

For Sale

Flex Industrial Owner-User Opportunity



397-399 Greg St. &
1520-1544 Linda Way
Sparks, NV 89431

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Listing Snapshot



\$2,600,000
Sale Price



± 12,283 SF
Total Square Footage



± 7,101 SF
Available for Owner-User Occupancy

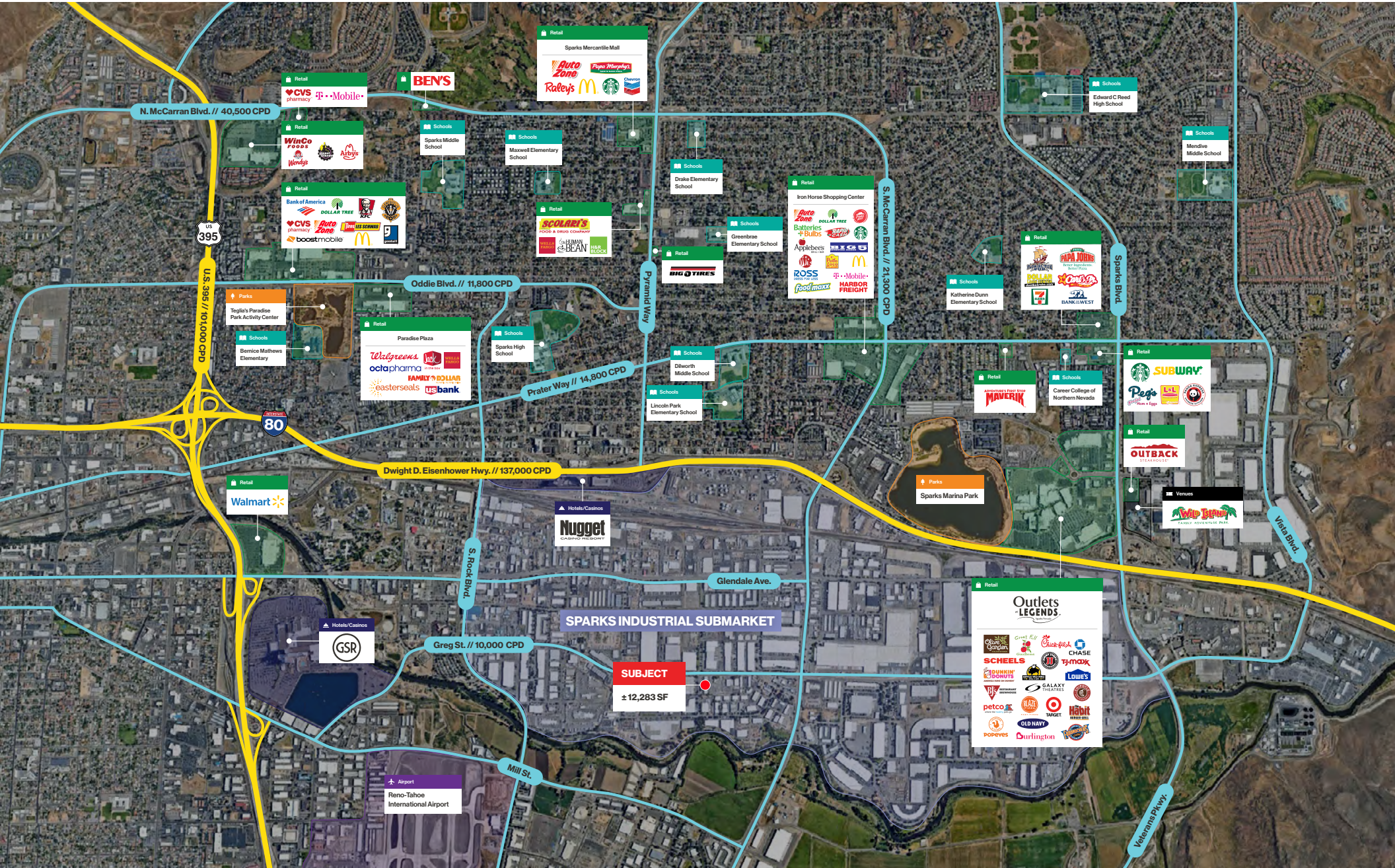
Property Highlights

- Opportunity for owner-user operator with multi-tenant income in place
- 10' x 10' roll-up doors in place on flex industrial spaces
- 10' clear height throughout
- New roof in place with 20 year warranty
- New paint completed in 2025
- Property has undergone parcelization and new tenants in place
- Ample parking on site
- Easy access to I-80 via S. McCarran Blvd. or downtown Reno via Greg St.
- Heavy daytime population with over 900 businesses and just under 15,000 employees within a 1-mile radius

Demographics

	1-mile	3-mile	5-mile
2025 Population	543	101,012	224,418
2025 Average Household Income	\$48,811	\$86,300	\$93,763
2025 Total Households	200	40,575	93,624





Airports
Reno-Tahoe
International Airport

Hotels / Casinos
GSR

Downtown Reno

SUBJECT
± 12,283 SF

80

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

Linda Way

Greg St.

