

FOR SALE > INDUSTRIAL WAREHOUSE

1000 Glendale Avenue

SPARKS, NV 89431



Sale Price: \$3,850,000.00

Property Highlights

- > 26,658 sf Industrial Warehouse
- > 2.59 acres
- > 13 Large 14' Drive in Doors/Bays
- > Large Secure Contractor Yard
- > Central Sparks Location
- > Out of the Flood Zone
- > Immediate Access to Labor Pools, Freeways, and Services
- > Strong Rent Growth Potential
- > **Current Net Operating Income: \$205,066.26**

Tenant Details

- > Well established tenant is market leader for Commercial and Residential roofing locally.
- > Major Tenant: D&D Roofing and Sheet Metal
- > Owner Occupied for over 20 years
- > 4.5 Years remaining on lease
- > Under market rents - 3 tenants total

For more information,
please contact:

Reno Industrial Services

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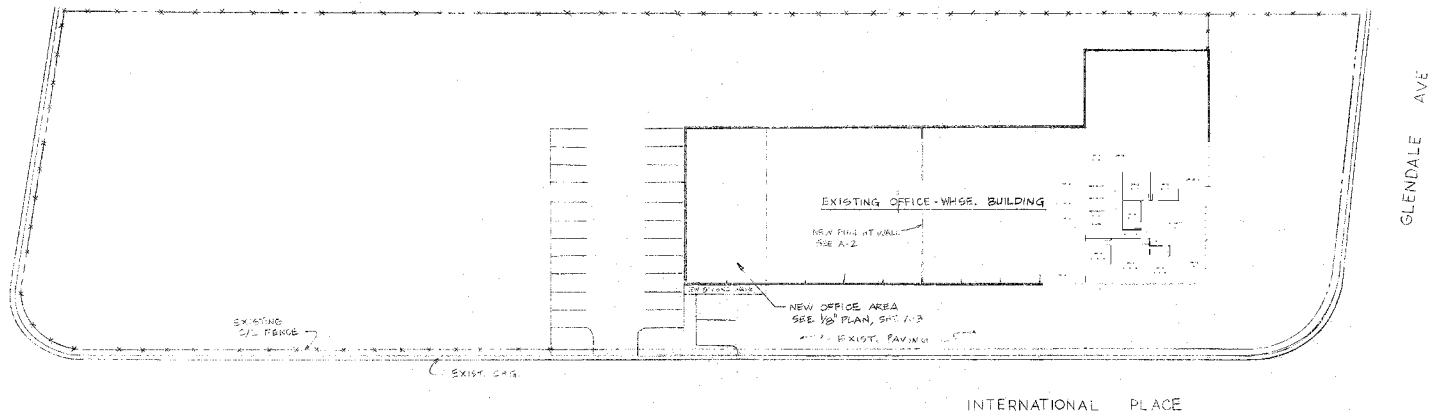
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Floor Plan



Exterior Photos



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Professional Roof Repair, Restoration, and Replacement

D&D Roofing and Sheet Metal has been serving hundreds of residential and commercial clients throughout Nevada since 1977. We offer a wide range of roofing products from industry-leading manufacturers. Our crew has extensive experience in the application and installation of composition shingles, tile, slate, and stone-coated steel. Whether you need to spruce up your building's appearance or replace damaged tiles, we're here to help.

Experience: We have over four decades of experience serving residential and commercial clients throughout Nevada.

Quality: We treat every project with the utmost care, paying attention to the smallest details to ensure the job gets done right.

Responsiveness: D&D Roofing offers 24-hour emergency service no matter when your roof needs replacing or fixing.

