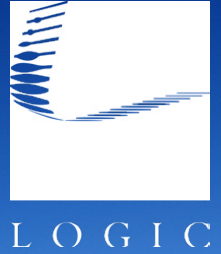


For Lease

Frazer Avenue and S. 21st Street



[Click for a Virtual Tour](#) 

1939 Frazer Ave.
Sparks, NV 89431

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Listing Snapshot



\$1.45 PSF NNN
Lease Rate



± 4,834 SF
Available Square Footage



\$0.14 PSF
NNN Expense

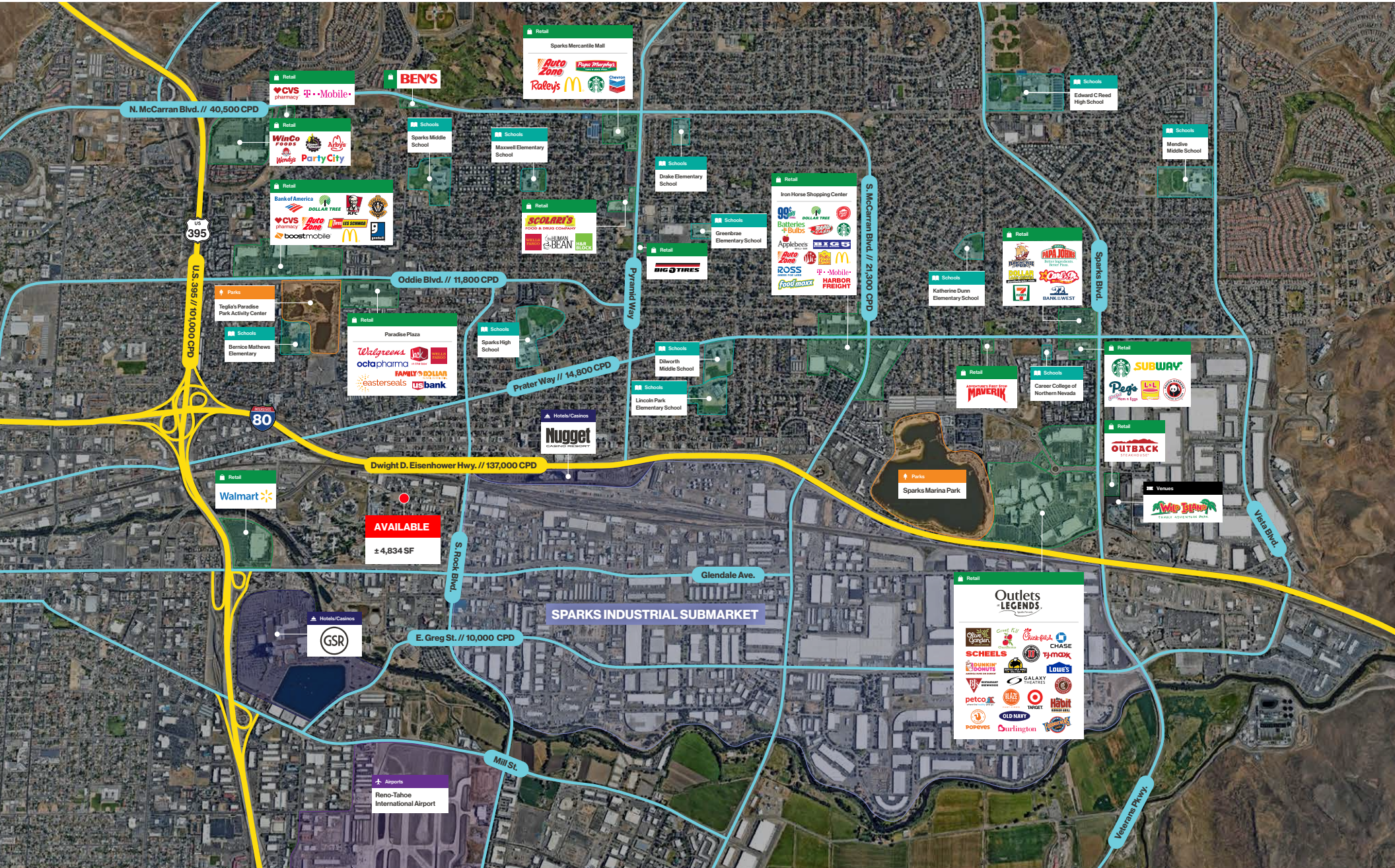
Property Highlights

