

FOR SALE
Industrial

600 South Rock Blvd.
SPARKS, NV 89431

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

8,250± SF SPARKS INDUSTRIAL BUILDING FOR SALE



PROPERTY HIGHLIGHTS

- Located on the corner of South Rock Blvd. and Shaber Avenue
- Less than a quarter mile from I-80
- Traffic Counts of 18,400 Vehicles per Day on South Rock Blvd.
- Industrial Zoning

PROPERTY DESCRIPTION

- Industrial Building with excellent visibility for Sale Newly Built Out Retail/Office Area of 3,225±SF and 5,025±SF Warehouse
- 3 Grade Doors (12'h x 10'w each)
- 14' Clearance
- APN 032-291-22
- 200 Amps 240 Volt Power
- Full Fire and Security Systems
- Solar System to offset electricity costs
- Fully Renovated in 2021—High End Finishes

OFFERING SUMMARY

SALES PRICE

\$2,169,000

PRICE/SF

\$262.91

BUILDING SIZE

8,250± SF

PARCEL SIZE

.226± Acres

ZONING

Industrial

YEAR BUILT

1963—Renovated 2021



ADAM CARLSEN &
BRAD ELGIN



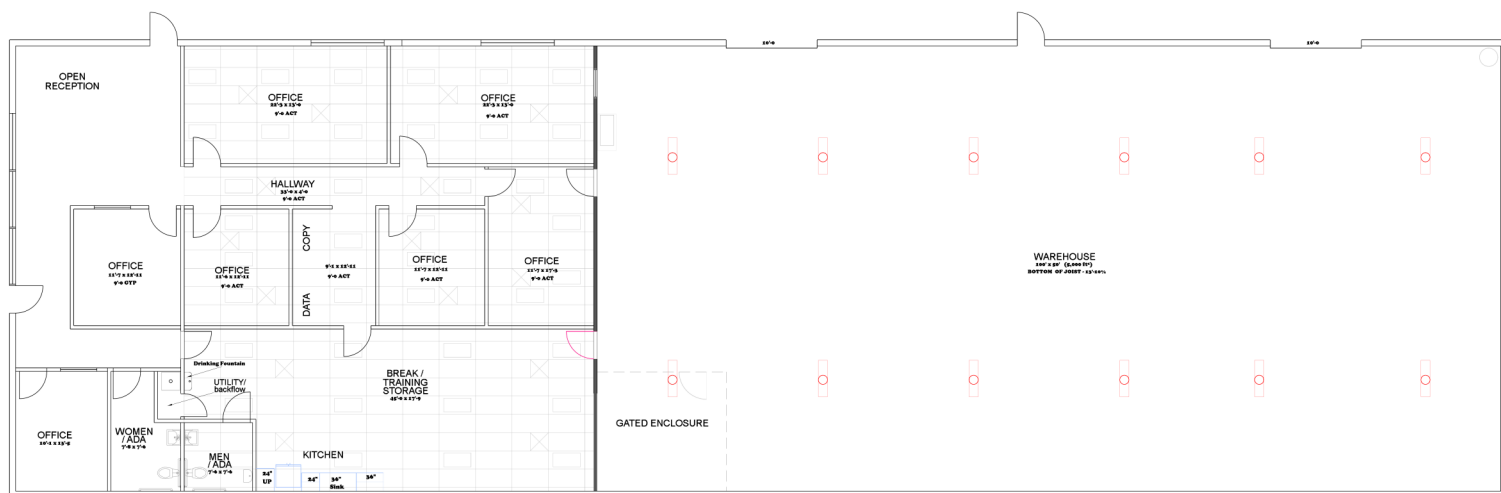
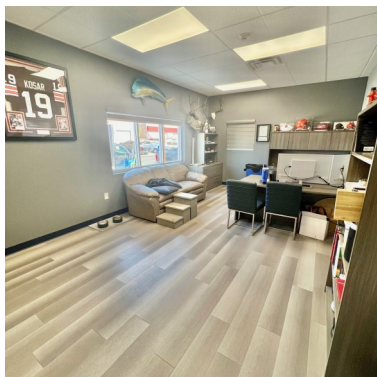
775.825.4400

NVLICENSES: S.0185945 & BS.143447

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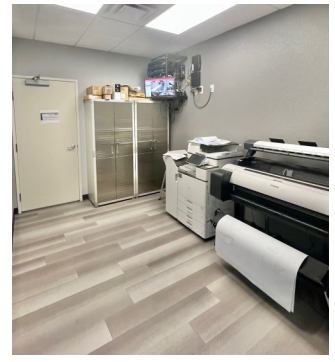
9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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