

# 901 MEREDITH WAY

Sparks, Nevada • Industrial Investment / Owner-User Opportunity

**EVOLVE NEVADA**  
A Division of Realty Corner Inc.

## Offered at: \$3,795,000

### Property Highlights

- **±10,783 SF total building**
- **±7,000 SF warehouse / ±3,783 SF office**
- **±8,000 SF secured yard area**
- **1 Grade-Level Door – 18.6'**
- **1 Dock-High Door – 12.0'**
- **2 Cell Tower Leases**  
Approx. \$23,000 Annual Income + Increases
- **Owner-User or Investment Opportunity**

### Executive Summary

A polished office / warehouse asset with fenced yard space, strong loading, and supplemental revenue from two existing cell tower leases. The layout supports contractors, service operations, distribution, and owner-user occupancy in the core Sparks industrial corridor.

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Evolve Nevada

# Property Photography & Layout

Office finish, warehouse functionality, site context, and floor plan

