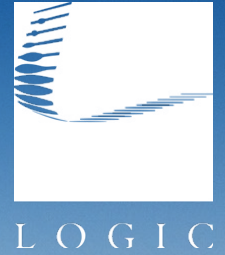


For Lease

# Deming Warehouse Opportunity



873 Deming Way  
Sparks, NV 89431

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Listing Snapshot



**\$0.80 PSF NNN**  
Lease Rate



**± 27,077 SF**  
Available Square Footage



**\$0.15 PSF**  
Estimated Lease Expense

Property Highlights

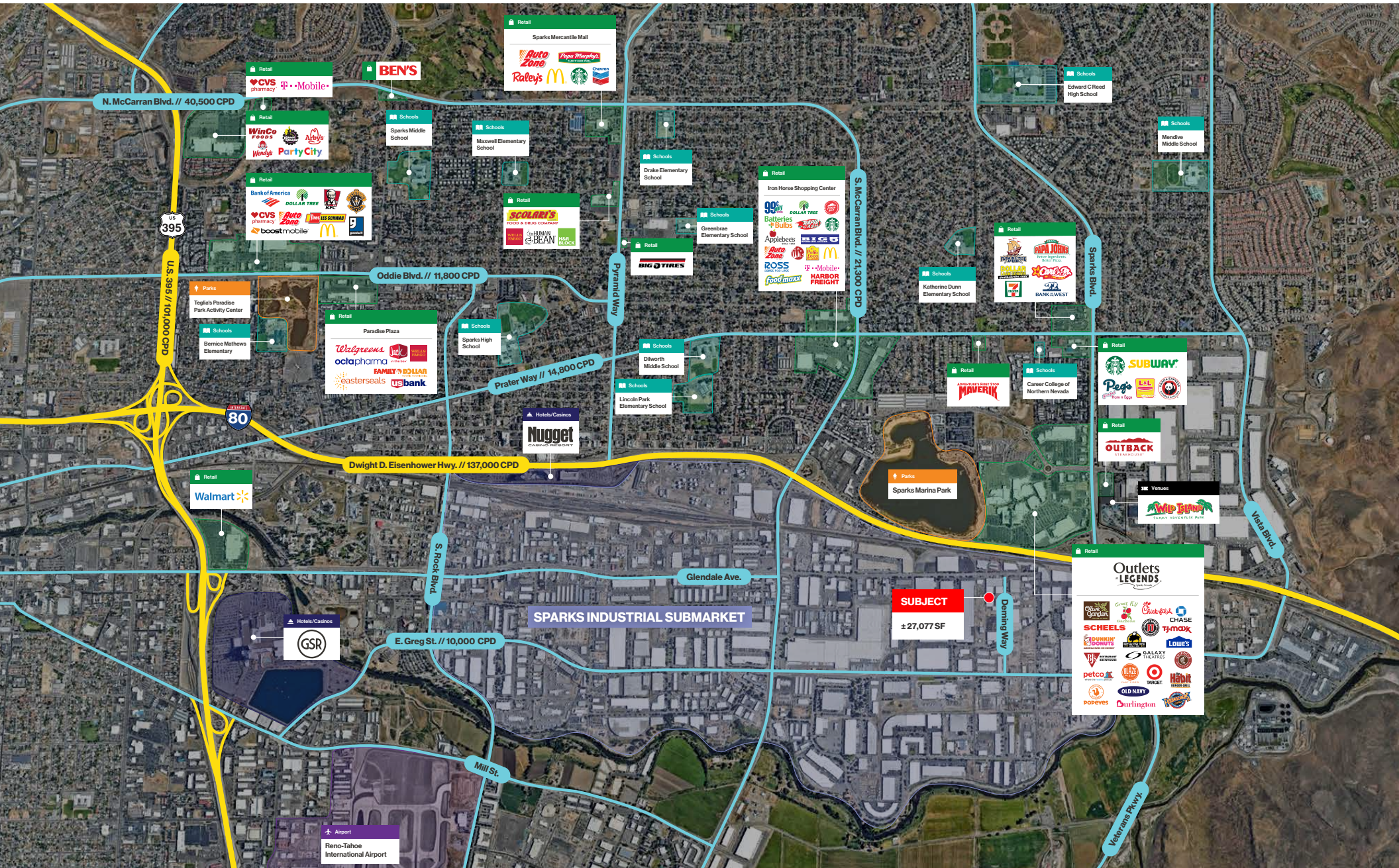
- Recently renovated including new roof, LED lighting, paving, roll-up doors, exterior paint, new façade, and office build-out
- Building available for sale as potential owner-user opportunity
- Concrete tilt-up construction
- Multiple configurations available and opportunity for tenant improvements for qualified tenants
- 20' clear height
- 400 Amp, 277/480V, 3-phase power throughout
- Easy access to S. McCarran Blvd. and the I-80 interchange via Sparks Blvd. and S. McCarran Blvd.
- Zoned Industrial (I)