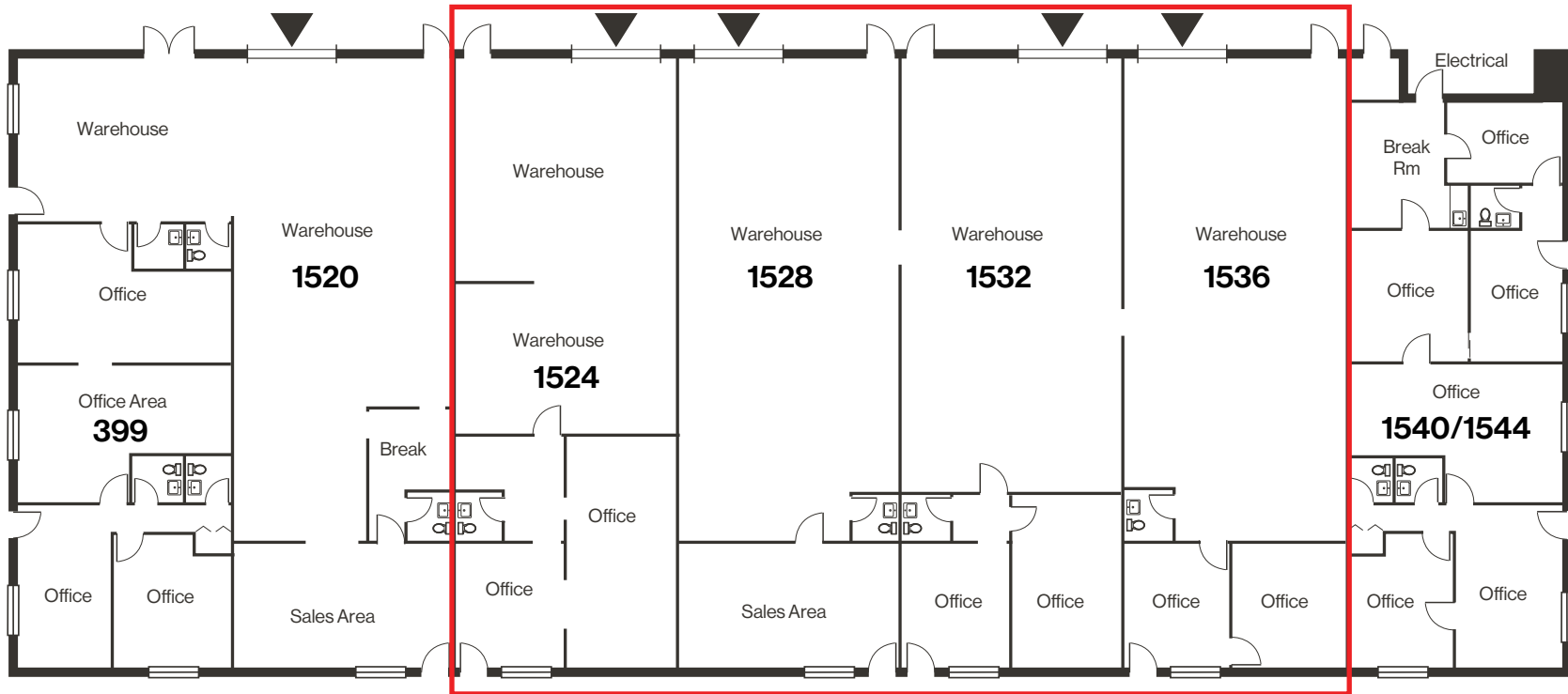
Site Plan

▲ Roll-Up Doors □ Subject ■ Leased



Owner-User Analysis

▲ Roll-Up Doors □ Available for Owner-User Occupancy



Address	Tenant	Square Footage	Lease Start	Lease Expiration
397 - 399 Greg St.	The Biggest Little City ATV Shop	± 1,252 SF	10/1/25	9/30/29
1520 Linda Way	The Biggest Little City ATV Shop	± 2,300 SF	10/1/25	9/30/29
1524 Linda Way	AVAILABLE*	± 1,773 SF	-	-
1528 - 1536 Linda Way	AVAILABLE	± 5,328 SF	-	-
1540 - 1544 Linda Way	Pellett Construction	± 1,630 SF	9/1/25	8/30/28
		± 12,283 SF		

Owner-User Summary

Total SF to Occupy	± 7,101 SF
Percentage to Occupy	57%

*Available to Occupy 9/1/2026

Property Photos



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For inquiries please reach out to our team.

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