

FOR LEASE



MOUNT ANDERSON AT ECHO

14003 MT ANDERSON STREET | RENO, NV 89506



Brand-new, Class A North Valleys industrial building totaling ±284K SF



NEGOTIABLE
LEASE RATE

36'
CLEAR HEIGHT



cushmanwakefield.com

Proudly owned and developed by:
BECKNELL | **STAG**
INDUSTRIAL | INDUSTRIAL

FOR LEASE

PROPERTY FEATURES

Located in the North Valleys submarket with excellent access to US-395

Lease rate negotiable

±284,233 SF available, divisible to ±142,116 SF

±2,506 SF office space

Zoning: Industrial (I)

Land area: 18.50 acres

36' minimum clear height

52 (9'x10') vertical lift dock-high doors, 28 of which are complete with vision light, bumpers, 40,000 lb mechanical dock leveler, dock seal, fans & lights

2 (14' x 16') vertical lift grade-level doors complete with vision light and motorized operator

54' x 48' columns (typical) with 60' speed bay

2,000 amps 277/480 volt 3-phase power

LED lighting system measured at 30 foot-candles 36" aff unobstructed with 15' whips

ESFR sprinkler density

100 dedicated auto parking spaces with ability to add an additional 25 spaces

24 trailer parking spaces

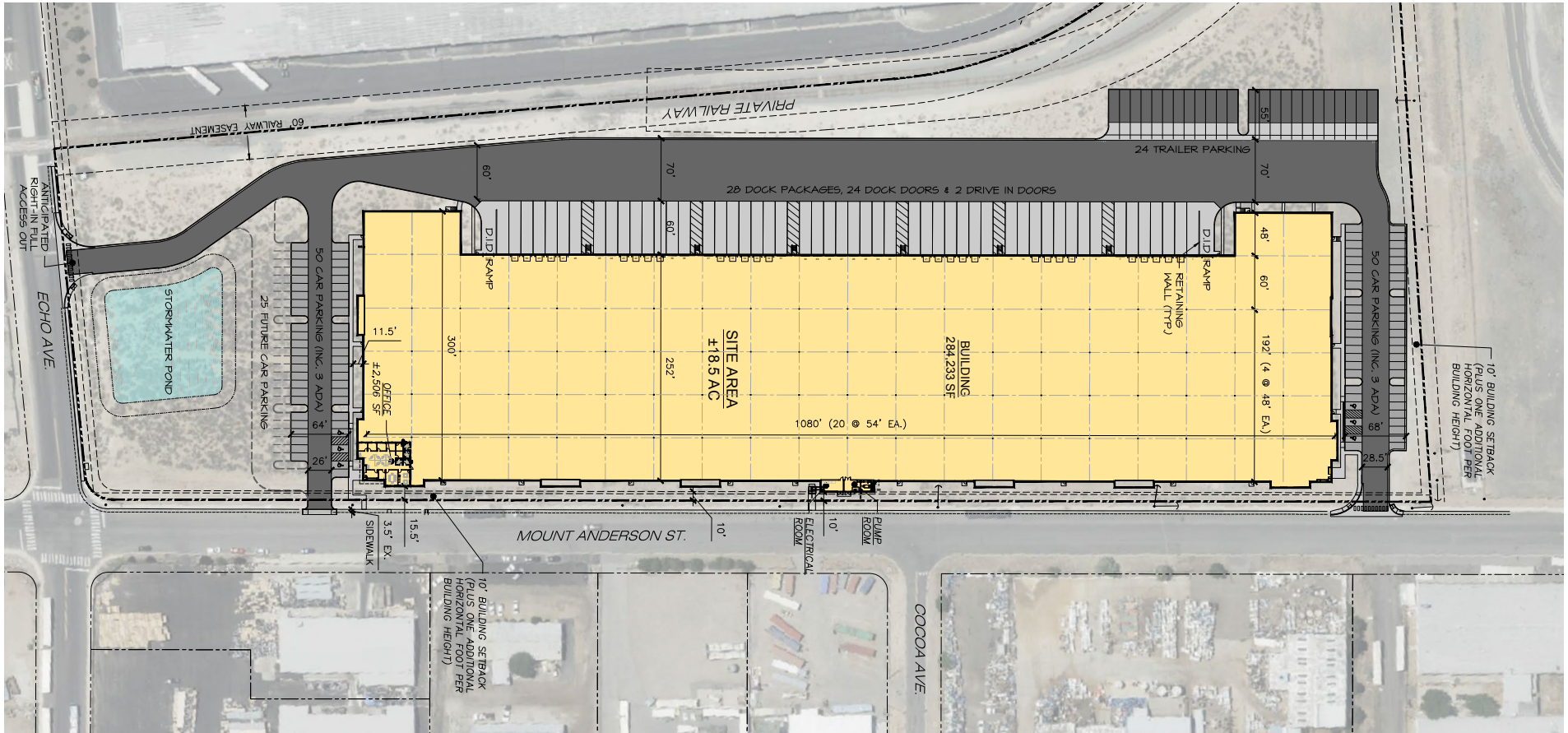
7" reinforced slab

60 mil, single ply TPO roof membrane

1% skylights

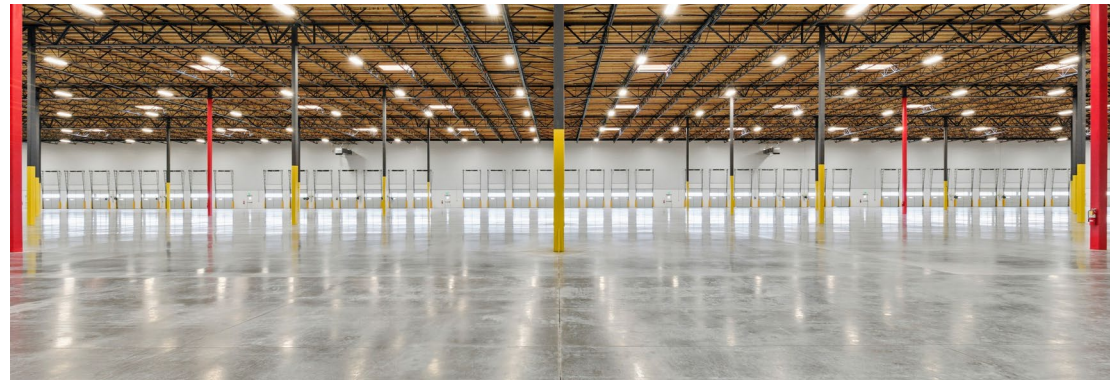
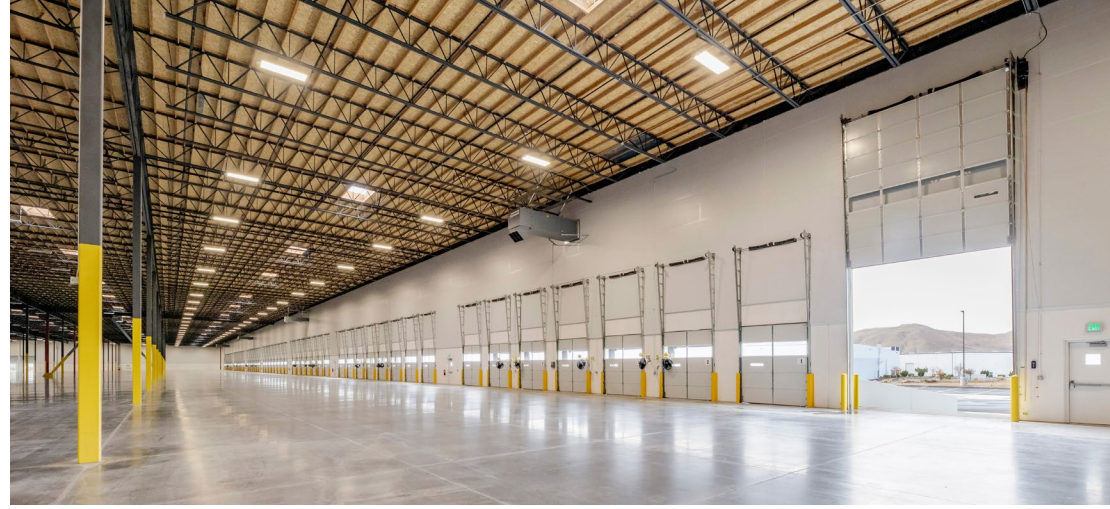


