



FOR SALE



MULTI-TENANT INDUSTRIAL BUILDING FOR SALE
89,846 SQUARE FEET

685 E. Glendale Avenue, 680-690 Overmyer Road
Sparks, Nevada 89431

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PREMISE SPECIFICATIONS

685 E. GLENDALE AVENUE, 680-690 OVERMYER ROAD, SPARKS, NEVADA

Located in the heart of Sparks industrial market, this **89,846 square foot building** offers a rare blend of functionality and flexibility. Originally constructed in 1978 and expanded in 1998, the property sits on 5.263 acres and is currently configured into **three suites** of approximately **28,246 square feet**, **44,000 square feet** and **17,600 square feet**. The building is well suited for both **manufacturing and distribution** users, supported by an abundance of heavy power and multiple dock-high loading positions that are hard to find in this size range. The surrounding Sparks industrial corridor is one of northern Nevada's most established logistics hubs, known for its strong labor pool, proximity to the UPS hub and major freight carriers, immediate access to I-80 and a dense concentration of distribution, manufacturing and service companies.

89,846 square feet (2 buildings, 3 units)

5.263 acres

Zoned Industrial (I)

Concrete tilt-up + metal on steel (Built: 1978, 1998)

NV Energy electric + gas service

Price: \$12,500,000.00 (\$139 PSF)

4200A / 480V 3-phase power (to be verified)

.29 gpm / 2,100 SF fire sprinkler density

Washoe County APN: 034-257-25

TMWA water service + City sewer



UNIT SPECIFICATIONS

685 E. GLENDALE AVENUE, SPARKS, NEVADA

28,246 square feet

3,731 SF office (1,941 SF first floor +1,790 SF second floor)

2 dock high doors, dock loading well

1 grade level loading via exterior truck ramp

3000A /480V 3-phase power (to be verified)

East Glendale Avenue frontage

New TPO roof on office areas (2025)

Built: 1978

Current tenant occupies 28,246 square feet and is operating on a month-to-month basis at \$11,516.87 per month and has expressed a desire to remain in the property. Upon close of escrow, tenant is willing to enter into a new lease agreement with the buyer. Alternatively, the space can be made available for owner-user occupancy with 30-days written notice. Please do not disturb tenant.



UNIT SPECIFICATIONS

680 OVERMYER ROAD, SPARKS, NEVADA

44,000 square feet

3,850 SF office (3,000 SF main, 500 SF entry + 350 SF dock office)

11 dock high doors with levelers, lights and fans

1 drive-in door (concrete ramp)

21' - 24' eave height: 21' at first column, 24' at center

40' x 44' column spacing

800A /480V 3-phase power with distribution

6 evaporative coolers in warehouse

Two (2) Cambridge warehouse heaters, office HVAC

Skylights

T-5 lighting

New TPO roof (August 2025)



UNIT SPECIFICATIONS

690 OVERMYER ROAD, SPARKS, NEVADA

17,600 square feet

945 SF office

5 dock high doors with levelers, lights and fans

Four (4) 20A/480V 3-phase forklift charging systems

21' - 24' eave height: 21' at first column, 24' at center

40' x 44' column spacing

400A /480V 3-phase power with distribution

3 evaporative coolers in warehouse

Two (2) Cambridge warehouse heaters, office HVAC

Skylights

LED lighting with motion sensors

New TPO roof (August 2025)





