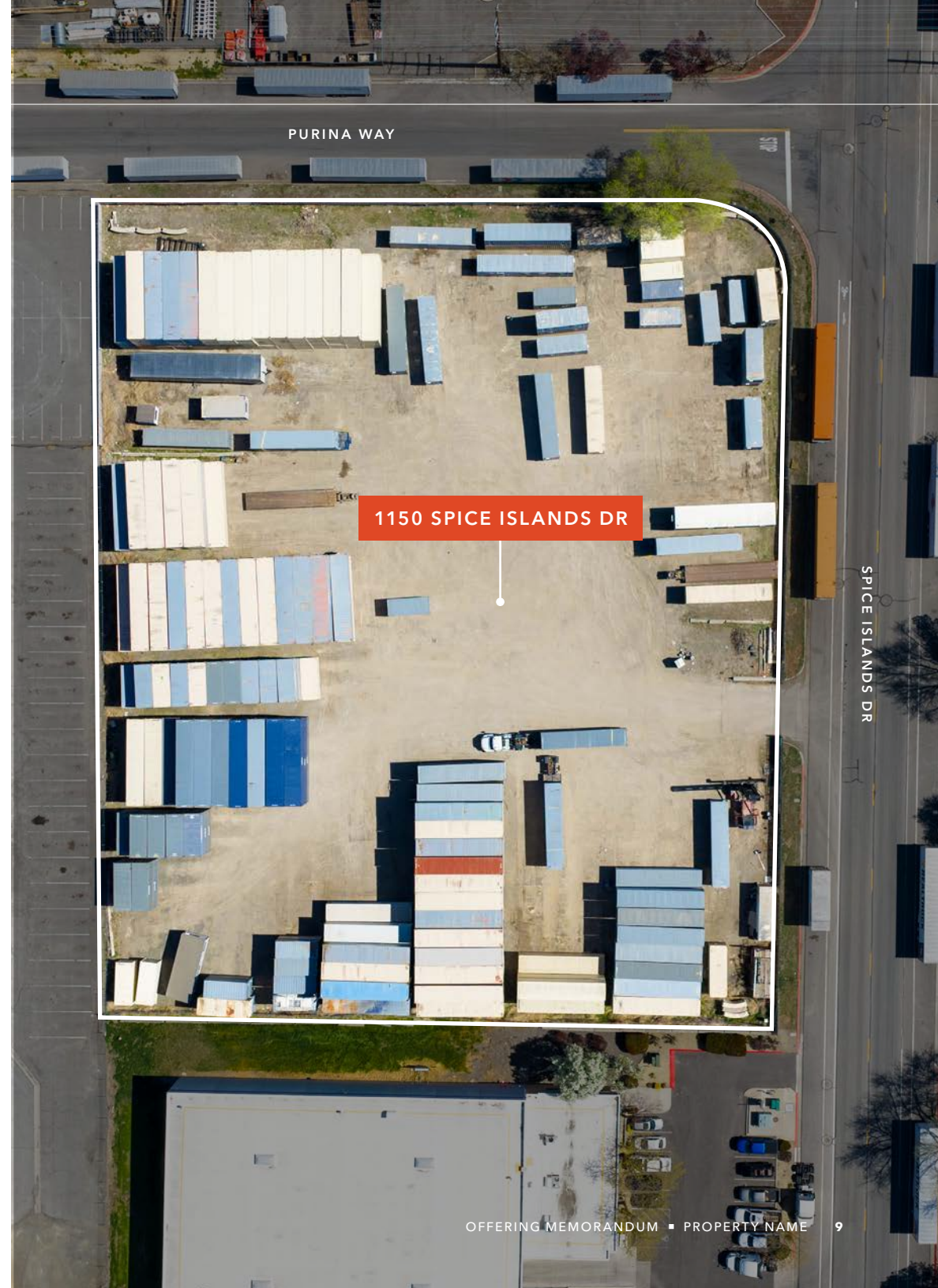
65,340 TOTAL RSF	85.2% OCCUPANCY
1.5 AC PARCEL	INDUST ZONING (I)



1150 SPICE ISLANDS DESCRIPTION

Strategically located Sparks industrial investment fully leased to United Rentals, offering stable single-tenant cash flow supported by a nationally recognized industrial operator within one of Northern Nevada's most established industrial corridors.

Industrial Outdoor Storage (IOS) yard, offering rare and increasingly valuable outdoor storage functionality within the core Sparks industrial market where well-located IOS sites remain in limited supply and strong demand.



