

For Sale

# Flex Industrial Owner-User Opportunity



397-399 Greg St. &  
1520-1544 Linda Way  
Sparks, NV 89431

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Listing Snapshot



**Contact Broker**  
Sale Price



**± 12,283 SF**  
Total Square Footage



**+ 57%**  
Future Owner-Occupancy Potential

Property Highlights

- Opportunity for owner-user operator with multi-tenant income in place
- 10’ x 10’ roll-up doors in place on flex industrial spaces
- 12’ clear height throughout
- New roof in place with 20 year warranty
- New paint completed in 2025
- Property has undergone parcelization and new tenants in place
- Ample parking on site
- Easy access to I-80 via S. McCarran Blvd. or downtown Reno via Greg St.
- Heavy daytime population with over 900 businesses and just under 15,000 employees within a 1-mile radius


Demographics

	1-mile	3-mile	5-mile
2025 Population	543	101,012	224,418
2025 Average Household Income	\$48,811	\$86,300	\$93,763
2025 Total Households	200	40,575	93,624









 Airports

Reno-Tahoe  
International Airport

 Hotels / Casinos



Downtown Reno

**SUBJECT**

± 12,283 SF

 80

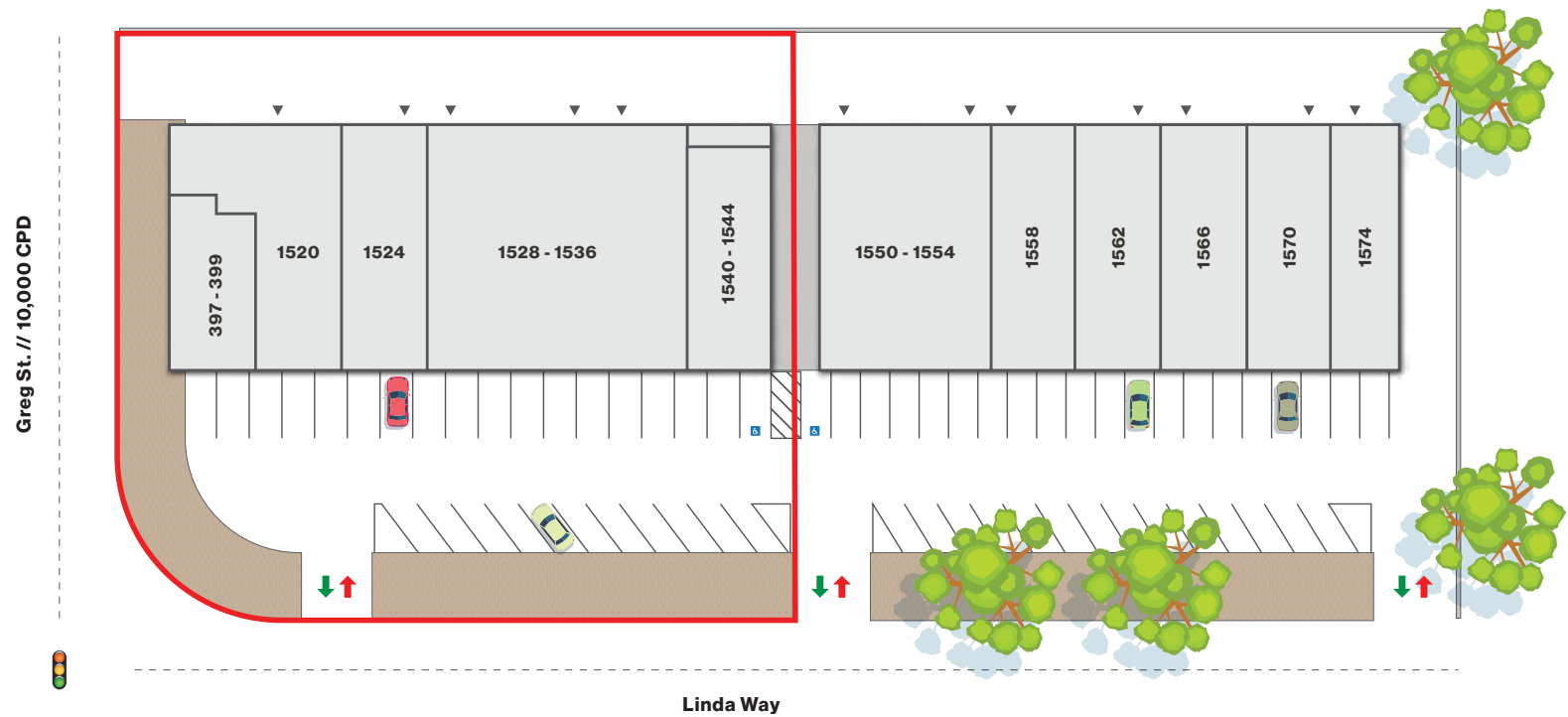
Dwight D. Eisenhower Hwy. // 137,000 CPD

