

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



**\$1.14 PSF NNN\***  
Lease Rate



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



**\$0.18 NNN**  
Estimated Lease Expense

*\*Year - 1 effective net rate - contact broker for details*

Property Highlights

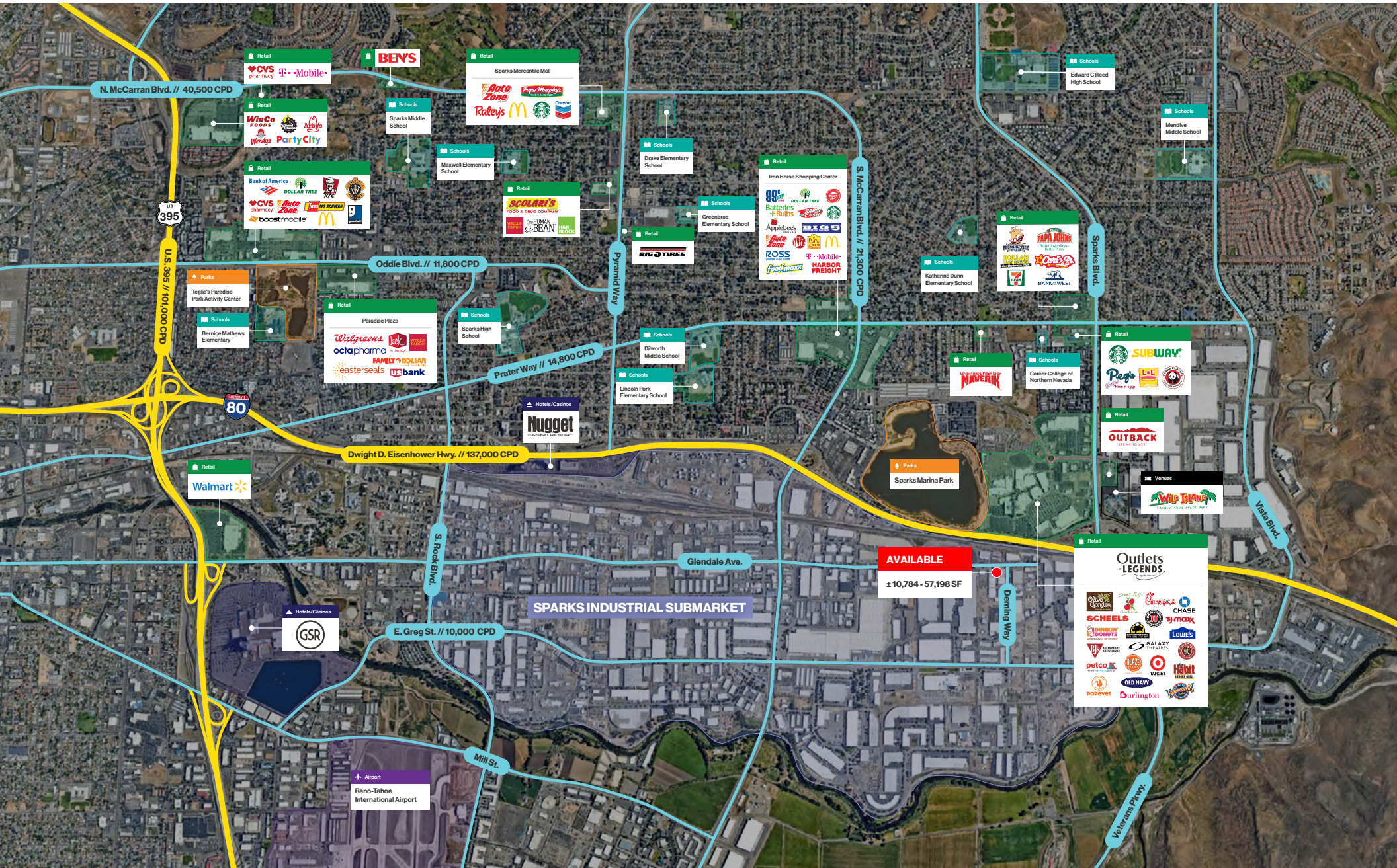
- Large industrial with multiple configurations available
- E. Glendale Ave. and Deming Way access
- APN: 034-262-08
- New silicon roof
- LED high bay lighting
- ESFR sprinklered
- 5 months free rent on a 7-year deal
- To be delivered turn-key

