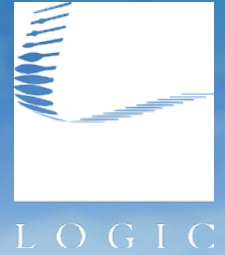


For Lease

# Glendale Ave. & S. 15th St.



1565-1575 Glendale Ave.  
Sparks, NV 89431

**Michael Keating, SIOR**  
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Point of contact

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# Listing Snapshot



**\$1.20 PSF NNN**  
Lease Rate



**± 2,000 - 10,800 SF**  
Available Square Footage



**\$0.24 PSF**  
Estimate NNN Expense

## Property Highlights

- Ideally sized flex industrial suites
- Fully gated parking
- Automotive users allowed
- Glendale monument signage available
- HVAC in office & warehouse is Reznor heated

## Demographics

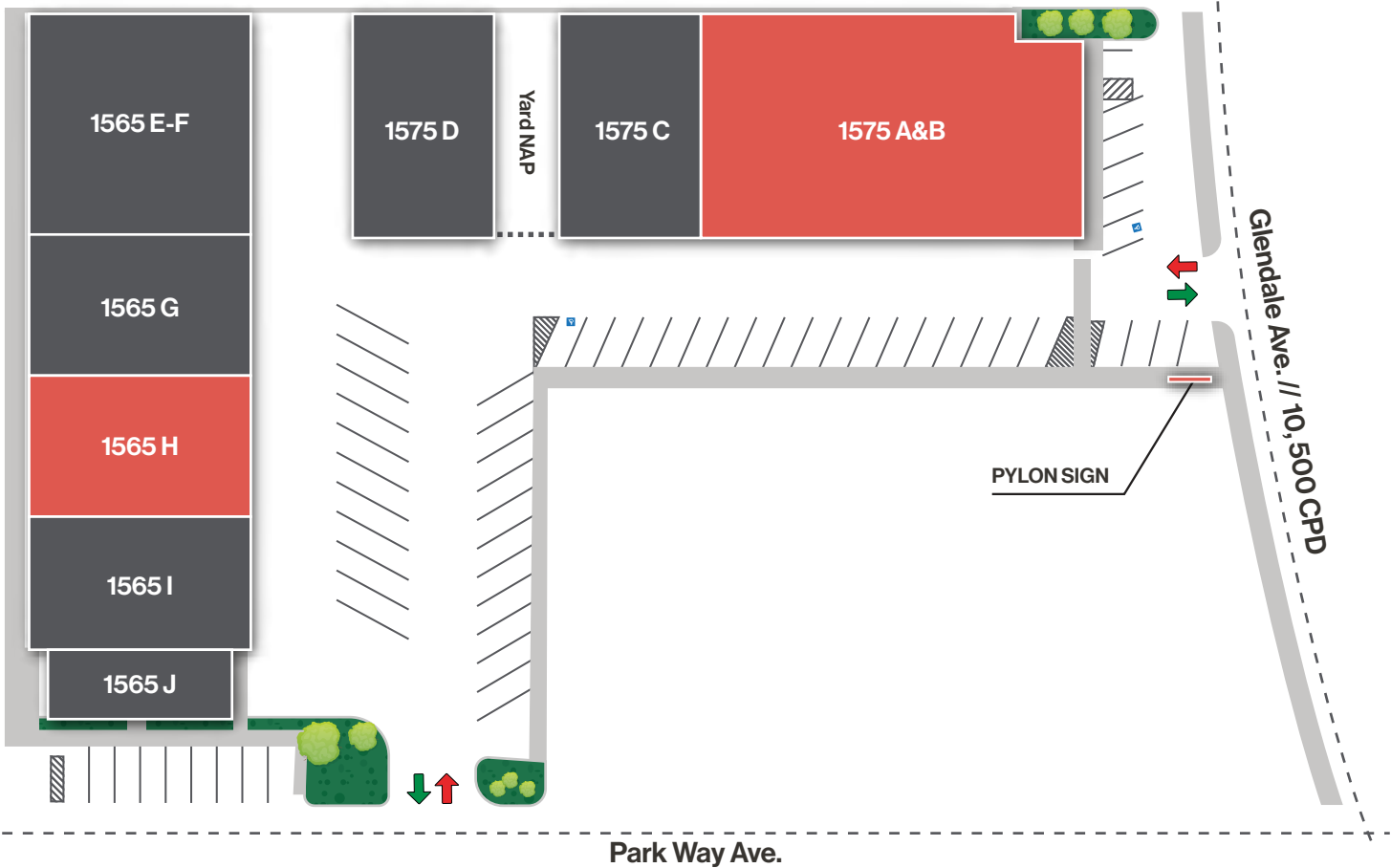
|                               | 1-mile   | 3-mile   | 5-mile    |
|-------------------------------|----------|----------|-----------|
| 2026 Population               | 6,733    | 125,175  | 250,823   |
| 2026 Average Household Income | \$80,079 | \$83,388 | \$101,314 |
| 2026 Total Households         | 3,320    | 52,039   | 104,286   |