SITE PLAN

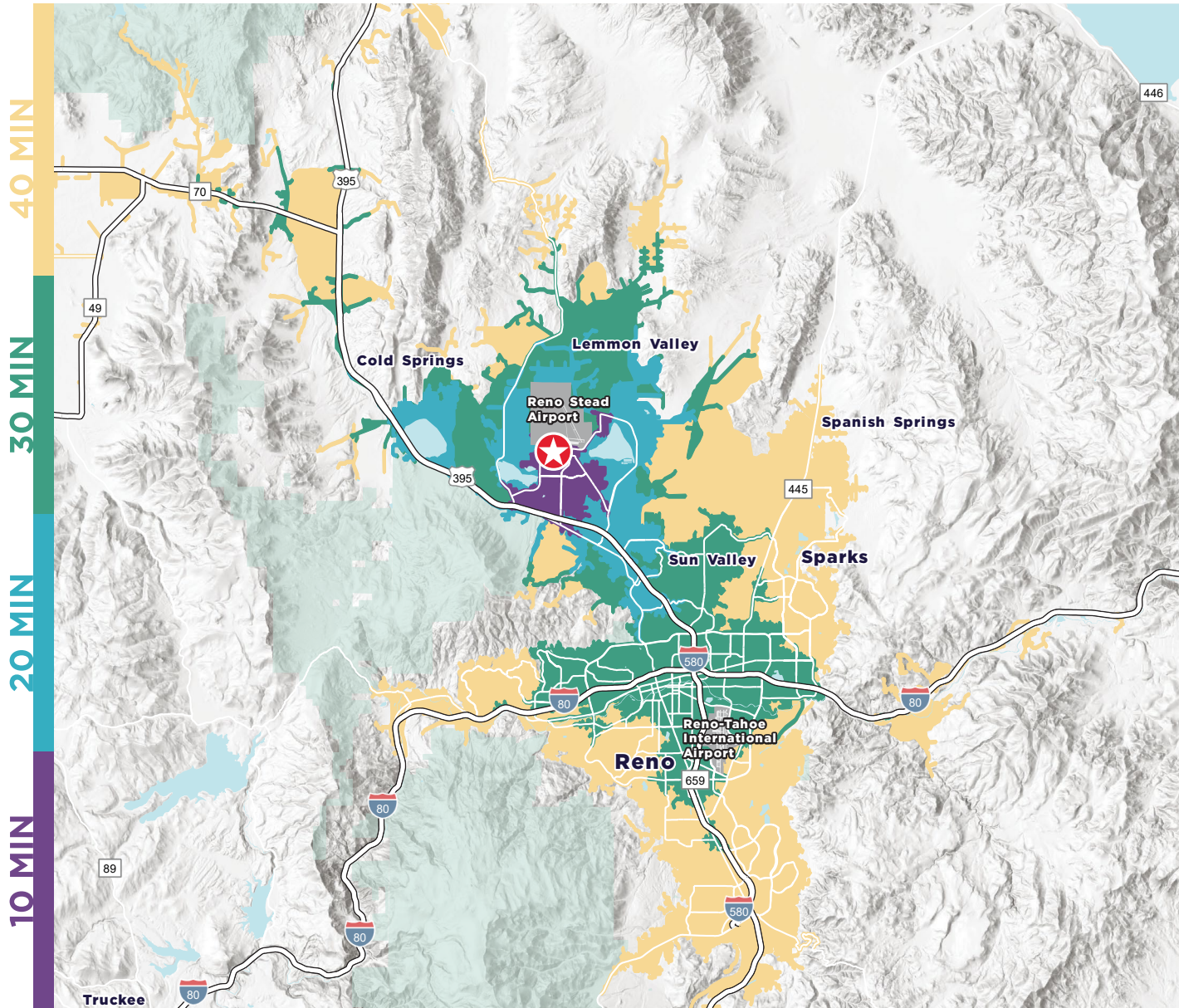


Available Space

- Total SF: ±284,233 SF, divisible to ±142,116 SF
- Office SF: ±2,506 SF
- Dock-High Doors: 52 vertical lift dock-high doors, 28 of which are complete with vision light, wbumpers, 40,000 lb mechanical dock leveler, dock seal, fans & lights
- Grade-Level Doors: 2 (14' x 16') vertical lift grade-level doors
- Sprinkler Rating: ESFR sprinkler density
- Columns: 54' x 48' (typical) with 60' speed bay
- Clear Height: 36'