Demographics

	1-mile	3-mile	5-mile
2024 Population	4,183	66,081	186,228
2024 Average Household Income	\$79,679	\$93,026	\$85,761
2024 Total Households	2,180	26,676	75,814





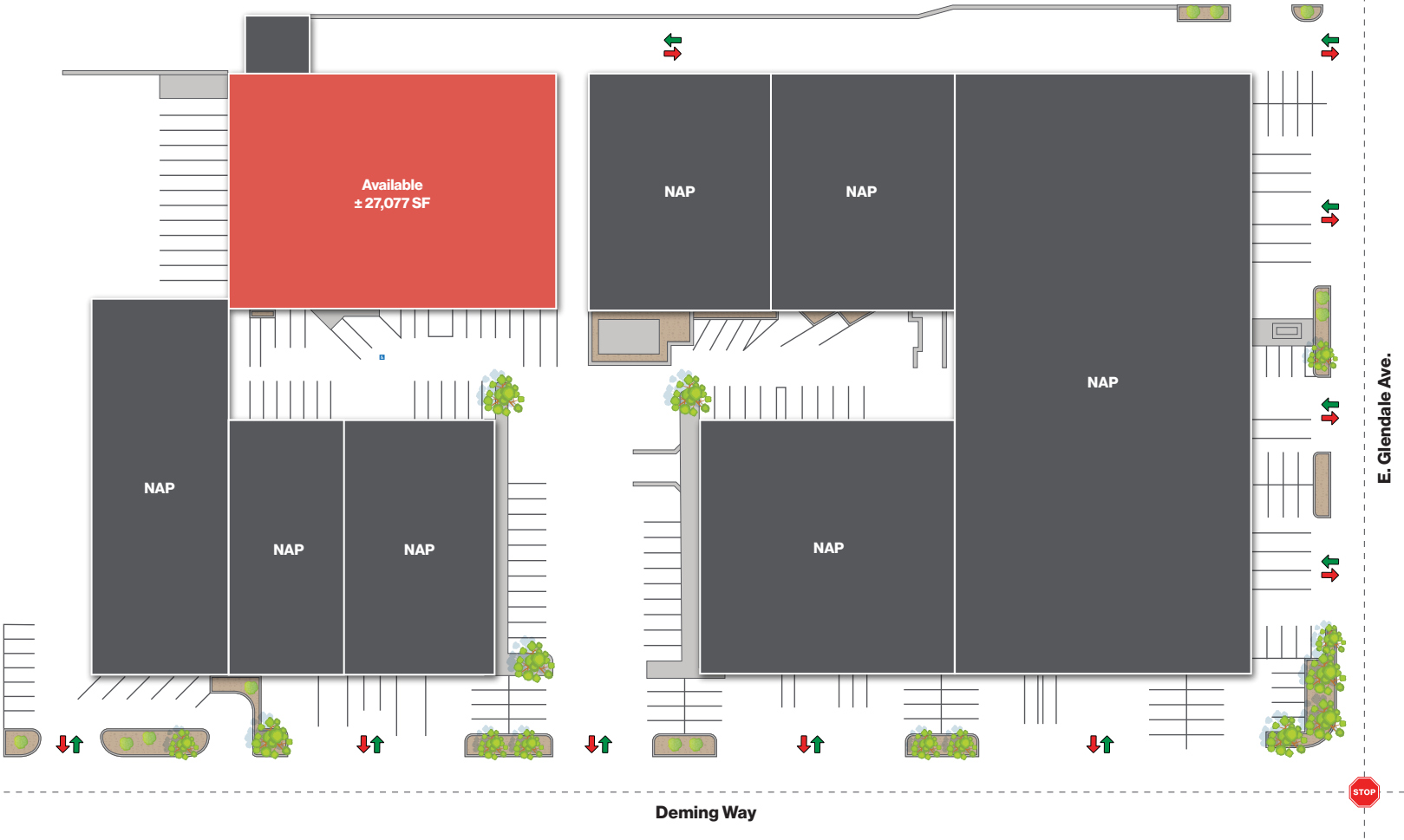






