



CLARION PARTNERS

For Lease



Lear 400 Industrial Center
12995 Echo Ct.
Reno, NV 89506

±252,500 SF Available



BUILDING HIGHLIGHTS

- ±252,500 SF (divisible to 50,000 SF, 90,000 SF, and 112,000 SF)
- ±8,891 SF office
- 23 dock-high doors with pit-type mechanical levelers
- 14 knock-out panels for future doors
- 5 grade-level doors
- ESFR
- 30' clear height
- 50' x 50' column spacing
- 2400 amps, 277/480V, 3-phase power (*expandable to 8,000 amps at an additional cost*)
- Available 3/1/2026



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

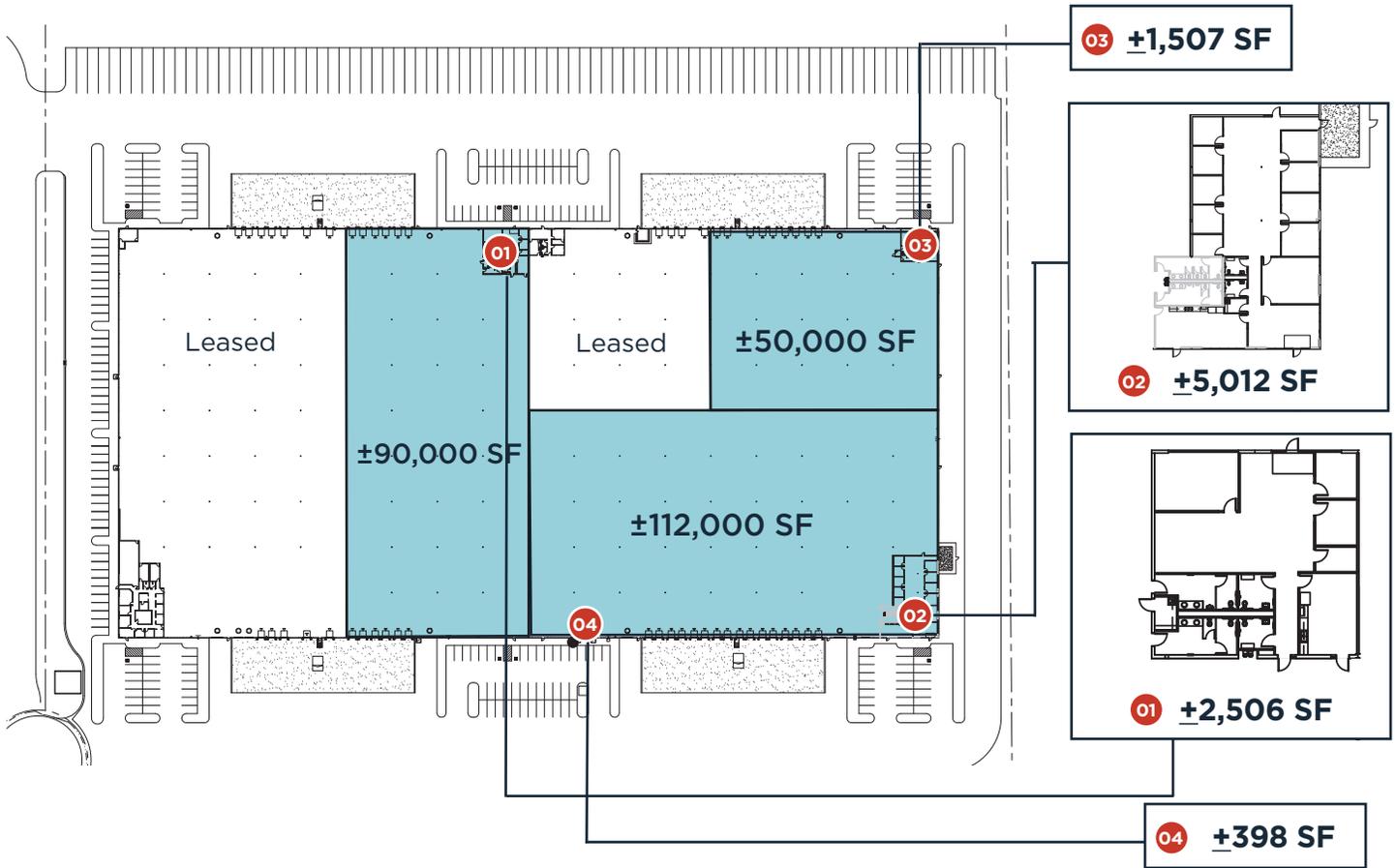


CLARION PARTNERS

Lear 400 Industrial Center

PROPERTY PHOTOS





ADDITIONAL BUILDING HIGHLIGHTS

- ±252,500 SF (divisible to 50,000 SF, 90,000 SF, and 112,000 SF)
- Cross-docked
- LED lighting system
- Cambridge direct-fired heating units
- 139 auto parking spaces
- 50 trailer stalls
- Built in 2005
- Located in the 1.4M SF Lear Industrial Center in close proximity to US 395 and I-80



CLARION PARTNERS

www.clarionpartners.com

For more information on this opportunity, please contact:



Mike Nevis, SIOR, CCIM

Vice Chair | NV License S.0061759
+1 775 232 6119

mike.nevis@cushwake.com



Emily Jaenson

Associate | NV License S.0203962
+1 847 630 4739

emily.jaenson@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-12/18/2025