Site Plan

Available      NAP



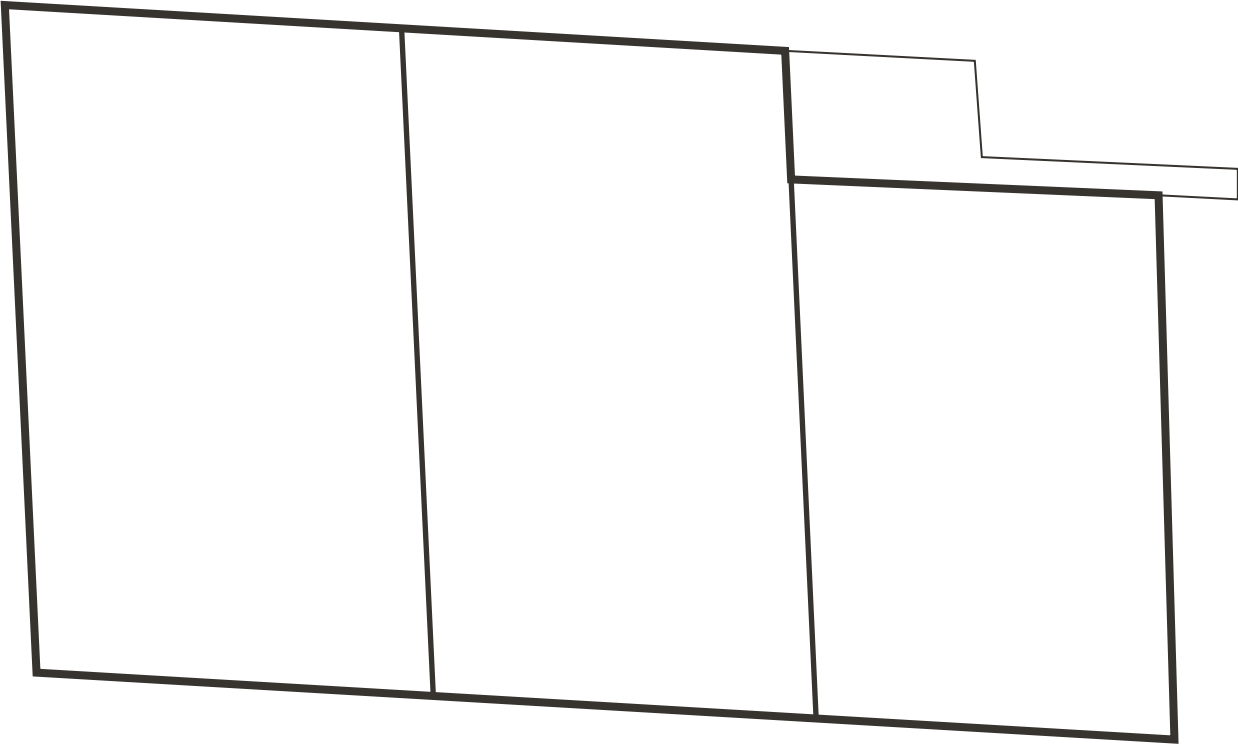
Floor Plan | 1575 A&B



**\$1.20 PSF NNN**  
Lease Rate



**± 10,800 SF**  
Square Footage

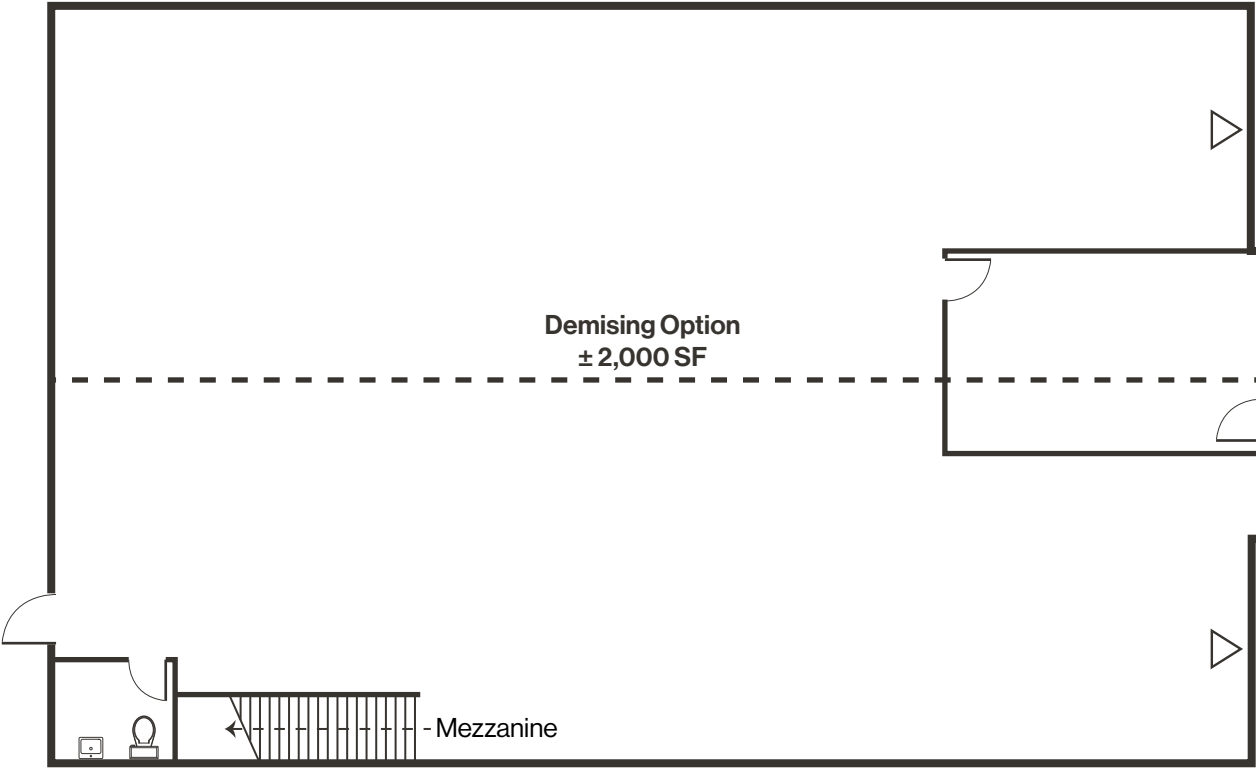


 **\$1.20 PSF NNN**  
Lease Rate

 **± 2,000 – 4,000 SF**  
Square Footage

- Two (2) roll-up doors (12'x14')
- Two (2) Reznor heaters
- One (1) restroom
- Open entry/office area
- HVAC in office
- Eight (8) skylights
- Clear height: 14'-17'
- 200 Amp, 208V, 3-phase power

[Click for a Virtual Tour](#) 



Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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