

# MAJESTIC

## RENO COMMERCENTER II

9515 N. VIRGINIA ST. | BLDG. 3 | RENO, NV 89506

NEW CONSTRUCTION  
STATE-OF-THE-ART  
INDUSTRIAL BUILDING



**BUILDING 3**

**±247,295 TOTAL SF**

**FOR MORE INFORMATION, PLEASE CONTACT**

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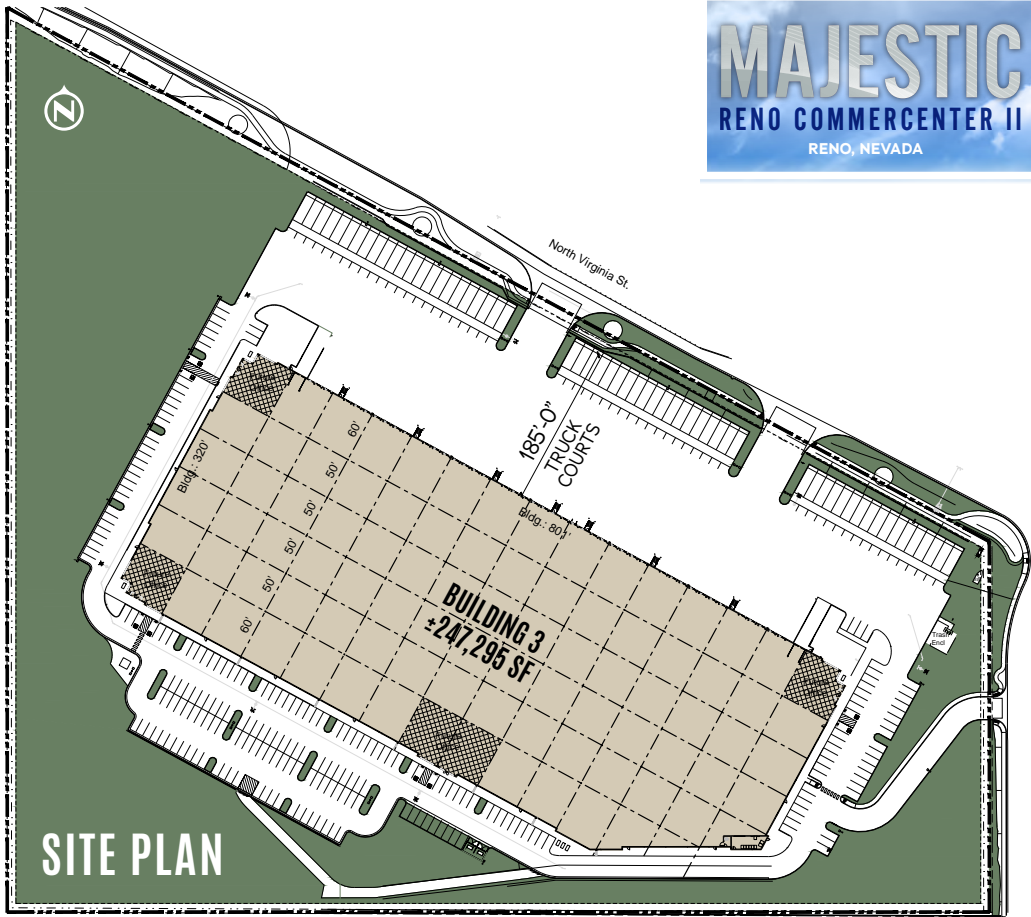


