

For Lease

Deming Way & E. Glendale Ave.



5% Tenant Broker Fee For Deals Completed Before 01/31/26

831 Deming Way
Sparks, NV 89431

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Listing Snapshot



Negotiable
Lease Rate



± 10,784 - 57,198 SF
Available Square Footage



\$0.18 NNN
Estimated Lease Expense

Property Highlights

- Large industrial with multiple configurations available
- E. Glendale Ave. and Deming Way access
- APN: 034-262-08
- New silicon roof
- LED high bay lighting
- ESFR sprinklered
- 5 months free rent on a 7-year deal
- To be delivered turn-key

Demographics

	1-mile	3-mile	5-mile
2025 Population	5,007	66,546	184,629
2025 Average Household Income	\$85,189	\$97,905	\$89,583
2025 Total Households	2,554	26,946	74,899







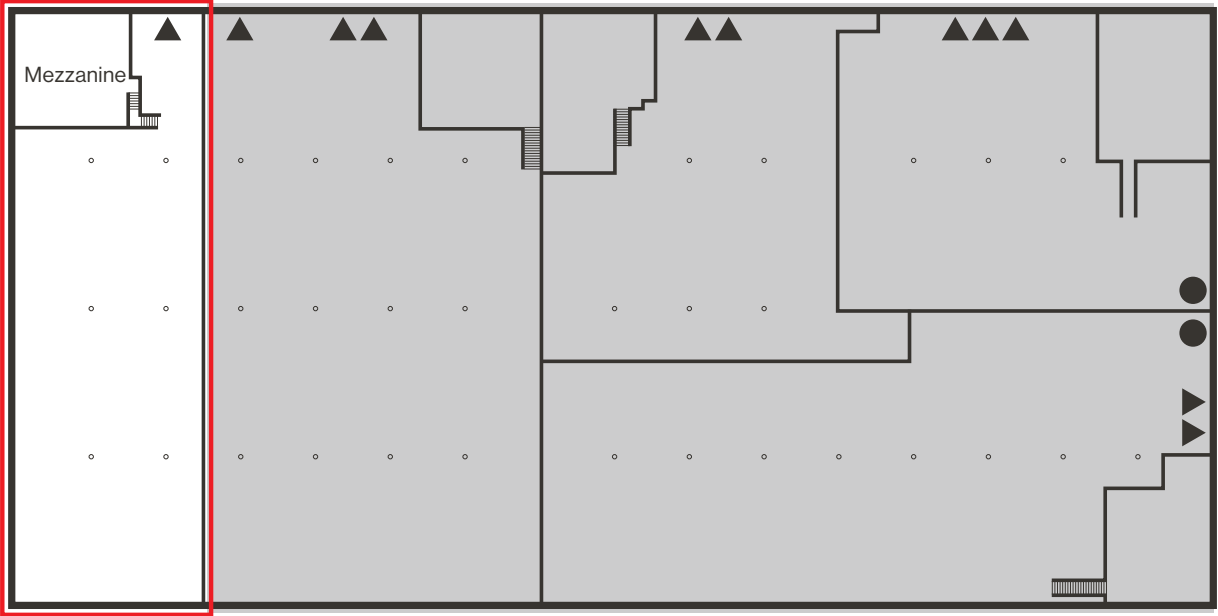
Floor Plan | Warehouse 1
1201 E. Glendale Ave.

● Grade Level Door ▲ Dock Door □ Available ■ NAP

 **Negotiable**
Lease Rate

 **± 11,154 SF**
Square Footage

- 22' clear height
- One (1) dock door
- ± 1,211 SF of mezzanine
- Power: 225 Amp, 480 V, 3-Phase



Floor Plan | Warehouse 2
1241 E. Glendale Ave.

● Grade Level Door ▲ Dock Door □ Available ■ NAP

 **Negotiable**
Lease Rate

 **± 18,372 SF**
Square Footage

- 22' clear height
- Three (3) dock doors
- ± 1,199 SF of mezzanine
- Power: 225 Amp, 480 V, 3-phase



