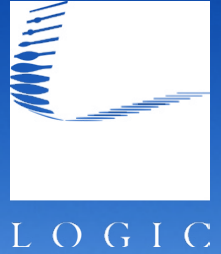


For Lease

Industrial Storage/ Warehouse Opportunity



1025 Telegraph St.
Reno, NV 89502

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Listing Snapshot



\$1.10 PSF NNN
Lease Rate



± 12,183 SF
Available Square Footage



± 0.53 AC
Land Size

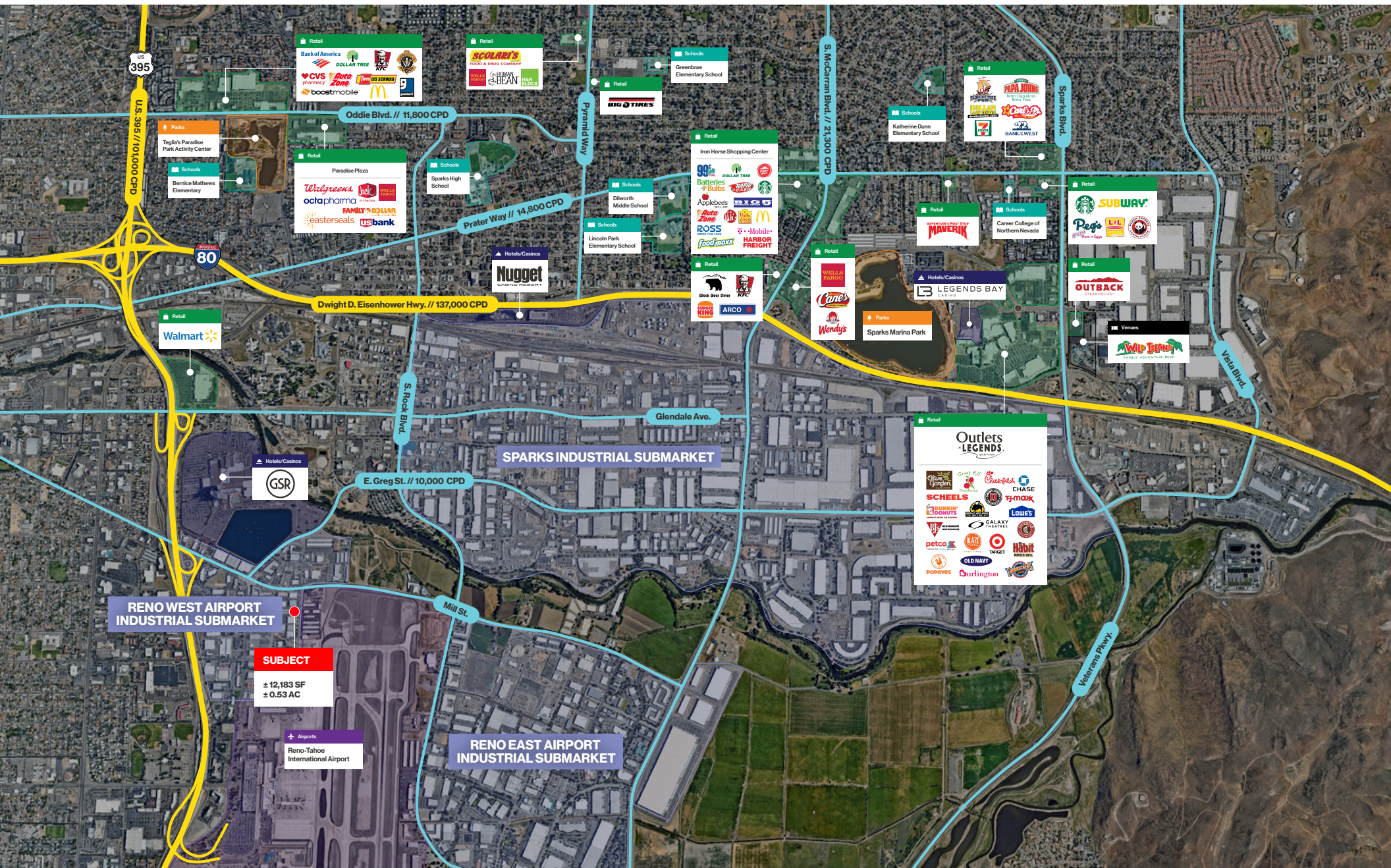
Property Highlights

- Single-tenant industrial storage/warehouse in the Airport Industrial Submarket
- Centrally located with easy access to I-80, I-580, and S. McCarran Blvd. via Telegraph St. and Mill St.
- 16' drive-in door
- 26' clear height
- 400 Amp power in place