**36'**  
CLEAR HEIGHT

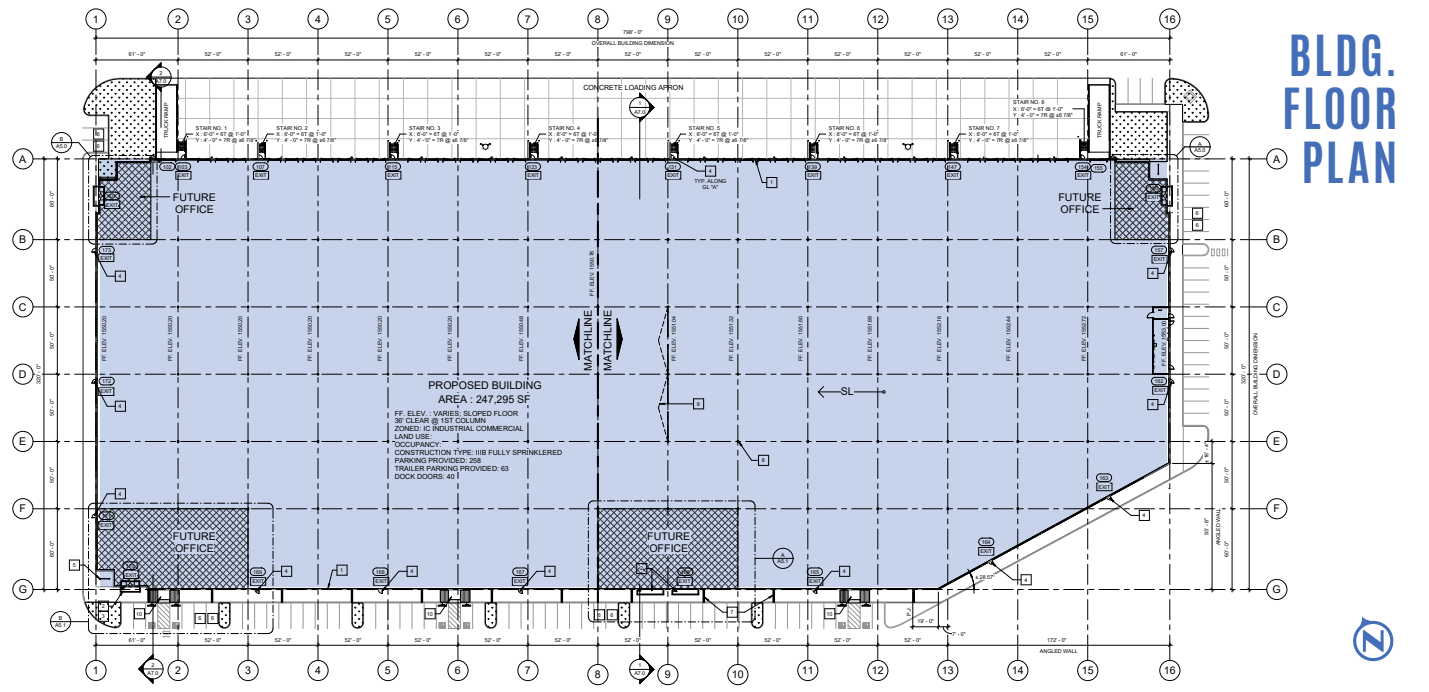
**52' x 50' w/ 60' Speed Bays**  
COLUMN SPACING

- ±247,295 TOTAL SF
- DIVISIBLE TO ±48,360 SF
- APPROXIMATELY 2,950± SF OF OFFICE SPACE
- WAREHOUSE LIGHTING ON 15' PIG TAILS
- DOCK EQUIPMENT - 40K MECHANICAL LEVELERS AT EVERY OTHER POSITION
- 233 AUTO PARKING SPACES
- 59 TRAILER PARKING STALLS
- CONCRETE TILT-UP
- CIRCULAR SITE FLOW
- TRUCK COURTS: 185'
- POWER: 4,000AMP, 277/480 VOLT, 3-PHASE, 4-WIRE SERVICE
- SPRINKLERS: ESFR
- ROOF: 60 MIL TPO WITH R38 ROOF INSULATION
- FLOOR SLAB: 7" MINIMUM
- TWO POINTS OF INGRESS/EGRESS OFF NORTH VIRGINIA TO THE PARK
- ABUNDANT LABOR FORCE
- DESIGNED FOR DISTRIBUTION AND MANUFACTURING

**MAJESTIC**  
RENO COMMERCCENTER II  
RENO, NEVADA



Not to scale. All dimensions are approximate.