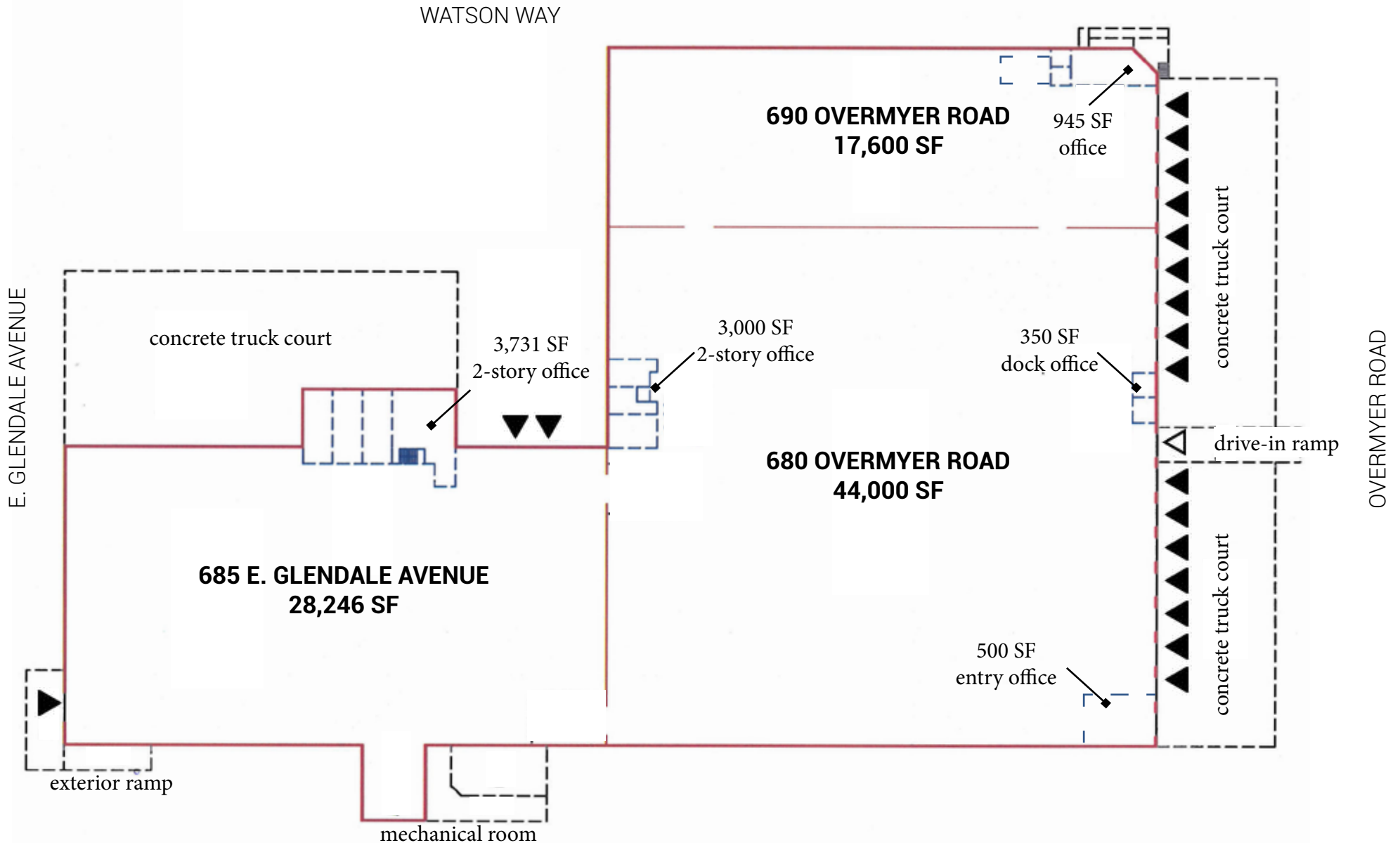
AERIAL VIEW

685 E. GLENDALE AVENUE, 680-690 OVERMYER ROAD, SPARKS, NEVADA



SITE PLAN

685 E. GLENDALE AVENUE, 680-690 OVERMYER ROAD, SPARKS, NEVADA



MARKET AERIAL

NORTHERN NEVADA INDUSTRIAL MARKET



WHY NORTHERN NEVADA?

BUSINESS ADVANTAGE

Logistics Hub - Transportation & Market Access

With borders on five states, Nevada provides efficient transportation to the eleven western states. Northern Nevada is a hub of an extensive transportation network on two major highway corridors: Interstate 80 and U.S. Highway 395. Interstate 80 connects Reno/Sparks to San Francisco to the west and Salt Lake City to the east. U.S. Highway 395 runs northbound to Oregon, Washington and Canada & southbound to Los Angeles.

The northern Nevada industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail, and air services. The Fernley location, located just outside of the Reno/Sparks area, allows for **overnight delivery to the majority of the eleven western states (53 million people)** and **two-day delivery to over 70 million people** via truck and rail freight shipping.

Workforce

The great Reno-Sparks market has a **labor force of more 267,000 people**, with a close proximity to metro cities like Sacramento, Phoenix, and San Francisco, and the quality of life to attract young professionals.

Favorable Tax Climate

- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax

(Source: EDRAWN, 2024)

NEVADA RANKED TOP TEN STATES FOR ECONOMIC GROWTH POTENTIAL

(Source: Economy.com)



WHY NORTHERN NEVADA?

LIFESTYLE ADVANTAGE



**RENO RANKED #1 IN AMERICA'S
TOP SMALL CITY PROFILE**

(Source: Resonance 2020, MSA 100,000 - 500,00)

Reno-Tahoe: The City

Affectionately known as "The Biggest Little City in the World," Reno has a population of 430,000 people and offers a quality of life that is hard to match.

Ranked in Top 100 Best Places to Live, Reno's residents experience many cultural activities including multiple museums, ballet, theatre companies, symphony, and opera. There are many venues for sporting events and concerts including the Reno Events Center, Reno Livestock Event's Center and Lawlor Events Center. Various districts and events in the city offer no shortage of things to do.

Outdoor Recreation

Northern Nevada is also renowned for its outdoor beauty and variety of adventure options, including winter activities like skiing, snowboarding, snowshoeing, and ice skating and spring/summer/fall activities like golf, hiking, mountain biking, kayaking, whitewater rafting and fishing.

And with more than 300 days of sunshine every year, there's plenty of time to enjoy it all. Lake Tahoe is a 30-minute drive from downtown Reno, and Reno-Tahoe has the highest concentration of slopes in North America. The Truckee River flows from Lake Tahoe through the heart of Reno and Sparks, creating summertime activities like kayaking and whitewater rafting, fishing and tubing.

University of Nevada, Reno

Established in 1874, the University of Nevada, Reno is a National Tier 1 University and one of the nation's top public research universities. Its College of Engineering has put Nevada researchers at the forefront nationally in a wide range of civil engineering, earthquake and large-scale structures testing and modeling.

CONTACTS

INQUIRIES & TOURS:

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