1150 SPICE ISLANDS - INDUSTRIAL OUTDOOR STORAGE YARD FULLY FENCED/SCREENED & POWER ON SITE.

PROPERTY OVERVIEW

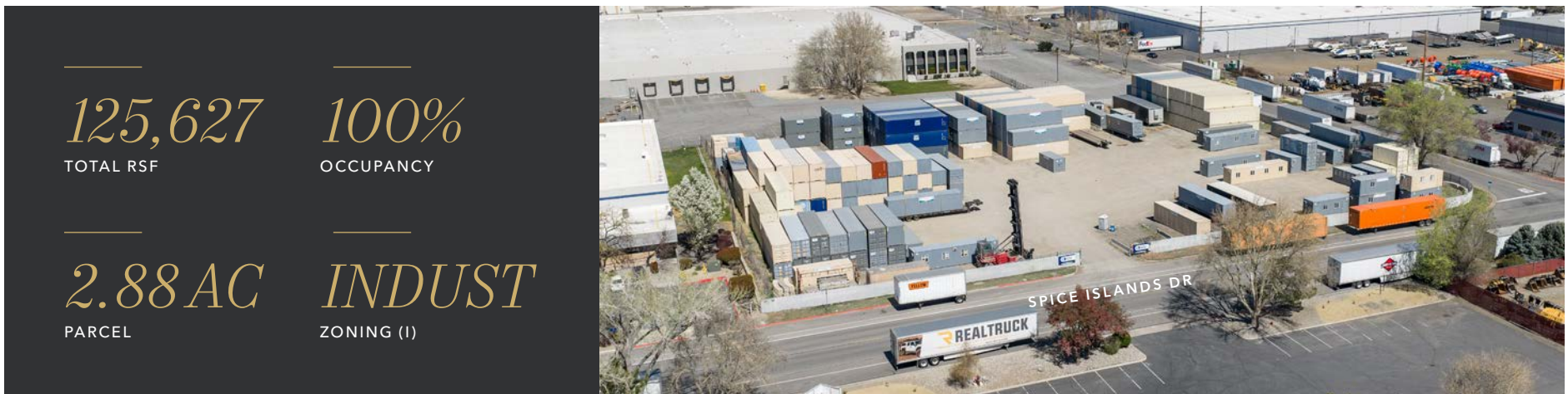
ADDRESS	1150 Spice Islands Dr, Sparks, NV 89431
TOTAL BUILDING SF	N/A
GROSS LEASABLE SF	125,627 SF Yard
YEAR BUILT	-
STORIES	N/A
LAND AREA	2.88 AC Parcel
PARCEL NUMBERS	034-151-09
COUNTY	Washoe
MUNICIPALITY	Sparks

TAX INFORMATION

LAND VALUE	\$345,474
IMPROVEMENT VALUE	\$20,285
TOTAL TAXABLE VALUE	\$365,759
2026 PROPERTY TAX	\$3,108.25

ADDITIONAL SITE INFORMATION

ACCESS	Spice Islands Drive Access
ZONING	Industrial (I)
SIGNAGE	Off of Spice Islands Drive



125,627
TOTAL RSF

100%
OCCUPANCY

2.88 AC
PARCEL

INDUST
ZONING (I)

SPARKS NEVADA

Incorporated in 1905 and encompassing over 38 square miles, Sparks, Nevada is located just east of Reno. It is the fifth most populous city in Nevada with a population of 109,576.

Sparks and Reno lie within 6,600 square-mile Washoe County, and account for 75% of the population within the County. Washoe County lies at the western edge of Nevada, bordering California and Oregon, on the eastern slope of the Sierra Nevada Mountains, and is just 200 miles from the San Francisco Bay Area.

Sparks came to prominence regionally in 1902, during the expansion of rail service throughout the west. Prior to this time, there was a vast area of ranch land and swamps east of Reno inhabited by the Washoe Tribe.

As the rail industry began to boom towards the end of the century, the Southern Pacific Railway Company decided to realign their route, and moved their switch yard and maintenance sheds to the former tribe-lands and what is now known as Sparks, Nevada. Sparks experienced steady but slow growth until the 1950's, when the city experienced a housing boom, making way for more light industry and warehousing. The city's first high-rise casino, Nugget Casino Resort, was built in 1984.



Reno/Sparks is the hub to reach five major seaports and service 60 million people within one day by truck.

WEST COAST INFLUENCE

One of Reno’s chief attributes has been its proximity to California, which is driving growth today more than ever. It has prospered by offering an option for people and businesses seeking less expensive homes, land, and labor. Since the last recession, net annual departures from California have climbed from 20,000 to more than 100,000. A distinguishing feature of the recent migration is that it is not limited to retirees who sold their home with plans to funnel the profits toward a cheaper and lower-tax retirement. There is also a greater influx of young professionals and entrepreneurs.

THE IDEAL DISTRIBUTION POINT TO THE WESTERN U.S.