Demographics

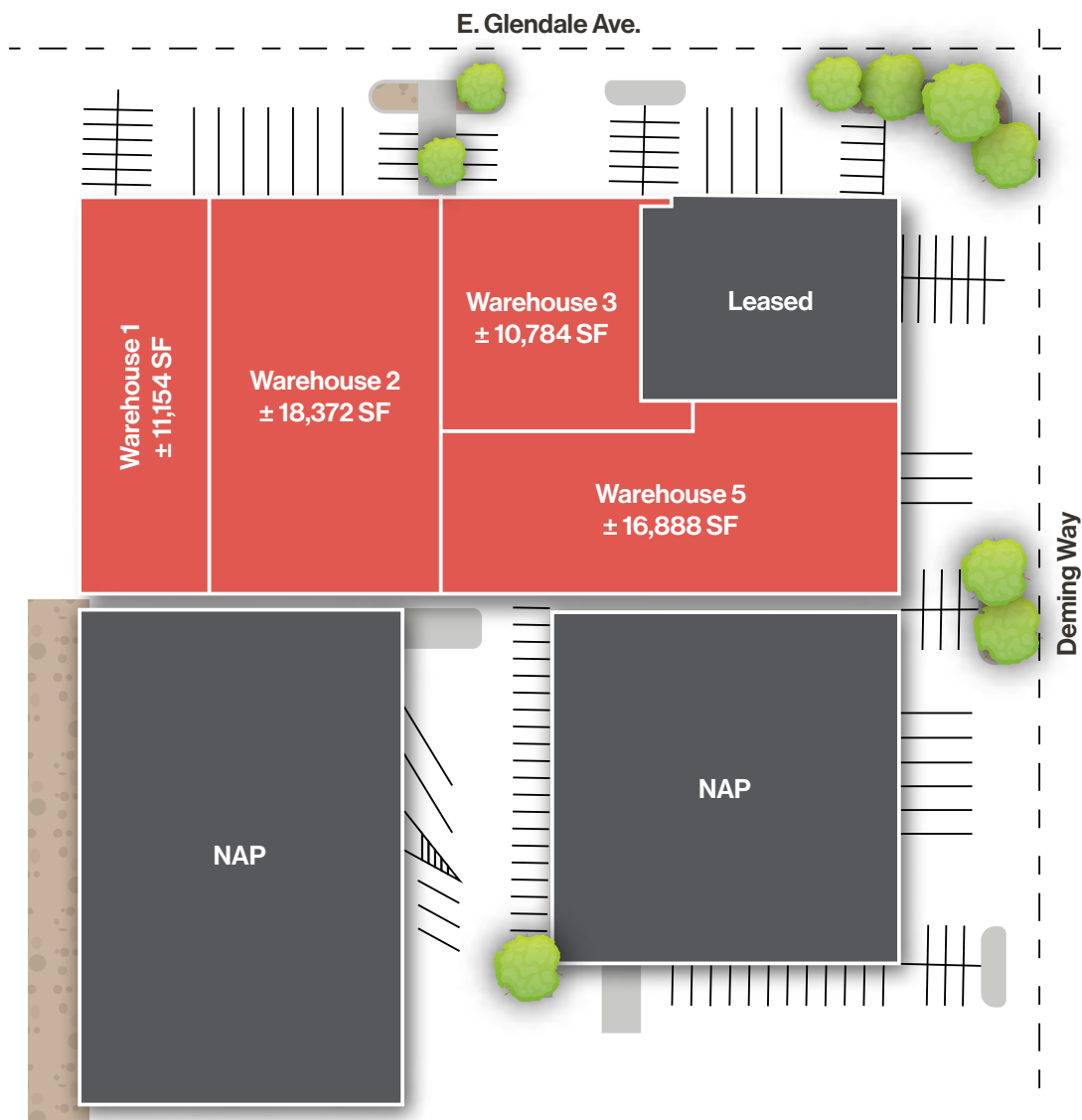
	1-mile	3-mile	5-mile
2025 Population	5,007	66,546	184,629
2025 Average Household Income	\$85,189	\$97,905	\$89,583
2025 Total Households	2,554	26,946	74,899












