

901 MEREDITH WAY

Sparks, Nevada • Industrial Investment / Owner-User Opportunity

EVOLVE NEVADA

A Division of Realty Corner Inc.

Offered at: \$3,795,000

Property Highlights

- ±10,783 SF total building
- ±7,000 SF warehouse / ±3,783 SF office
- ±8,000 SF secured yard area
- 18.5' clear height
- 2 dock-high doors + 1 grade-level door
- 2 cell tower leases

Executive Summary

A polished office / warehouse asset with fenced yard space, strong loading, and supplemental revenue from two existing cell tower leases. The layout supports contractors, service operations, distribution, and owner-user occupancy in the core Sparks industrial corridor.

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Evolve Nevada

Property Photography & Layout

Office finish, warehouse functionality, site context, and floor plan

