

For Sale

International Pl. & Icehouse Ave.



1210 Icehouse Ave.
Sparks, NV 89431

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Listing Snapshot



\$2,500,000
Sale Price



± 10,000 SF
Total Square Footage



\$250 PSF
Price Per Square Foot

Property Highlights

- Owner-user
- Sparks industrial core location
- Less than 5-minutes from I-80
- Industrial zoning
- Built in 1990

Demographics

	1-mile	3-mile	5-mile
2025 Population	10,163	116,261	245,490
2025 Average Household Income	\$72,217	\$78,758	\$94,046
2025 Total Households	4,937	47,307	100,827



Hotels / Casinos

Nugget
CASINO RESORT

± 1,600 Rooms

Multifamily

THE DECO

± 209 Units

SUBJECT

± 10,000 SF

Industrial / Office

GST International

Industrial / Office

Culligan Water of Reno

Industrial / Office

Deeside Trading Company

Industrial / Office

Paramount Craftsman Services

Industrial / Office

Thomas Petroleum

Industrial / Office

Affordable Glass & Glazing

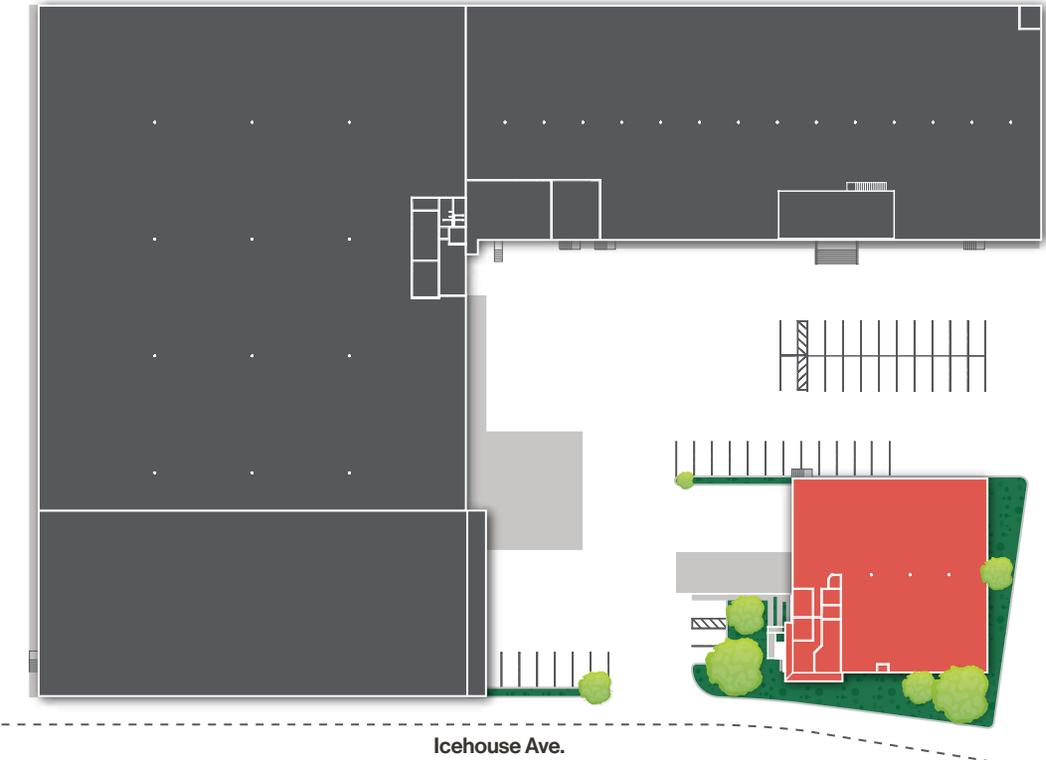
Dwight D. Eisenhower Hwy. // 137,000 CPD



Icehouse Ave.

Site Plan

■ Subject ■ NAP



Floor Plan | 1210 Icehouse Ave.

● Grade Level Door ▲ Dock Door



\$2,500,000

Sale Price



± 10,000

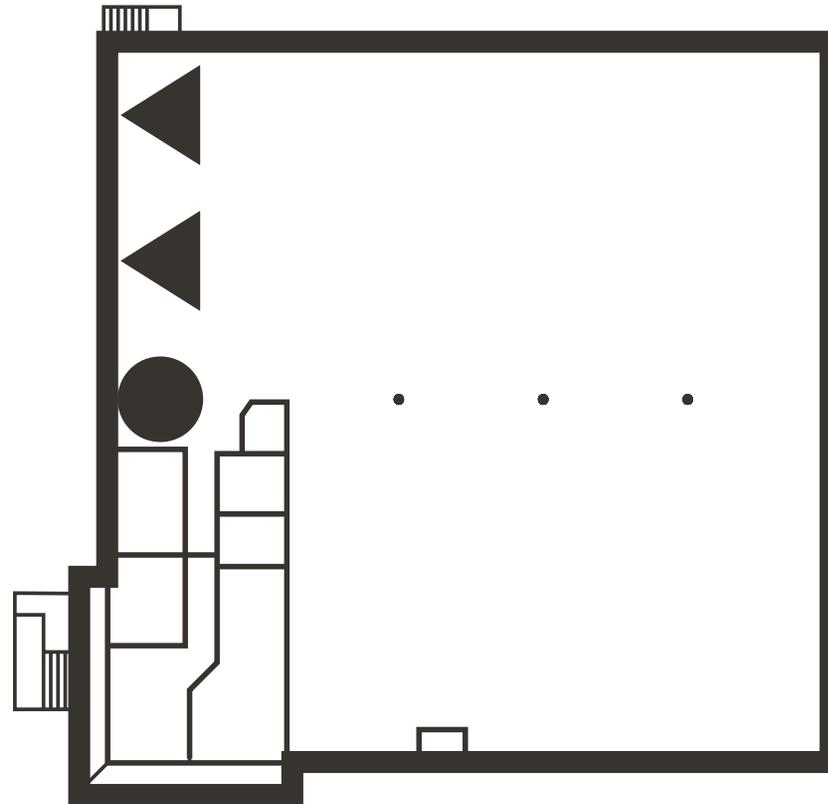
Total Square Footage



\$250 PSF

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- Clear height: 18'-20'
- 20'x50' column spacing
- Power: 225 Amp, 408V, 3-phase
- Grade-level door: One (1)
- Dock Doors: Two (2)
- Sprinklers: Wet
- Built in 1990
- Available to Occupy: 6/1/26



Property Photos



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For inquiries please reach out to our team.

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