Floor Plan | Warehouse 1  
1201 E. Glendale Ave.

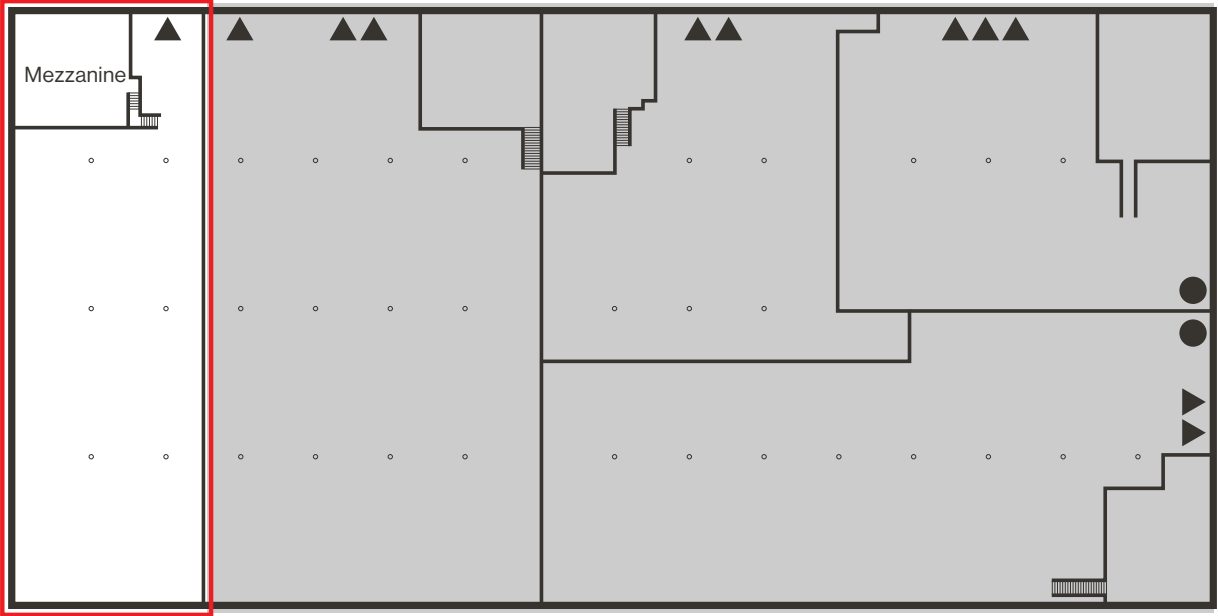
● Grade Level Door    ▲ Dock Door    □ Available    ■ NAP

 **\$1.14 PSF NNN\***  
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

*\*Year - 1 effective net rate - contact broker for details*



Floor Plan | Warehouse 2  
1241 E. Glendale Ave.