LOCATION



3 MIN/.09 MI

RENO/STEAD AIRPORT

15 MIN/11.1 MI

I-80

6 MIN/2.7 MI

I-395

18 MIN/12.7 MI

DOWNTOWN RENO

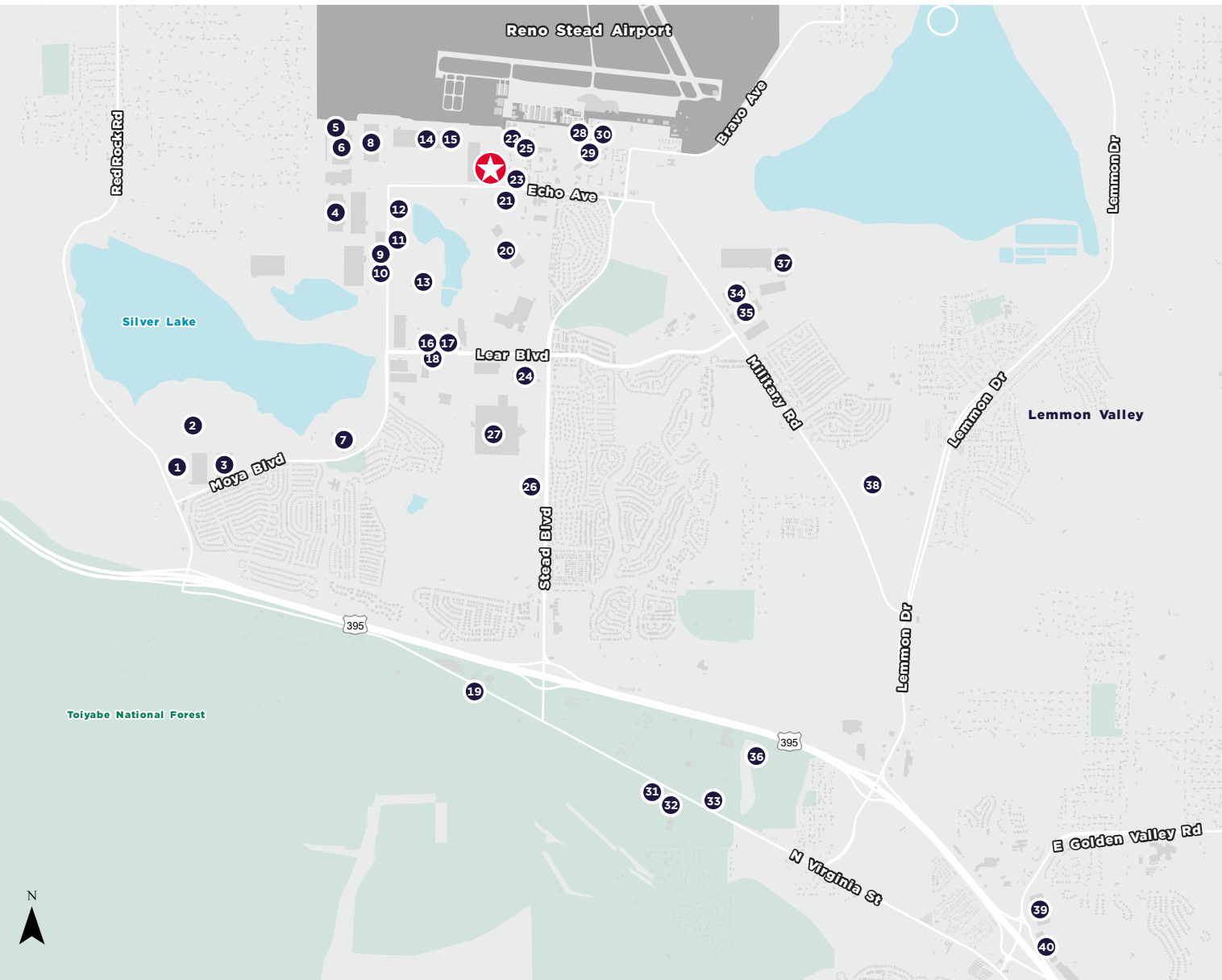
12 MIN/9.3 MI

CA BORDER

20 MIN/13.5 MI

DOWNTOWN SPARKS

CORPORATE NEIGHBORS



1. Emerson Automation Solutions
2. Petco Distribution Center
3. Hedwin Division
4. Burrows Paper Corporation
5. Fosdick Fulfillment Corp.
6. Legend Valve & Fitting Inc.
7. Sally Beauty Distribution Center
8. GM Customer Care & Aftersales
9. MD Logistics
10. High Quality Organics
11. YRC Logistics
12. HVA LLC
13. HV Manufacturing Co.
14. Pacific Western Timbers
15. Warehouse Service
16. Chevron Chemical Plexco-Spirorlite
17. Performance Pipe Plant
18. CES Machine Products Inc
19. Mobile Mini Solutions
20. A & B Precision Metals Inc.
21. Pallet Depot LLC
22. Itronics Metallurgical Inc.
23. Lefell Co.
24. Cooper B-Line Inc.
25. VDM Metals USA LLC
26. Quad/Graphics Inc.
27. JC Penney Distribution Center
28. Dashtop
29. Palco Industries Inc.
30. WHS Fenestration
31. GBS Enterprises
32. Leatt Brace Corp.
33. Nevada Barricade & Sign Co. Inc.
34. UPS Supply Chain Solutions
35. Volvo Parts North Americas
36. Mary's Gone Crackers, Inc.
37. Hub Group
38. Ernest Packaging
39. Optimas
40. Sullivans Inc.

AREA OVERVIEW

TRANSPORTATION

| Ground | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 13.7 |
| Reno-Stead FBO | 1.0 |
| UPS Regional | 15.7 |
| FEDEX Express | 14.9 |
| FEDEX Ground | 21.2 |
