

Industrial/Flex Building Available in Sparks, NV

2365 GLENDALE AVENUE, SPARKS, NV 89431



FOR SALE | 9,390 SF | ASKING PRICE: \$2,750,000



For more information, contact:

Ted Stoevers

Executive Vice President
+1 775 823 6639
Ted.Stoevers@colliers.com
NV Lic. S.054176

Makenna Backstrom

Senior Associate
+1 775 823 6622
Makenna.Backstrom@colliers.com
NV Lic S.0194236

Johnny Staka

Associate
+1 775 823 4672
Johnny.Staka@colliers.com
NV Lic S.0205461

Industrial/Flex Asset on ±0.47 Acres

2365 GLENDALE AVENUE, SPARKS, NV 89431

Executive Summary

2365 Glendale Avenue presents a rare opportunity to acquire a ±9,390 SF industrial/flex property on ±0.47 acres in the heart of Sparks’ established industrial corridor. The asset combines office, showroom, warehouse, and storage components, offering exceptional flexibility for owner-users and investors alike.

The property features a ±6,083 SF warehouse with 22-foot clear height, grade-level loading, sprinkler system, insulated roof, and upgraded electrical service with 400-amp, 3-phase power. A ±2,395 SF office/showroom building includes recent interior renovations, while a ±912 SF detached storage garage provides additional functionality. Recent improvements, including new exterior paint, lighting, and building systems, make the property move-in ready.

Ideally located with immediate access to I-80 and US-395, the property benefits from excellent regional connectivity, strong industrial market fundamentals, and proximity to Northern Nevada’s growing employment and logistics hubs. With I-Industrial zoning, monument signage, secure yard potential, and a highly functional layout, 2365 Glendale Avenue offers a unique opportunity to acquire a versatile industrial asset in one of the region’s most sought-after industrial submarkets.

Property Highlights

- New exterior paint
- Excellent I-80 / US-395 Connectivity
- Monument Signage
- Secure Yard Potential
- Strong Owner-User & Investment Appeal
- Strategically located near the future GSR Arena & Destination District

ASKING PRICE: \$2,750,000

Property Details

Square Feet	±9,390
Acreage	0.47 Acres
Ceiling Height	22’
Roll-Up Doors	2
Zoning	I-Industrial Zoning

Warehouse Details

Square Feet	±6,083
Ceiling Height	22’
Main Roll-Up Door	One (1) 14x12
Tool Room Square Feet	±600 with 8x10 roll-up door
Power	400 amps, 208/120v, 3-phase (All new electrical and lighting)
Roof	Insulated roof
Sprinklers	Wet

Outside Storage Garage Details

Square Feet	±912
Roll-Up Door	One (1) 8x10

Front Office Details

Square Feet	±2,395
Basement Square Feet	±1,188
Finishing	New paint and flooring

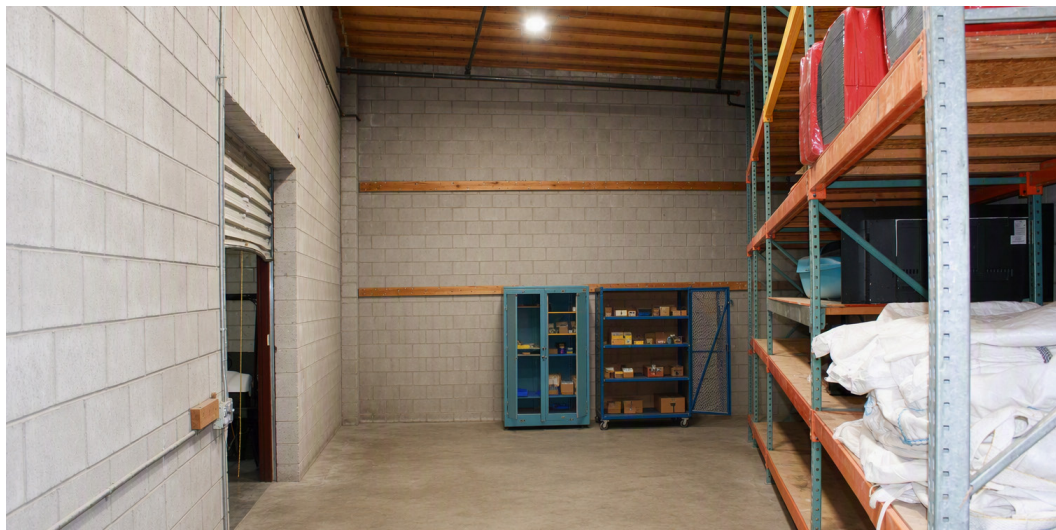
Parcel Overview



Property Photos



Warehouse Photos



Office/Showroom Photos



Surrounding Area





Grand Sierra Resort Arena & Entertainment District

Massive Redevelopment Project in immediate Vicinity

The Grand Sierra Resort Arena project represents one of the most significant economic development initiatives in Northern Nevada's history. Anchored by a new state-of-the-art arena at the Grand Sierra Resort, the development is part of a broader \$1 billion redevelopment plan that will transform the resort's 140-acre campus into a premier sports, entertainment, hospitality, and recreation destination. The project is expected to elevate Reno's profile as a regional destination for major concerts, sporting events, conventions, and community gatherings while generating substantial economic activity throughout the surrounding area.