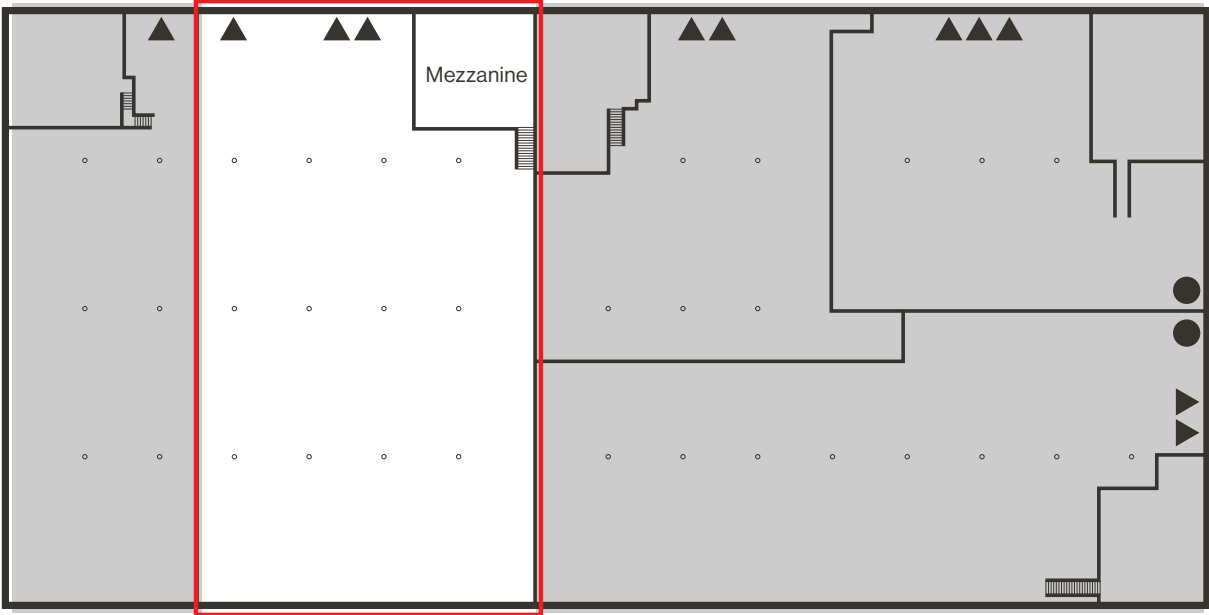
● Grade Level Door    ▲ Dock Door    □ Available    ■ NAP

 **\$1.14 PSF NNN\***  
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

*\*Year - 1 effective net rate - contact broker for details*



Floor Plan | Warehouse 3  
1271 E. Glendale Ave.

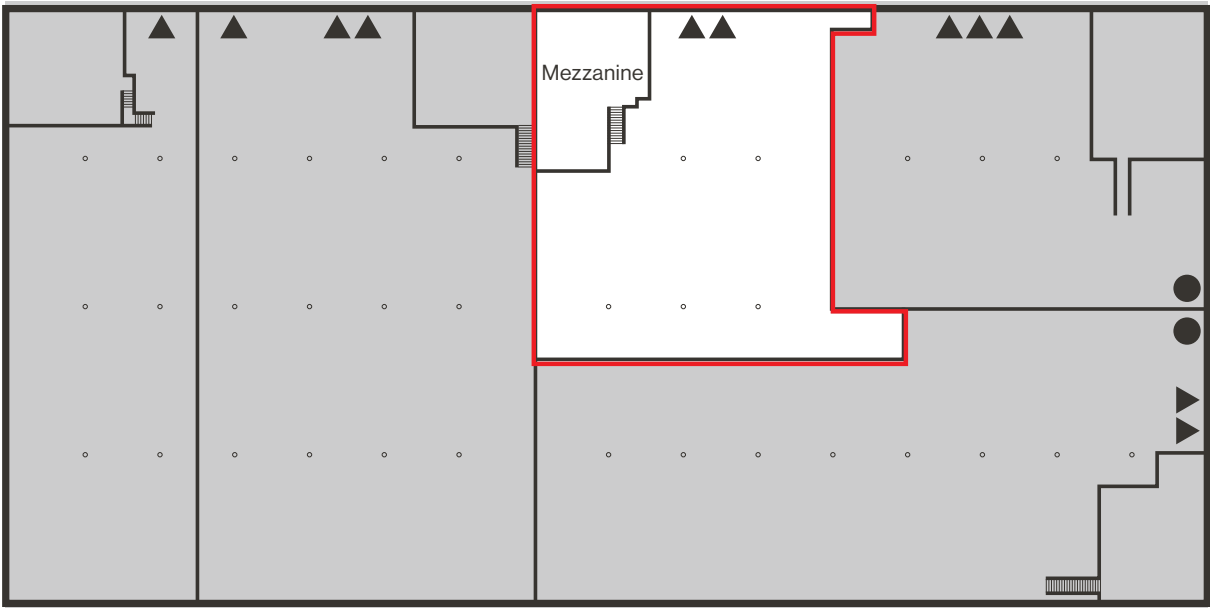
● Grade Level Door    ▲ Dock Door    □ Available    ■ NAP