- 16' depressed dock-high door
- 0.15/2,000 dry sprinkler system
- Zoned IC (Industrial Commercial) allowing for a variety of commercial uses
- Space can be utilized for loading/unloading, storage, and light manufacturing
- Ten (10) parking spaces along Telegraph with additional storage yard or parking along north and south sides of the building
- Owner-user purchase opportunity available

Demographics

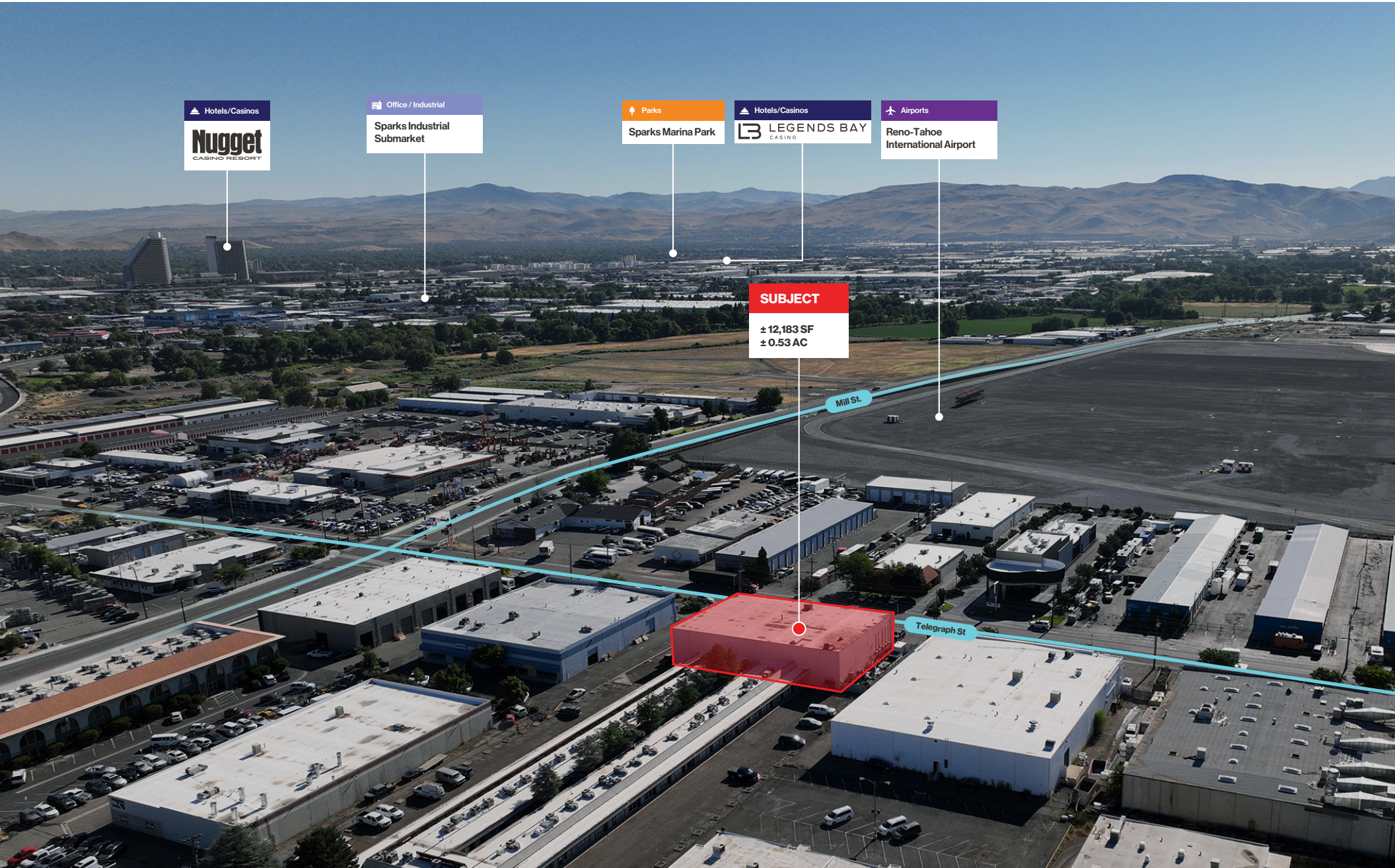
	1-mile	3-mile	5-mile
2024 Population	2,497	131,397	247,584
2024 Average Household Income	\$82,996	\$77,309	\$93,556
2024 Total Households	986	55,948	103,996