Linda Way

Greg St.

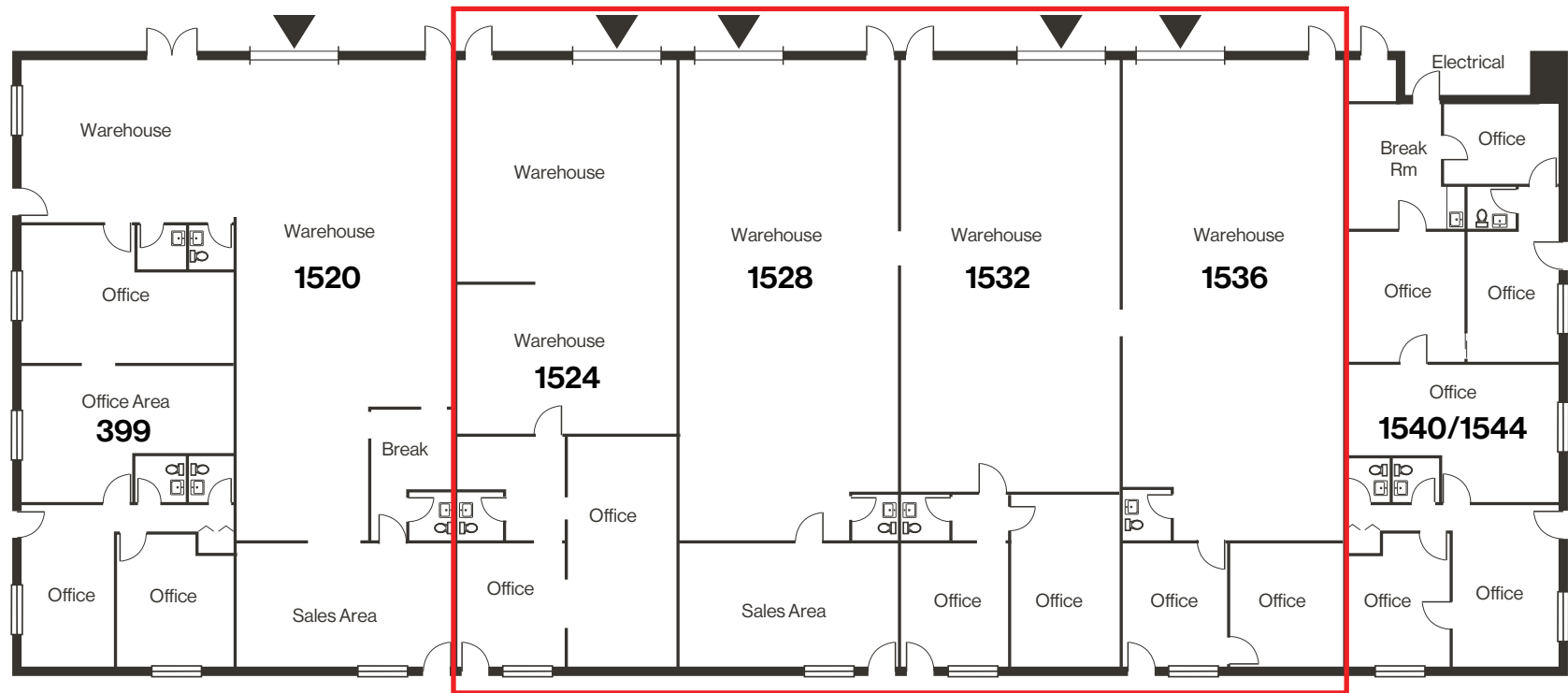
Site Plan

▲ Roll-Up Doors    □ Subject    ■ Leased



# Owner-User Analysis

▲ Roll-Up Doors    □ Future Owner-User Occupancy Potential



Address	Tenant	Square Footage	Lease Start	Lease Expiration
397 - 399 Greg St.	The Biggest Little City ATV Shop	1,252	10/1/25	9/30/29
1520 Linda Way	The Biggest Little City ATV Shop	2,300	10/1/25	9/30/29
1524 Linda Way*	DND Elite Property Maintenance	1,773	9/1/18	8/30/26
1528 - 1536 Linda Way*	Burney's Commercial Services	5,328	4/1/19	3/31/26
1540 - 1544 Linda Way	Pellet Construction	1,630	9/1/25	8/30/28

12,283

### Owner-User Summary

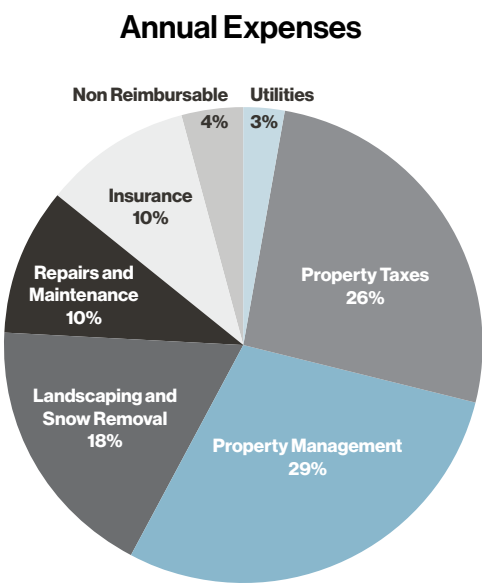
Date to Occupy	9/1/26
Percentage to Occupy	57%

\*Future Owner-User Potential with 2026 expirations along for contiguous occupancy

# Investor Analysis

Address	Tenant	Square Footage (±)	Lease Start	Lease Expiration	Monthly Rent	Monthly Rent PSF	Annual Rent	Lease Type	CAM Annual	Gross Annual Rent
397 - 399 Greg St. 1520 Linda Way	The Biggest Little City ATV Shop	3,552	10/1/25	9/30/29	\$4,207	\$1.18	\$50,484	NNN	\$9,229	\$59,338