 **\$1.14 PSF NNN\***  
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

*\*Year - 1 effective net rate - contact broker for details*



Floor Plan | Warehouse 5  
831 Deming Way

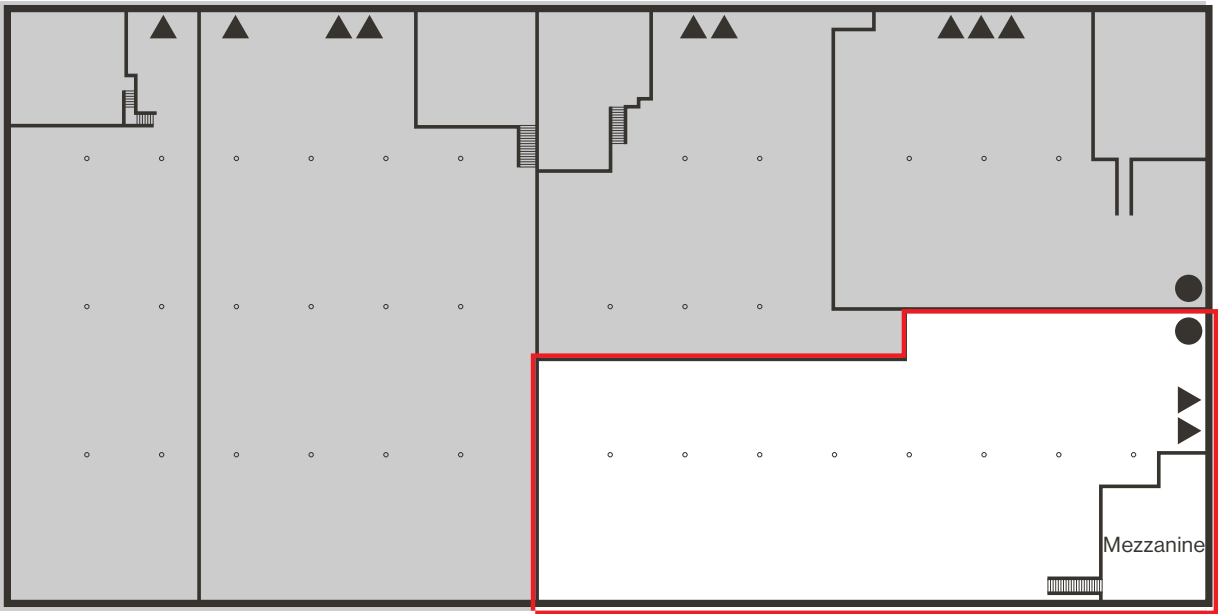
● Grade Level Door    ▲ Dock Door    □ Available    ■ NAP

 **\$1.14 PSF NNN\***  
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

*\*Year - 1 effective net rate - contact broker for details*





Property Photos



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For inquiries please reach out to our team.

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