SUBJECT
 ± 12,183 SF
 ± 0.53 AC

Airports
 Reno-Tahoe International Airport



Hotels/Casinos
Nugget
CASINO RESORT

Office / Industrial
Sparks Industrial Submarket

Parks
Sparks Marina Park

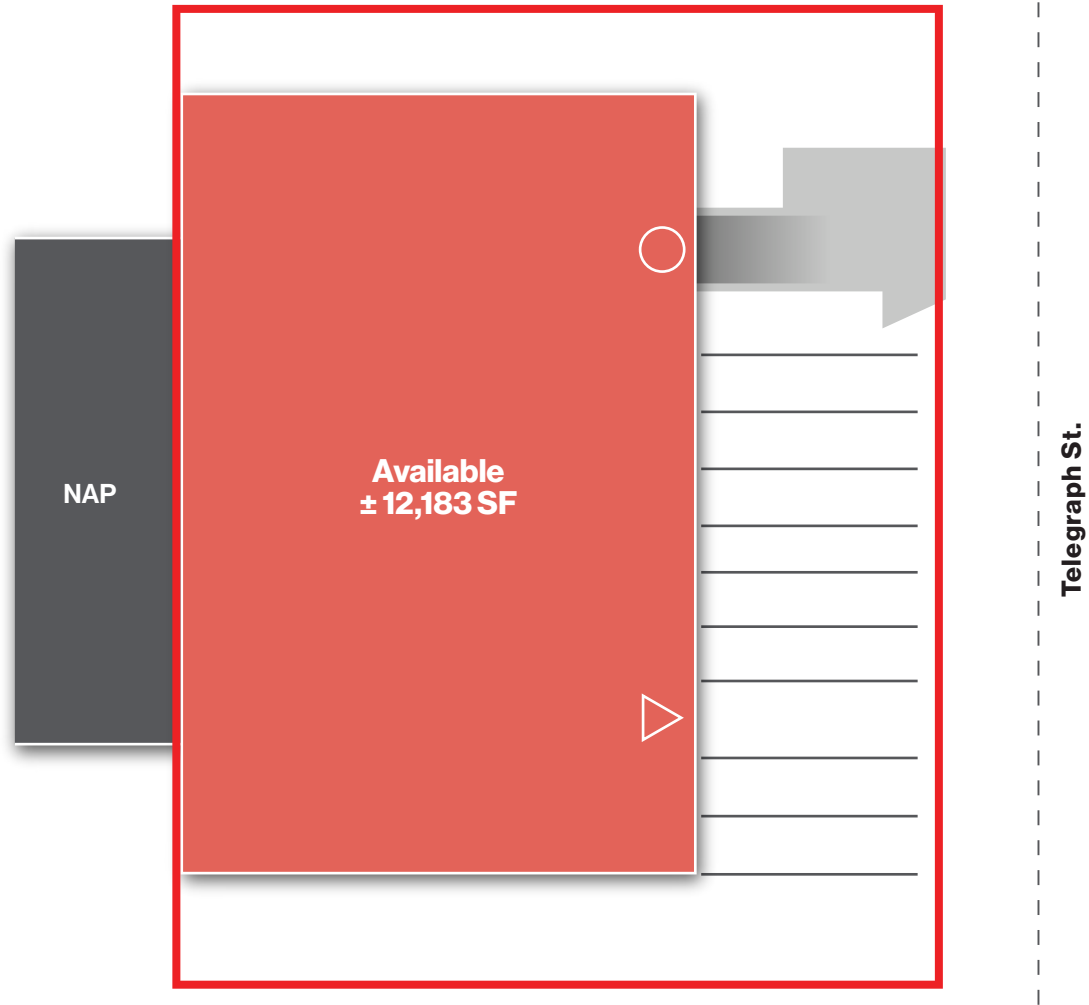
Hotels/Casinos
LEGENDS BAY
CASINO

Airports