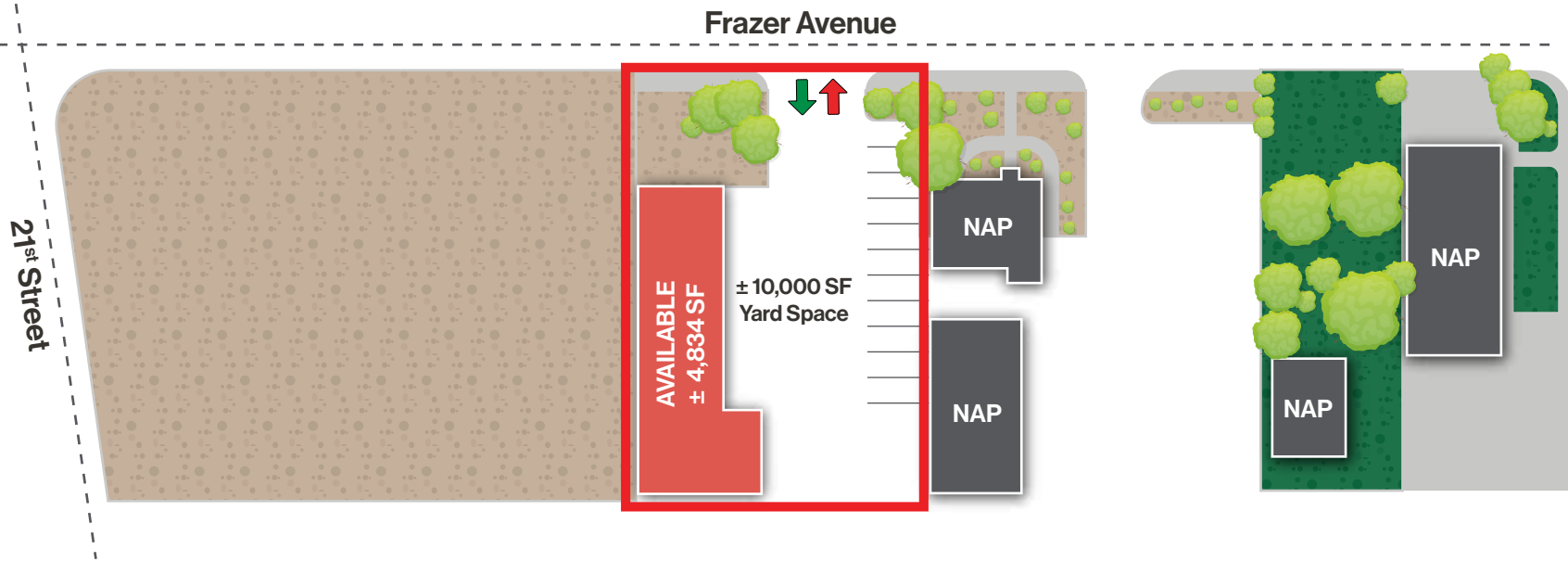
- Standalone industrial building with ± 10,000 SF of fenced yard
- Power: 225 Amp, 110V, 3-phase
- Three (3) roll-up doors:
 - Two (2) 10'x12'
 - One (1) 10'x10'
- Clear Height: 12'-15'
- Access from alley and Frazer Ave.
- One (1) restroom in warehouse & one (1) restroom in office
- ± 1,000 SF of office space; one (1) private office, conference room, bullpen, and break area.