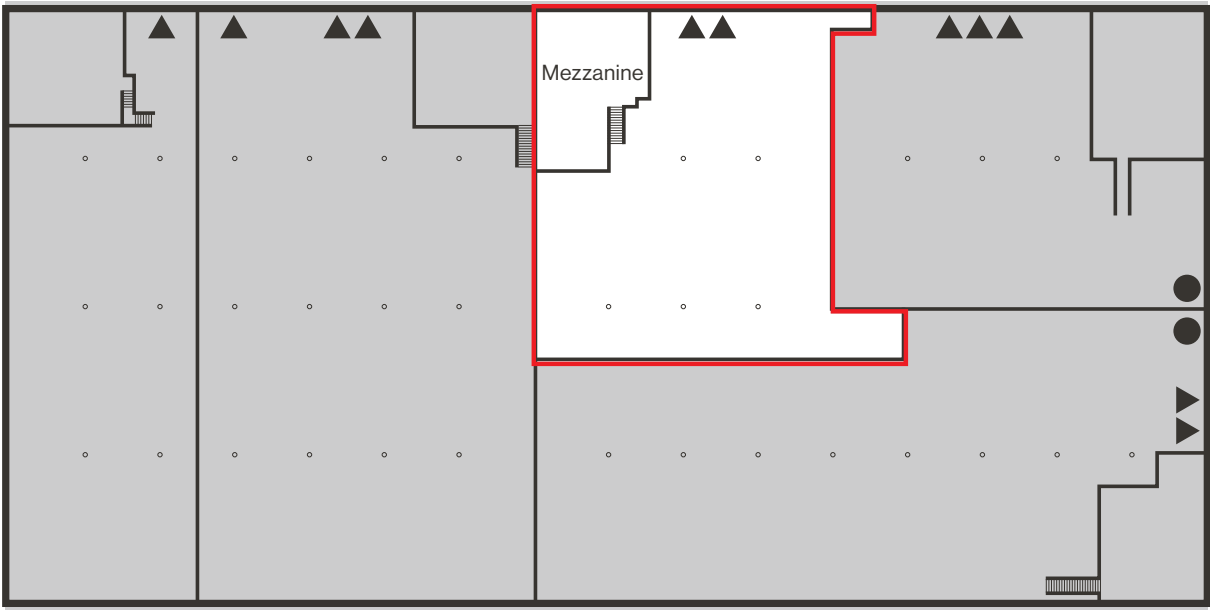
Floor Plan | Warehouse 3
1271 E. Glendale Ave.

● Grade Level Door ▲ Dock Door □ Available ■ NAP

 **Negotiable**
Lease Rate

 **± 10,784 SF**
Square Footage

- 22' clear height
- Two (2) dock doors
- ± 1,381 SF of mezzanine
- Power: 225 Amp, 480 V, 3-phase



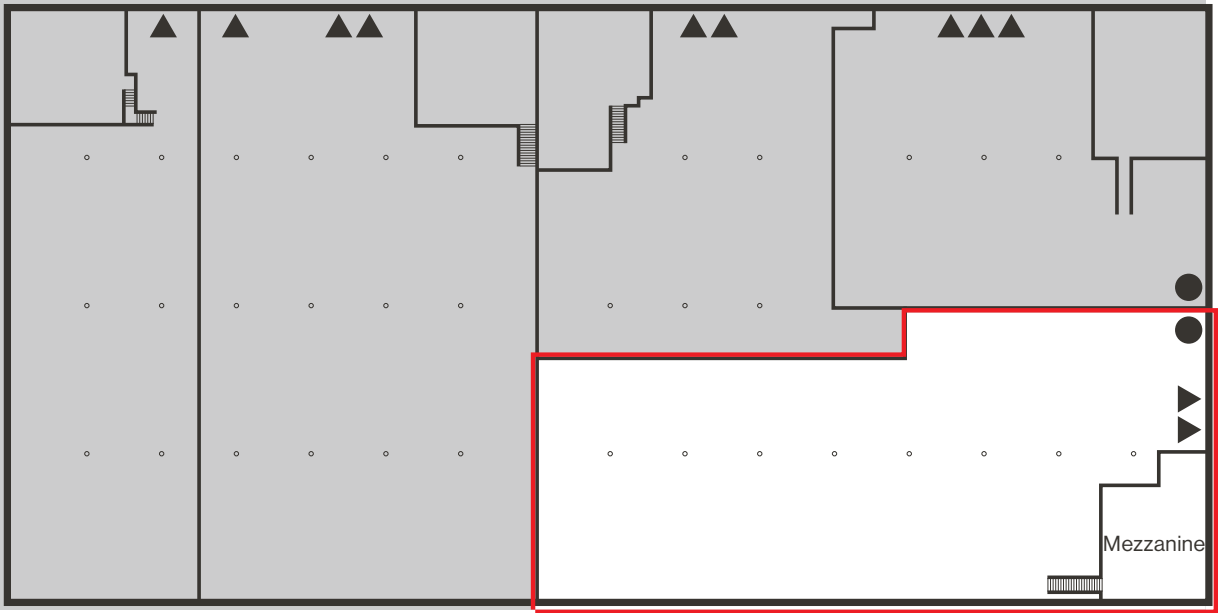
Floor Plan | Warehouse 5
831 Deming Way

● Grade Level Door ▲ Dock Door □ Available ■ NAP

 **Negotiable**
Lease Rate

 **± 16,888 SF**
Square Footage

- 22' clear height
- Two (2) dock doors
- One (1) grade level door
- ± 1,276 SF of mezzanine
- Power: 225 Amp, 480 V, 3-phase



Property Photos



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For inquiries please reach out to our team.

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