Reno-Tahoe International Airport

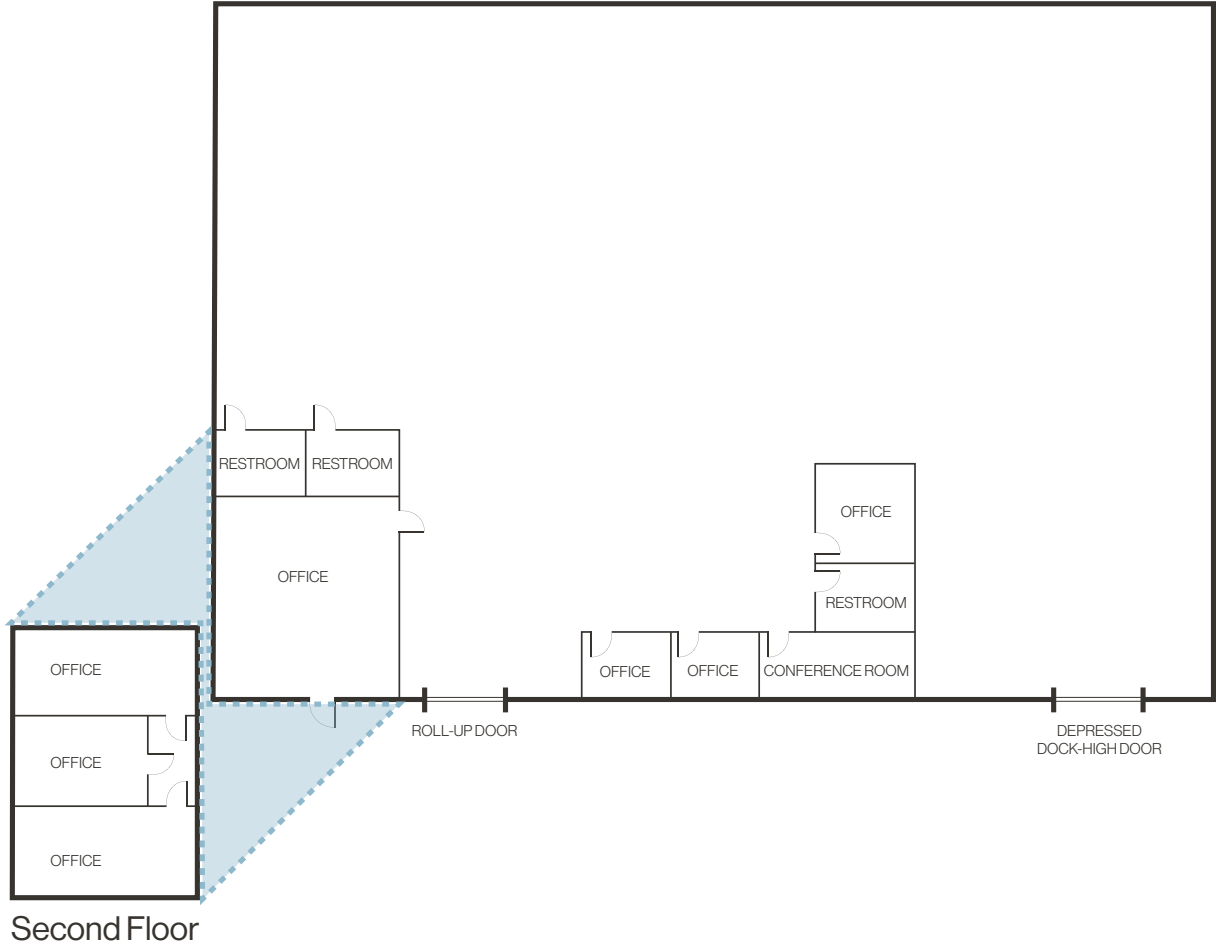
SUBJECT
± 12,183 SF
± 0.53 AC

Mill St.

Telegraph St



Floor Plan



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For inquiries please reach out to our team.

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