Demographics

	1-mile	3-mile	5-mile
2024 Population	13,693	129,892	258,385
2024 Average Household Income	\$69,039	\$76,887	\$91,156
2024 Total Households	5,845	53,914	106,096

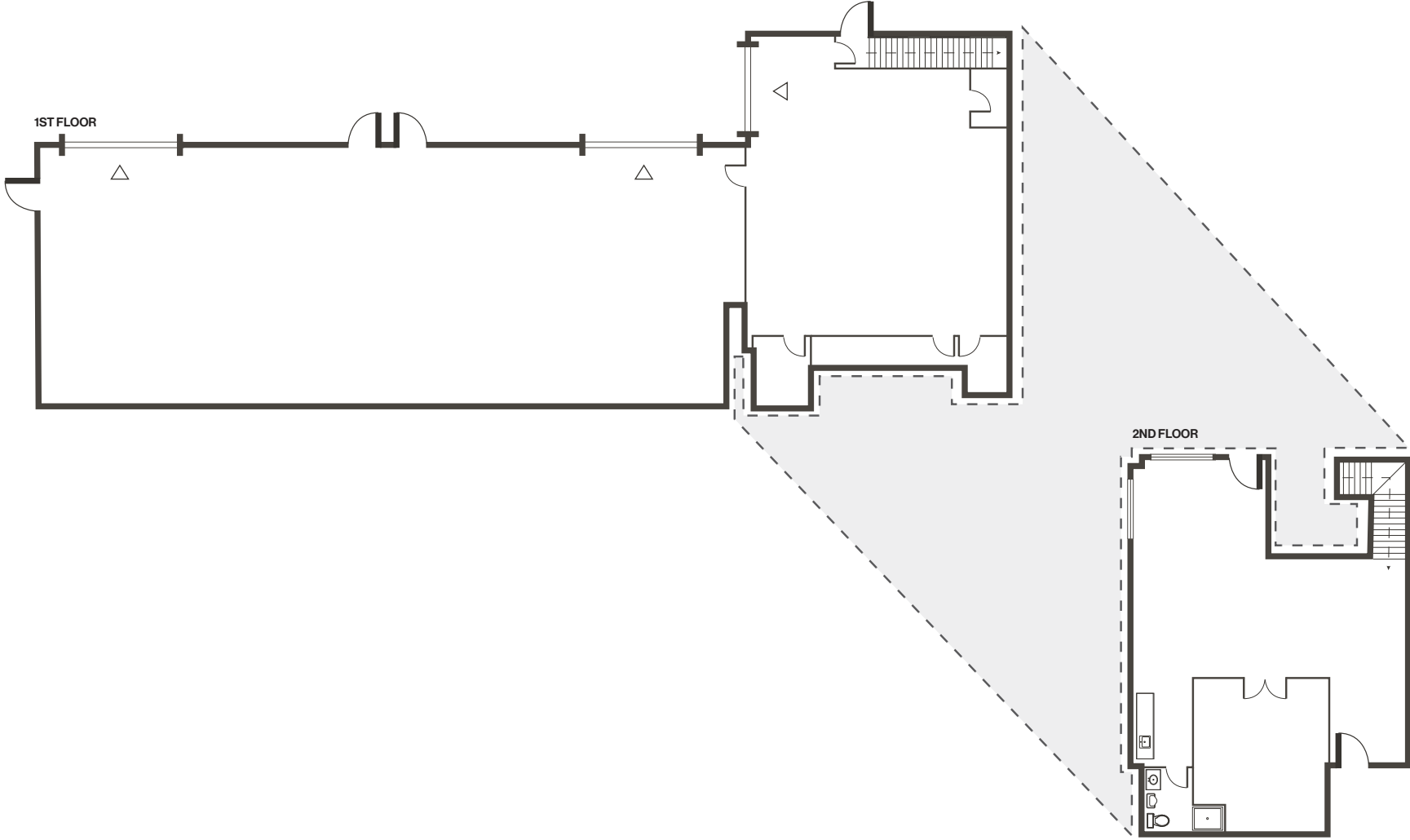






Floor Plan

△ Roll-Up Door



Property Photos



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For inquiries please reach out to our team.

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