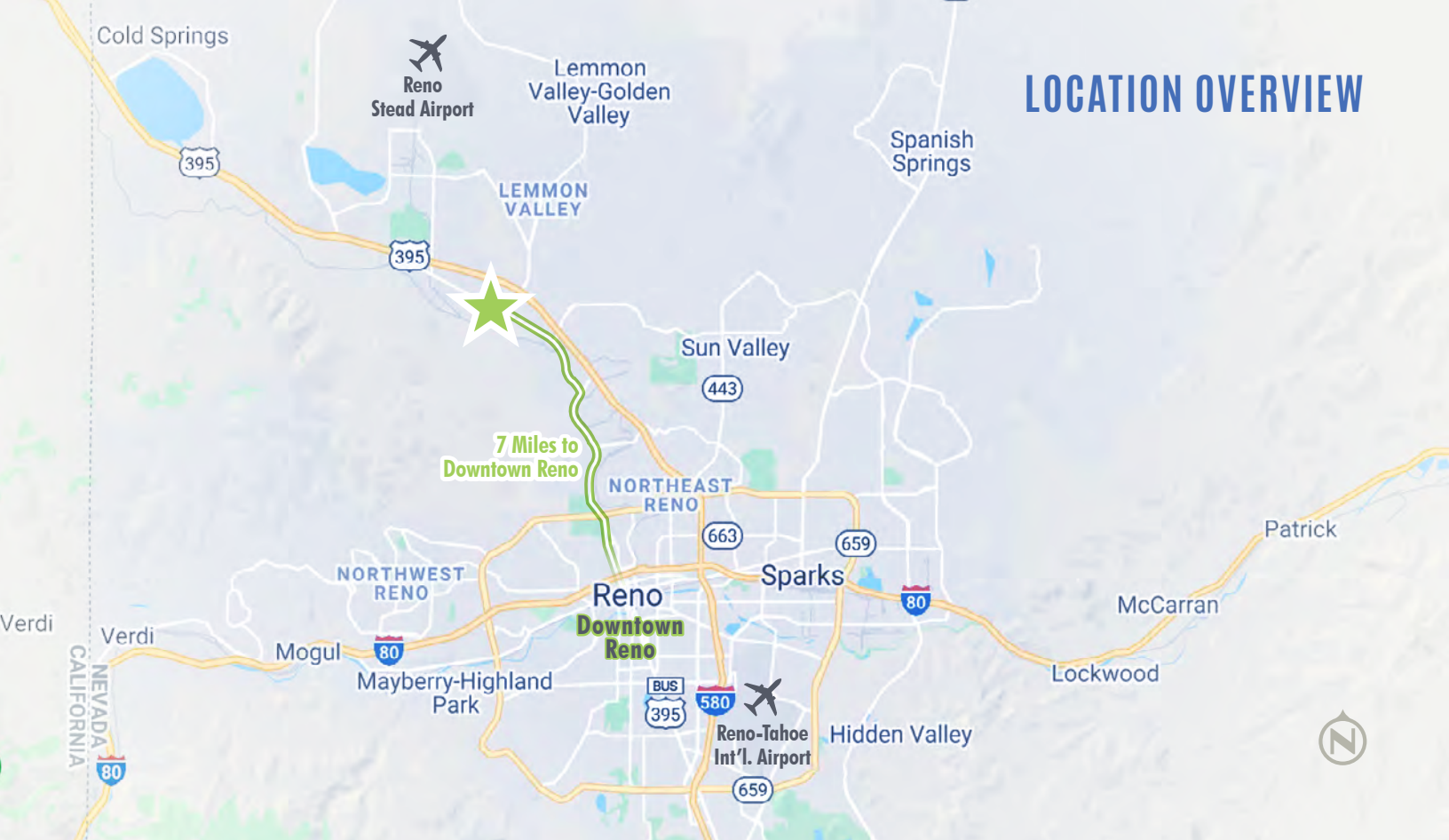


**BLDG. FLOOR PLAN**

**BLDG. 3 • FEATURES:**

- 233 AUTO PARKING SPACES
- 59 TRAILER PARKING STALLS
- 44 DOCK DOORS
- 36' CLEAR HEIGHT

# LOCATION OVERVIEW



**MAJESTIC**  
RENO COMMERCENTER II  
RENO, NEVADA

# AREA / ACCESS HIGHLIGHTS

MAJESTIC CENTER RENO COMMERCCENTER II  
Reno, NV 89506



ACCESS TO US 395 /  
INTERSTATE 580 VIA  
LEMMON DR



8 MILES NORTH  
OF INTERSTATE 80



12 MILES NORTH OF  
THE RENO-TAHOE  
INTERNATIONAL AIRPORT

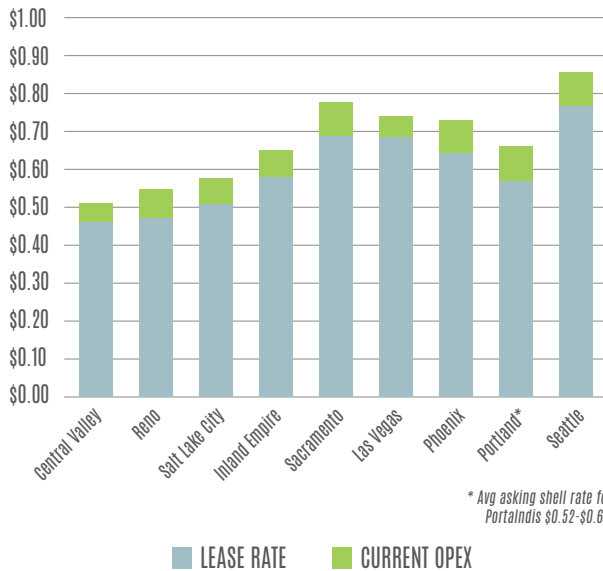


220 MILES EAST OF THE  
