

For Lease

Deming Way Industrial



LOGIC



865-871 Deming Way
Sparks, NV 89431

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$0.99 PSF NNN
Lease Rate



± 10,237 SF
Available Square Footage



\$0.15 PSF
Estimated Lease Expense

Property Highlights

- Recently renovated including new roof, LED lighting, paving, roll-up doors, exterior paint, new façade, and office build-out
- Building available for sale as potential owner-user opportunity with in-place income
- Concrete tilt-up construction
- Tenant improvement opportunities for qualified tenants
- 20' clear height
- 200 Amp, 277/480V, 3-phase power throughout
- Easy access to S. McCarran Blvd. and the I-80 interchange via Sparks Blvd. and S. McCarran Blvd.
- Zoned Industrial (I)

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2024 Population | 4,183 | 66,081 | 186,228 |
| 2024 Average Household Income | \$79,679 | \$93,026 | \$85,761 |
| 2024 Total Households | 2,180 | 26,676 | 75,814 |



Retail

Legends at Sparks Marina

Hospitals

Northern Nevada Medical Center

Office / Industrial

Coca-Cola Distribution Center

Office / Industrial

ITS Logistics

Office / Industrial

UPS Distribution Center

Office / Industrial

Ontrac Distribution Center

Dwight D. Eisenhower Hwy. // 12,300 CPD



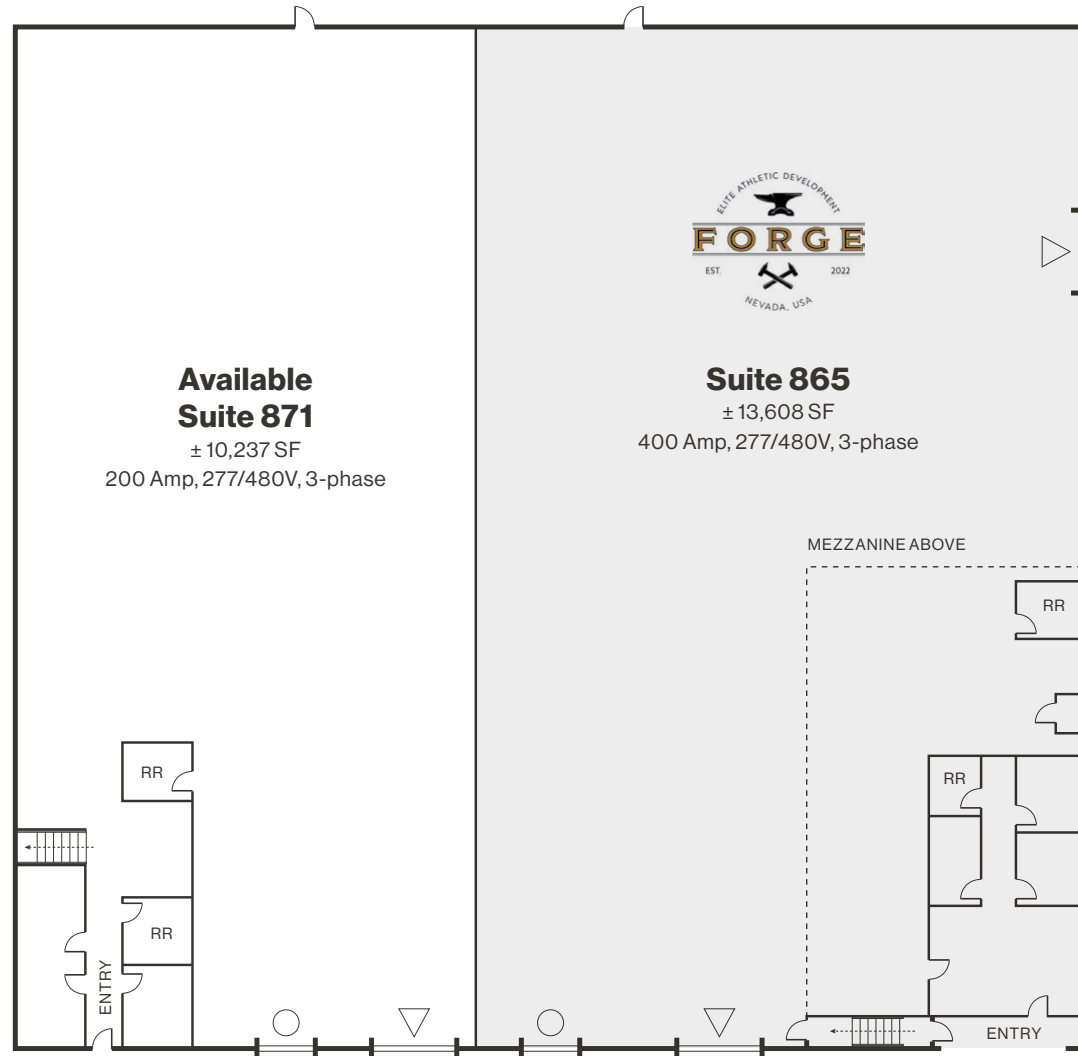
SUBJECT
± 10,237 SF

Deming Way



Floor Plan Suites 865 & 871

■ Leased ○ Dock Loading Door △ Grade Loading Door



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962