

FOR SALE

FERRARI-LUND

REAL ESTATE

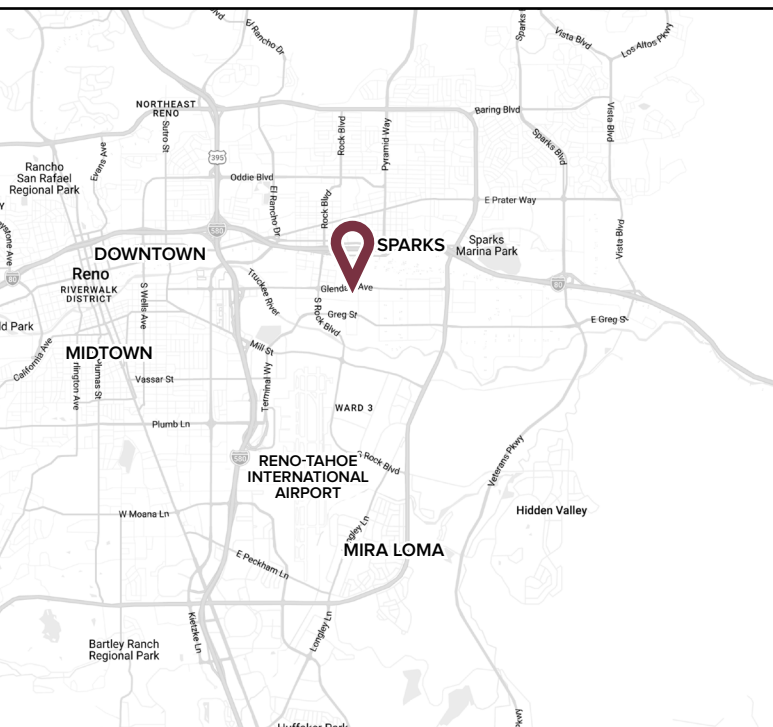
1235 Glendale Ave. | Sparks, Nevada 89431



 9,280 SF

 CROSS-DOCK TRANSIT WAREHOUSE + SHOP

 FOR SALE PRICING:
\$3,250,000



FOR SALE: ±5,280 SF Cross-Dock Transit Warehouse
±4,000 SF Warehouse/Shop on 1.74 acres.

PROPERTY DESCRIPTION

A 5,280 SF cross-dock transit warehouse and 4,000 SF industrial shop for sale in a highly functional Sparks submarket location with immediate access to I-80 and key distribution corridors. Terminal includes twenty (20) dock doors as well as secured/fenced yard and clean office buildout. The shop features four large roll-up doors. Positioned in a proven industrial corridor, this property offers strong logistical advantages for regional users seeking access to Reno-Sparks, Northern California, and the broader Western U.S. Contact broker for additional information.

EXCLUSIVELY LISTED BY:

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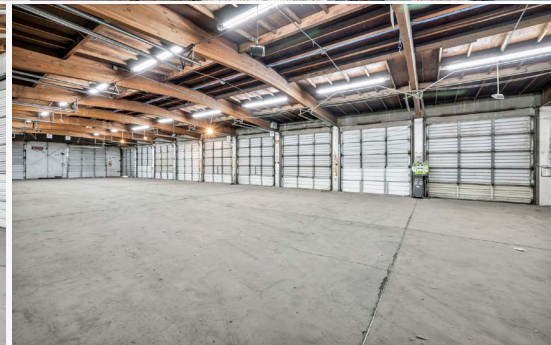
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PROPERTY DETAILS

| | |
|----------------|--|
| ADDRESS | 1235 Glendale Ave, Sparks, Nevada 89431 |
| LOT SIZE | 1.74 Acres |
| DOCK DOORS | (20) Dock Doors |
| YEAR BUILT | 1965 / 1961 |
| ZONING | Industrial |
| TRUCK TERMINAL | <ul style="list-style-type: none">• 5,280 SF• (20) Dock Doors• Power: 200A 120/240V Single Phase |
| SHOP | <ul style="list-style-type: none">• Address: 1285 Glendale Ave, Sparks, NV 89431• 4,000 SF• Power: 100A 120/208/240V Three Phase• Tenant-occupied thru May 2027 |
| AMENITIES | Includes multiple offices, bathrooms, and secure fencing |



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