PORT OF OAKLAND/  
SAN FRANCISCO



## RENO INDUSTRIAL MARKET

### CURRENT LEASE RATE & EXPENSES



\* Avg asking shell rate for Portland is \$0.52-\$0.62

Source: CBRE MarketView Reports



**114.7M SF**  
#1 per capita in  
nation industrial base



**9.0%**  
Vacancy rate



**\$15-17**  
Per hour warehouse  
labor wage



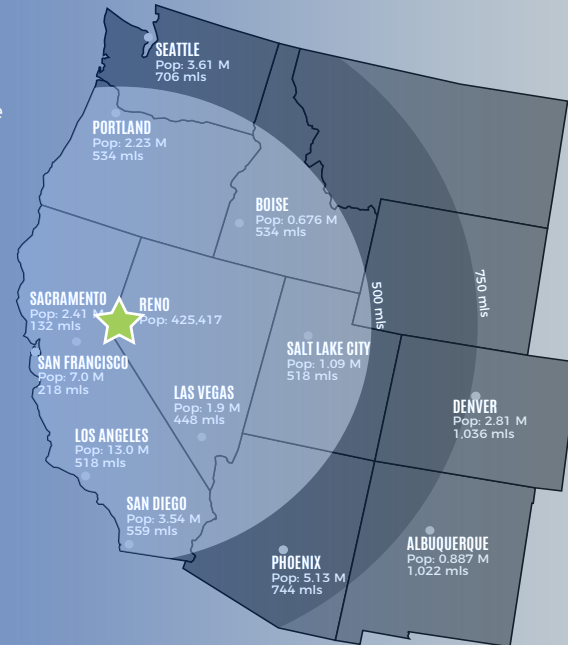
**\$0.87**  
Bulk asking rate



**933K SF**  
Under construction



**70M**  
People within  
2 days



**TRUCK SERVICE**  
● ONE DAY ● TWO DAY

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