At the heart of the development is a 300,000-square-foot arena designed to accommodate more than 10,000 guests for concerts, special events, and collegiate athletics. The arena is planned to serve as the future home of University of Nevada Men's Basketball and will be complemented by additional amenities including a community ice facility, enhanced entertainment venues, new hotel accommodations, public gathering spaces, and extensive site improvements. Together, these investments are creating a dynamic mixed-use entertainment district that is expected to attract visitors year-round and further strengthen Reno's growing economy.



10,000+ Seat Arena

Future home of major concerts, sporting events, and University of Nevada Men's Basketball.



Expanded Hospitality Offering

Includes plans for a new 800-room hotel tower and supporting amenities.



Year-Round Entertainment Hub

Designed to host concerts, community events, sports, and regional attractions.



\$1 Billion Investment

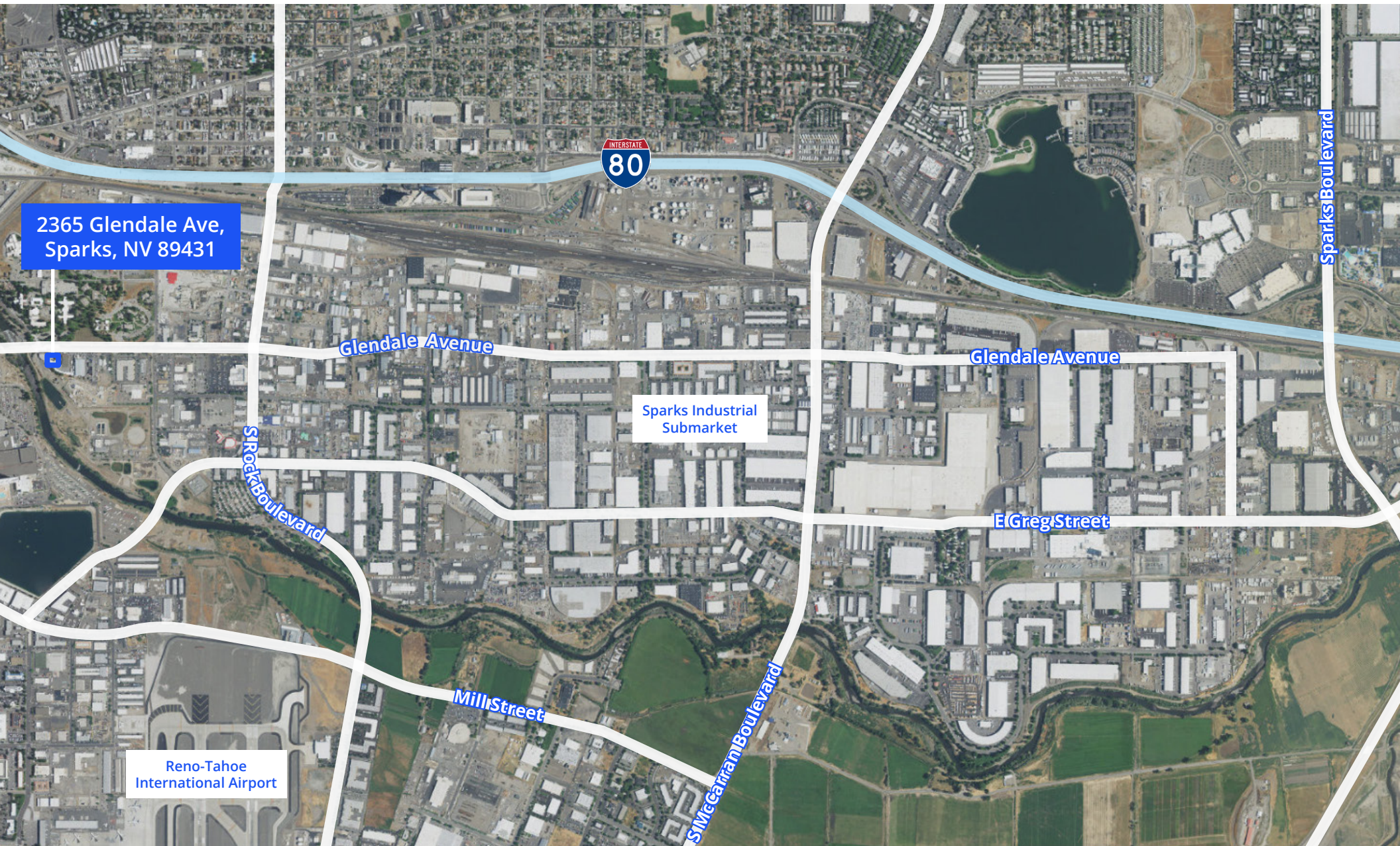
Largest private capital investment in Reno's history



Community Iceplex & Recreation

New public ice facility featuring skating, hockey, lessons, and community programming.

Sparks Industrial Submarket



For more information, contact:

Ted Stoever

Executive Vice President
+1 775 823 6639
Ted.Stoever@colliers.com
NV Lic. S.054176

Makenna Backstrom

Senior Associate
+1 775 823 6622
Makenna.Backstrom@colliers.com
NV Lic S.0194236

Johnny Staka

Associate
+1 775 823 4672
Johnny.Staka@colliers.com
NV Lic S.0205461



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.