1524 Linda Way	DND Elite Property Maintenance	1,773	9/1/18	8/30/26	\$2,039	\$1.15	\$24,467	NNN	\$4,606	\$28,887
1528 - 1536 Linda Way	Proforma Tenant	5,328	6/1/26	5/31/29	\$6,660	\$1.25	\$79,920	NNN	\$13,844	\$93,202
1540 - 1544 Linda Way	Pellett Construction	1,630	9/1/25	8/30/28	\$1,679	\$1.03	\$20,147	NNN	\$4,235	\$24,210
		<b>12,283</b>			<b>\$14,585</b>	<b>\$1.15</b>	<b>\$175,018</b>		<b>\$31,914</b>	<b>\$205,637</b>

Operating Statement	
Gross Rental Income	\$175,018
Reimbursable Expense Income	\$31,914
Total Gross Income	\$206,932
Expenses	\$(31,914)
<b>Net Operating Income</b>	<b>\$175,018</b>



Line Item	Amount	Annual PSF	% of Total
Utilities	\$931	\$0.08	3%
Property Taxes	\$8,254	\$0.67	26%
Property Management	\$9,140	\$0.74	29%
Landscaping and Snow Removal	\$5,827	\$0.47	18%
Repairs and Maintenance	\$3,204	\$0.26	10%
Insurance	\$3,262	\$0.27	10%
Non Reimbursable	\$1,295	\$0.11	4%
<b>Total (2025 Budget)</b>	<b>\$31,914</b>	<b>\$2.60</b>	<b>100%</b>

Property Photos



# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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