Source: www.ddroofing.com

Tenant Breakdown & Current Income

Tenant	Size	Monthly	Annual	\$/sf/ month	Lease End	Share	Lease Type
D&D Roofing	20,401	\$14,211.00	\$170,532.00	\$0.70	5/31/24	76.5%	Net
DIY Cornice	4,257	\$1,775.00	\$21,300.00	\$0.42	6/30/21	16.0%	Gross
Morgan Southern	2,000	\$1,490.00	\$17,880.00	\$0.75	5/31/21	7.5%	Gross
			\$209,712.00	\$0.66			

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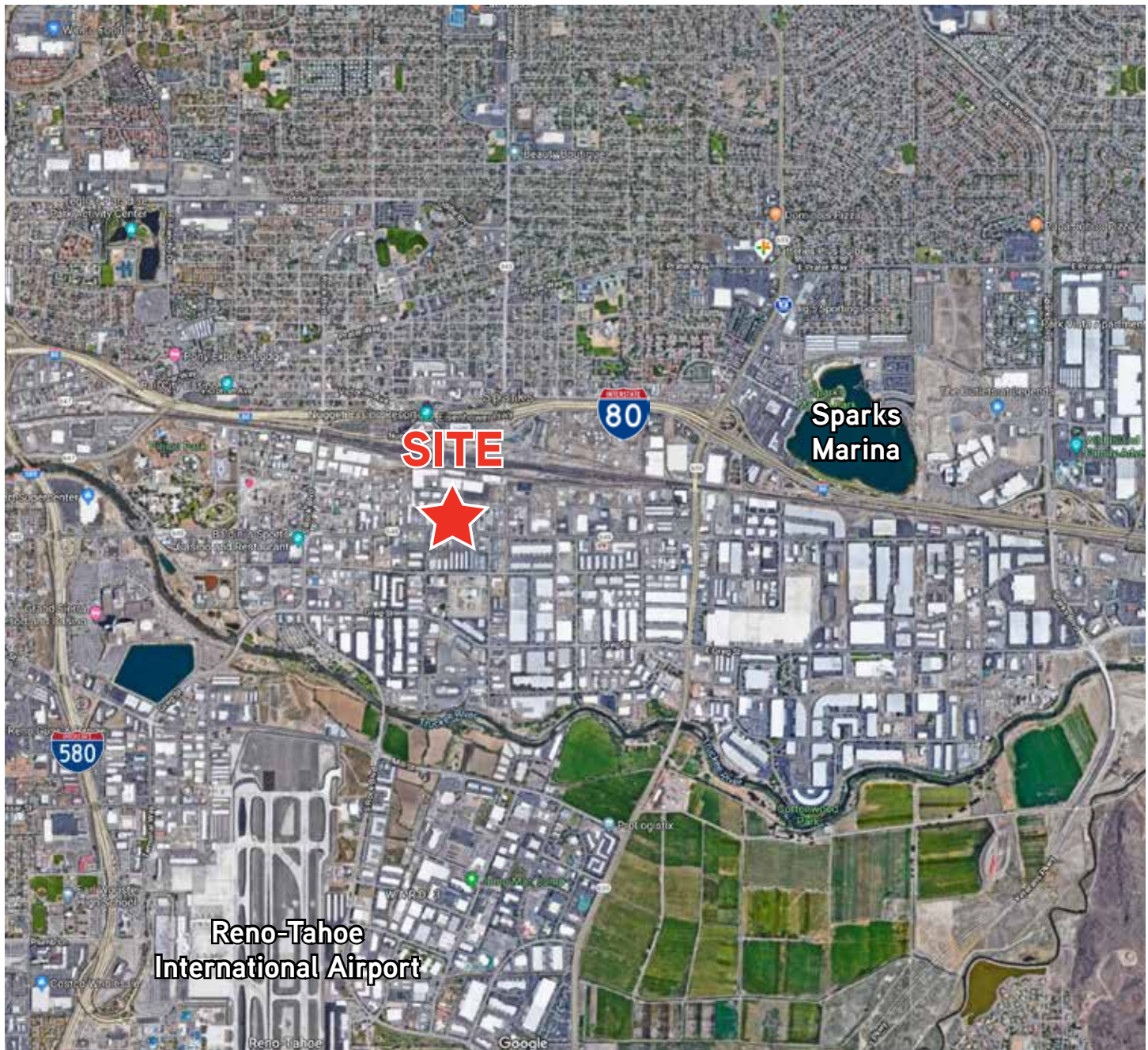
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Property Aerial



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