



Southwest Commerce Center II

450 Maestro Drive, Reno, NV 89511

For Sublease | ±38,850 SF

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450 Maestro Drive




Available Space	±38,850 SF
Office	±1,788 SF
OPEX	\$0.16/SF/MO NNN Est.
Year Built	1998
Clear Height	30'
Dock-High Doors	Nine (9) - 6 With Pit Levelers
Grade Level Doors	One (1)
Column Spacing	50' x 40'
Sprinklers	ESFR
Electrical Service	200 Amps 480/277 Volt
Master Lease Expiration	12/31/26

Property Overview

Located at 450 Maestro Drive in Reno, Nevada, this property offers an exceptional sublease opportunity for industrial users. With ±38,850 SF of total space, including ±1,788 SF of office area, the building is well-equipped to meet the demands of warehousing, logistics, or manufacturing operations. Key features include a 30' clear height, nine (9) dock-high doors, and one (1) grade-level door, providing excellent loading and unloading capabilities. The efficient column spacing of 50' x 40', ESFR sprinkler system, and robust electrical service (200 amp, 480/277 volt) further enhance the building's functionality. Operating expenses are estimated at \$0.16/SF.

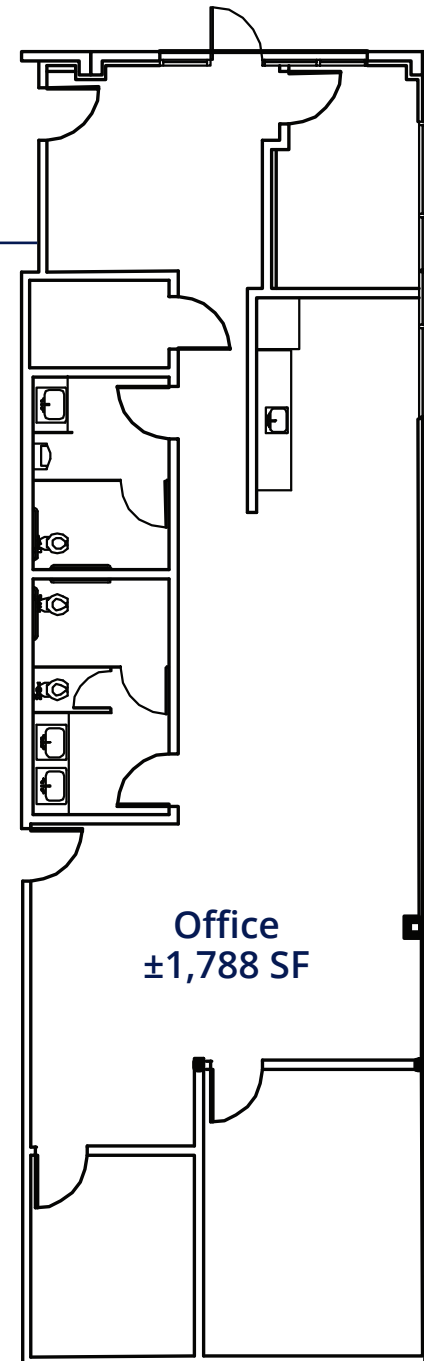
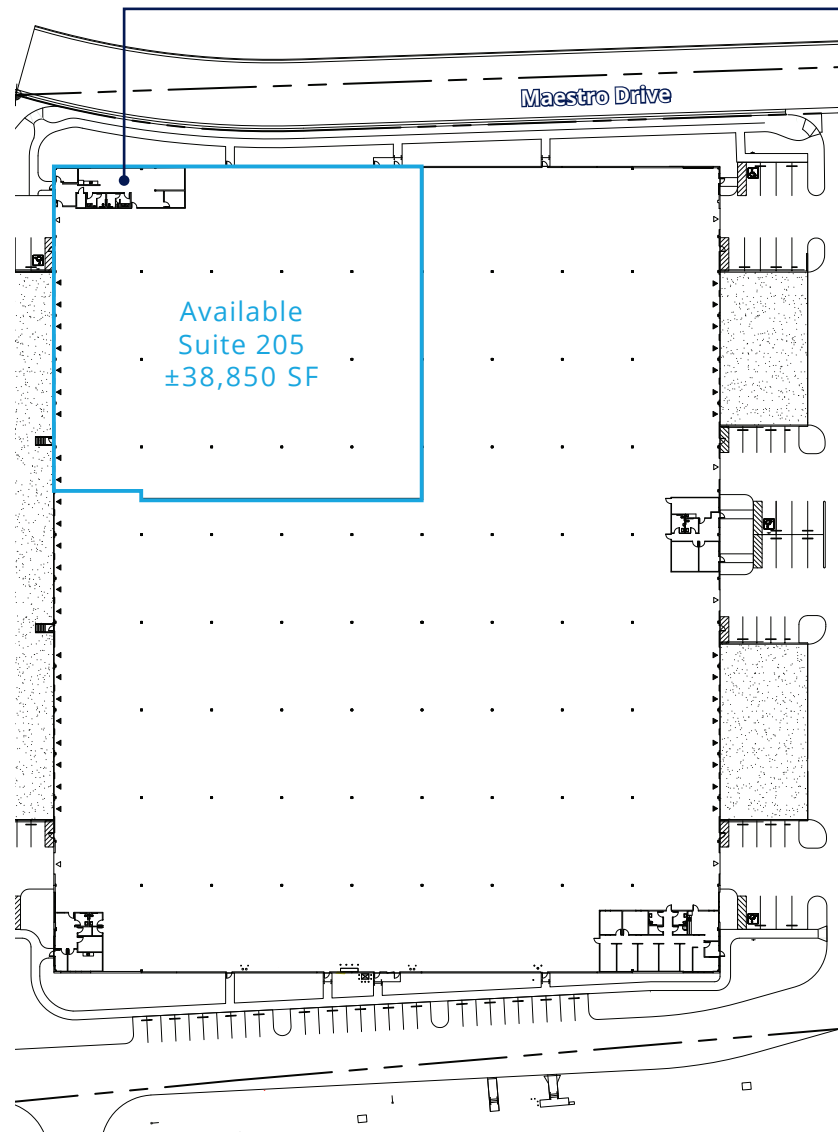
- Class A Distribution Space
- Superior Location
- Infill / South Reno Submarket

Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
1 Mile	8,137	\$106,799	17,835
3 Mile	71,102	\$108,352	68,720
5 Mile	156,974	\$123,878	146,727

450 Maestro Drive

Available Space – ±38,850 SF



Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

0%
Personal
Income Tax

0%
Inventory
Tax

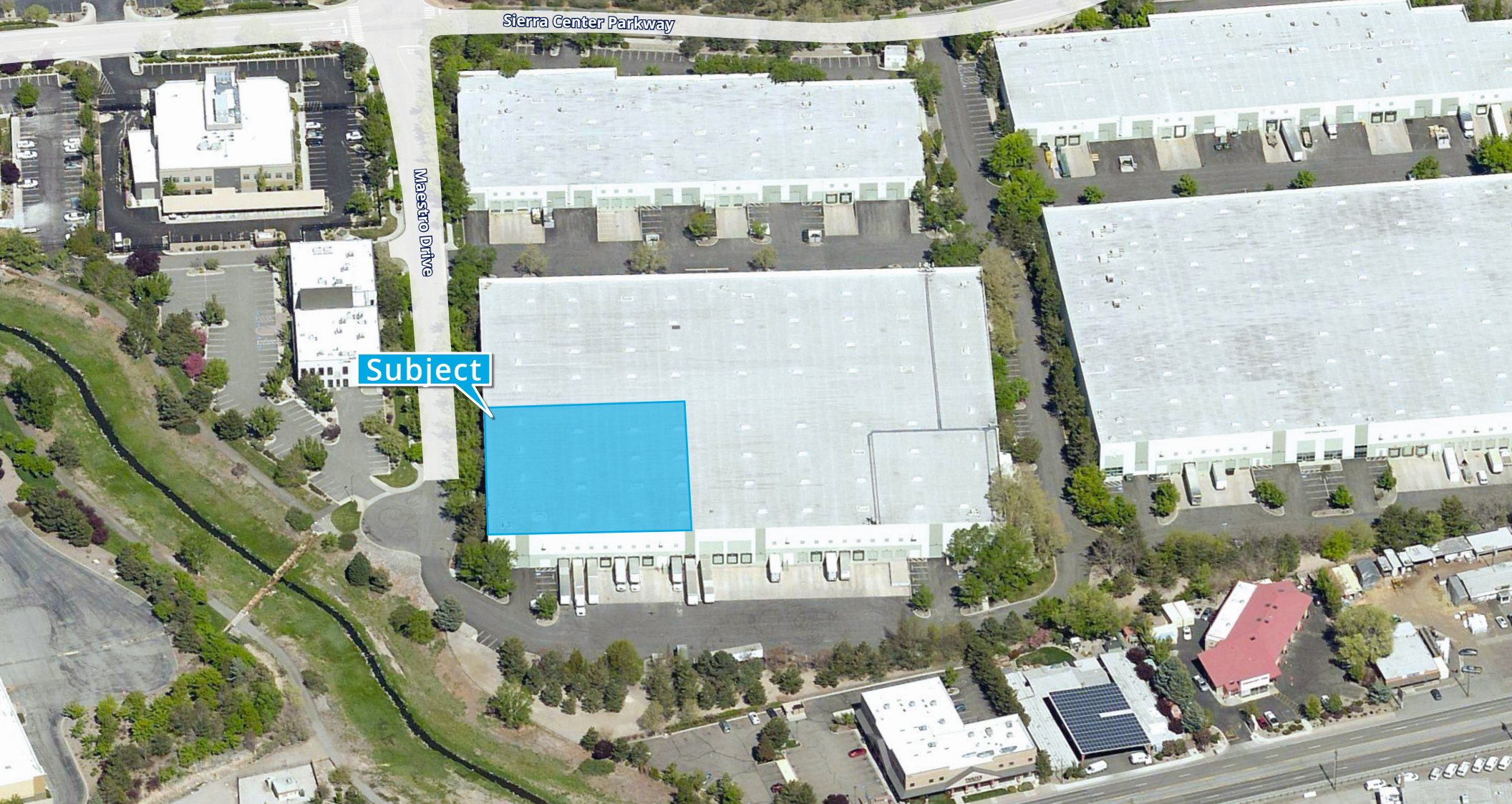
0%
Franchise
Tax

0%
Estate
Tax

0%
Corporate
Income Tax

0%
Unitary
Tax

0%
Inheritance
Tax



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