| FEDEX LTL | 14.0 |



Source: [NVEnergy](#)
Last updated: 2024

DEMOGRAPHICS

| 2024 | 3 mi | 5 mi | 7 mi |
|-----------------|----------|----------|-----------|
| Population | 30,800 | 44,393 | 64,603 |
| Households | 10,933 | 15,938 | 22,719 |
| Avg, HH Incomes | \$96,417 | \$98,384 | \$103,492 |
| Total Employees | 4,197 | 6,262 | 9,207 |

NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

HELPFUL LINKS

- **Business Costs**
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**
https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf
- **Quality of Life**
<http://edawn.org/live-play/>

BUSINESS COST COMPARISONS

| Tax Comparisons | NV | CA | AZ | UT | ID | OR | WA |
|---|-----------------|---------------|--------------|-------------|---------------|---------------|-------------|
| State Corporate Income Tax | No | 8.84% | 4.9% | 4.95% | 6.925% | 6.6%-7.6% | No |
| Personal Income Tax | No | 1%-13.3% | 2.59%-4.54% | 4.95% | 1.125%-6.925% | 5%-9.9% | No |
| Payroll Tax | 1.17% > \$50K/Q | 0.380% (2019) | No | No | No | 0.73%-0.7537% | No |
| Monthly Property Tax (Based On \$25m Market Value) | \$22,969 | \$26,041 | \$68,096 | \$31,850 | \$34,792 | \$50,000 | \$21,125 |
| Unemployment Tax | 0.3%-5.4% | 1.5%-6.2% | 0.04%-12.76% | 0.10%-7.10% | 0.26%-5.4% | 0.70%-5.4% | 0.13%-5.72% |
| Capital Gains Tax | No | 13.3% | 4.5% | 4.95% | 6.93% | 9.9% | No |

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