



1236 Glendale

1236 Glendale Ave
Sparks NV 89431

Kevin Sigstad
RE/MAX Premier Properties
Broker, CCIM, CPM, 2023 NAR Region XI
RVP
(775) 828-3700
ksigstad@remax.net

Justin Sigstad
RE/MAX Premier Properties
Vice President
(775) 343-2706
jsigstad@remax.net



THE SPACE

Location	1236 Glendale Ave Sparks, NV 89431
County	Washoe
APN	032-302-24
Cross Street	Industrial Way
Traffic Count	11900



HIGHLIGHTS

- 1,000 amps of power
- 4 drive-in doors
- Compressed air lines installed
- Secured Yard
- 14' clear height
- LED lighting
- Fully sprinklered
- Air make-up unit
- Glendale frontage with high visibility

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
A	VACANT	1	7,840	\$11.88	NNN	Approx 2,000 SF showroom with offices and 5,800 SF warehouse with 2 drive-in doors.
B	VACANT	1	2,800	\$13.20	NNN	Warehouse space with 1 drive-in door.
C	VACANT	1	2,800	\$13.20	NNN	Warehouse space with 1 drive-in door



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Broker, CCIM, CPM, 2023 NAR
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RE/MAX Premier Properties
5476 Reno Corporate Dr, Reno, NV 89511

PROPERTY FEATURES

RENTABLE BUILDING AREA	13,440
LAND SF	21,780
LAND ACRES	.62
YEAR BUILT	1974
YEAR RENOVATED	2007
ZONING TYPE	Industrial
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	Suburban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
PARKING RATIO	.3/1,000 SF
CORNER LOCATION	No
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

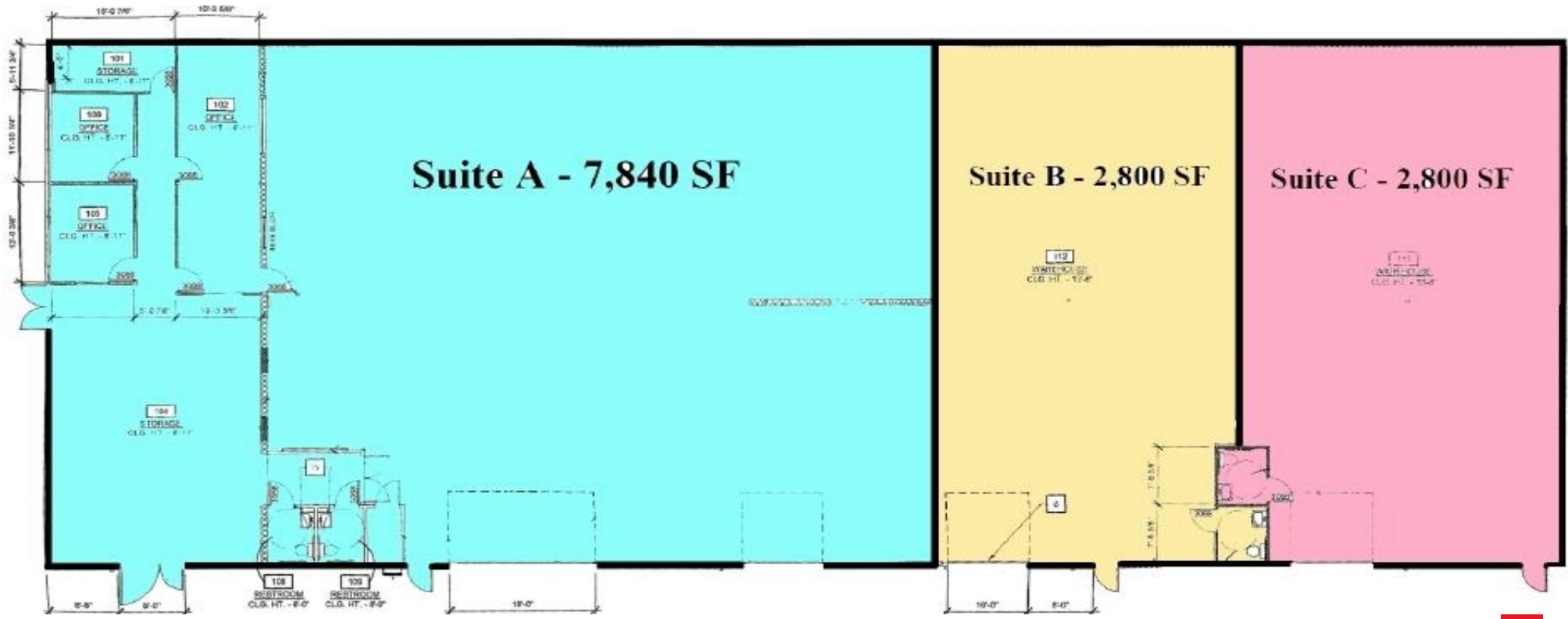
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	200 - 1,200a/100 - 480V 3p heavy
LIGHTING	LED



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Location Summary | 1236 Glendale





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Exclusively Marketed by:

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Vice President
(775) 343-2706
jsigstad@remax.net
Lic: S.190787



<http://www.premierpropertiescommercial.com/>