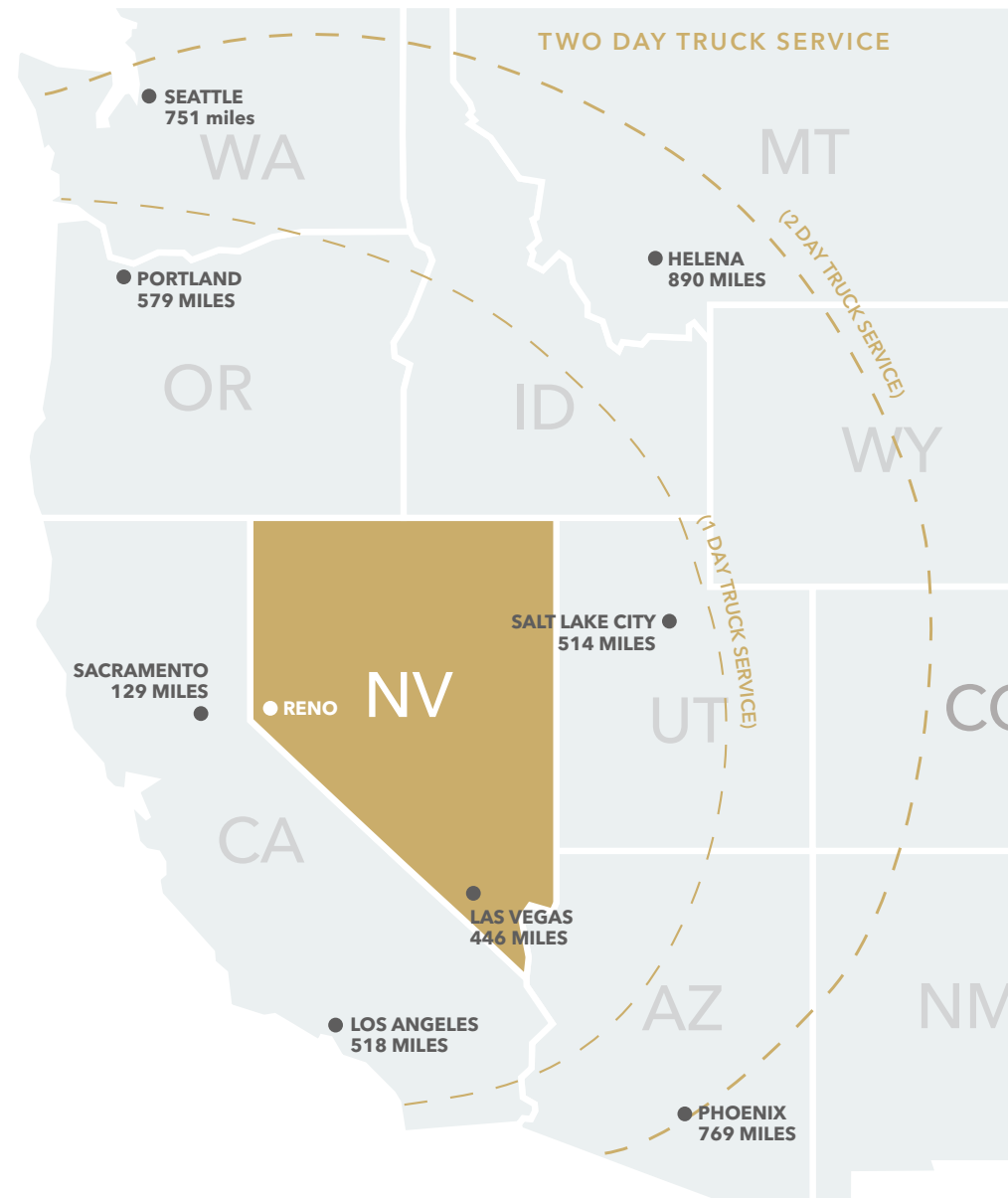
Employers are also moving to the Reno metro because of the cost of transportation, energy, land, and business in general. Reno/Sparks is perfectly situated as a hub to reach five (5) major seaports, service 55 million people, and access 80% of the eleven-state western U.S. region, within one day by truck. All national distributors seeking to access the west coast markets on a same-day basis will consider Reno/Sparks in their expansion plans.

Roads: 245 Coney is situated adjacent to Interstate 80, the east-west transcontinental freeway that runs from downtown San Francisco, California to Teaneck, New Jersey. It is the second-longest Interstate Highway in the United States, and is a primary trucking/logistics route. US Route 395 is just four miles east and runs north-south through California, Nevada, Oregon, and Washington.

Rail: The Union Pacific main line runs east-west through the center of Sparks, and is a central part of the area’s industrial logistics infrastructure, with a significant rail yard south of I-80. The area is also served by BNSF.

Flight: Just five miles from the property is Reno-Tahoe International Airport. This hub consistently earns recognition as one of the most efficient and friendly airports in the U.S., serving more than 3.8 million passengers, and receiving more than 114 million pounds of cargo annually. The airport serves more than a dozen cities with nonstop flights, and more than 35 cities with a single stop.

In addition to many local lesser-known but growing firms, the likes of Sherwin Williams, PetSmart, Walmart, Trex, and Barnes & Noble; tech giants like Amazon, Apple, and Switch have also elected to call Reno/Sparks home.



Exclusively listed by

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