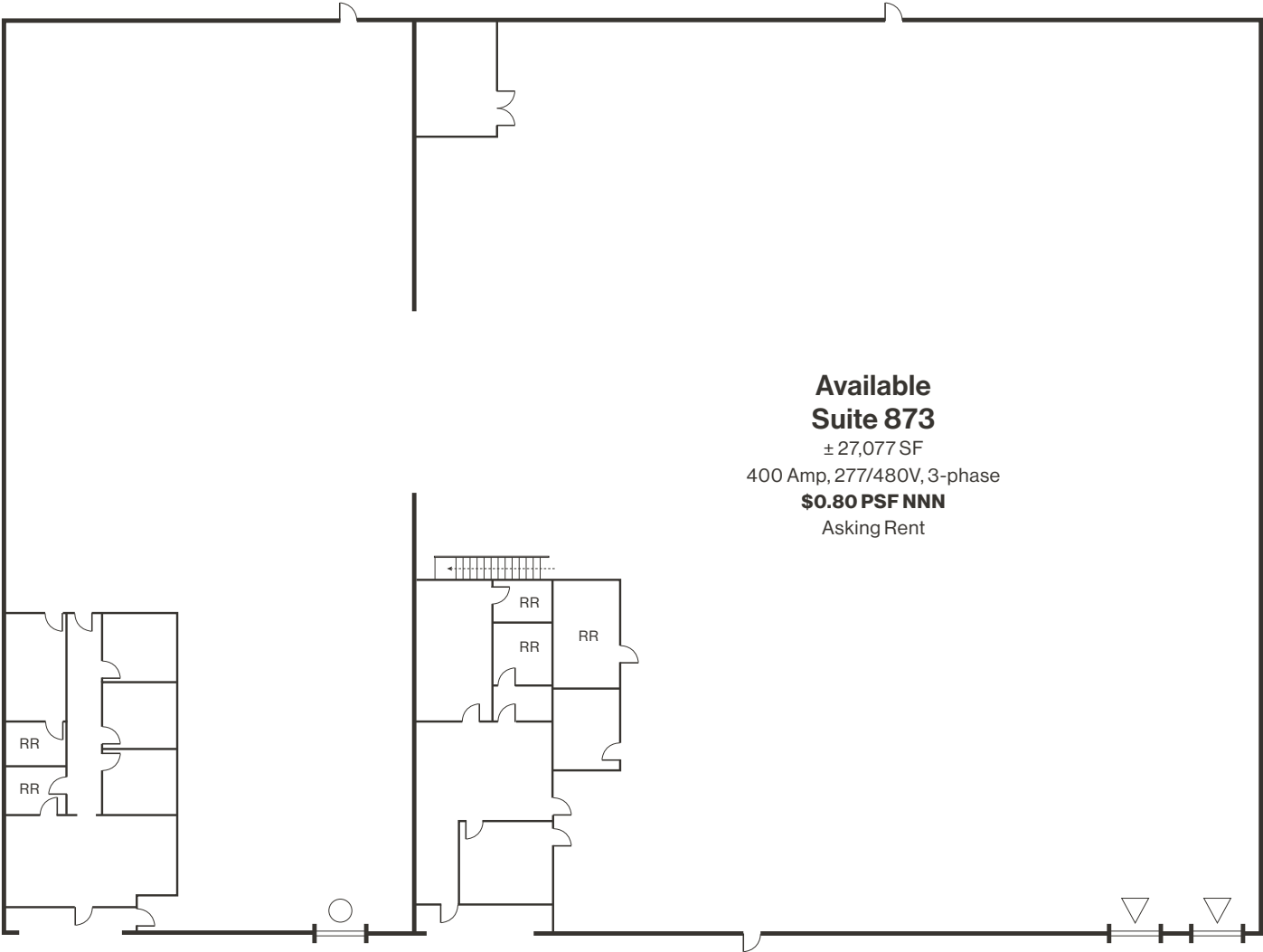
Site Plan

Available      NAP



Floor Plan  
Suite 873

○ Dock Loading Door    △ Grade Loading Door



# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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