

For Lease

Echo Ave. & Mt. Bismark St.



[Click for a Virtual Tour](#) 

5601 Echo Ave.
Reno, NV 89506

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn
Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Listing Snapshot



\$0.57 - \$0.65 PSF NNN
Building Lease Rate



\$0.10 - \$0.15 PSF NNN
Yard Lease Rate



± 8,800 – 25,400 SF
Available Square Footage



\$0.12 PSF
NNN Expense

Property Highlights

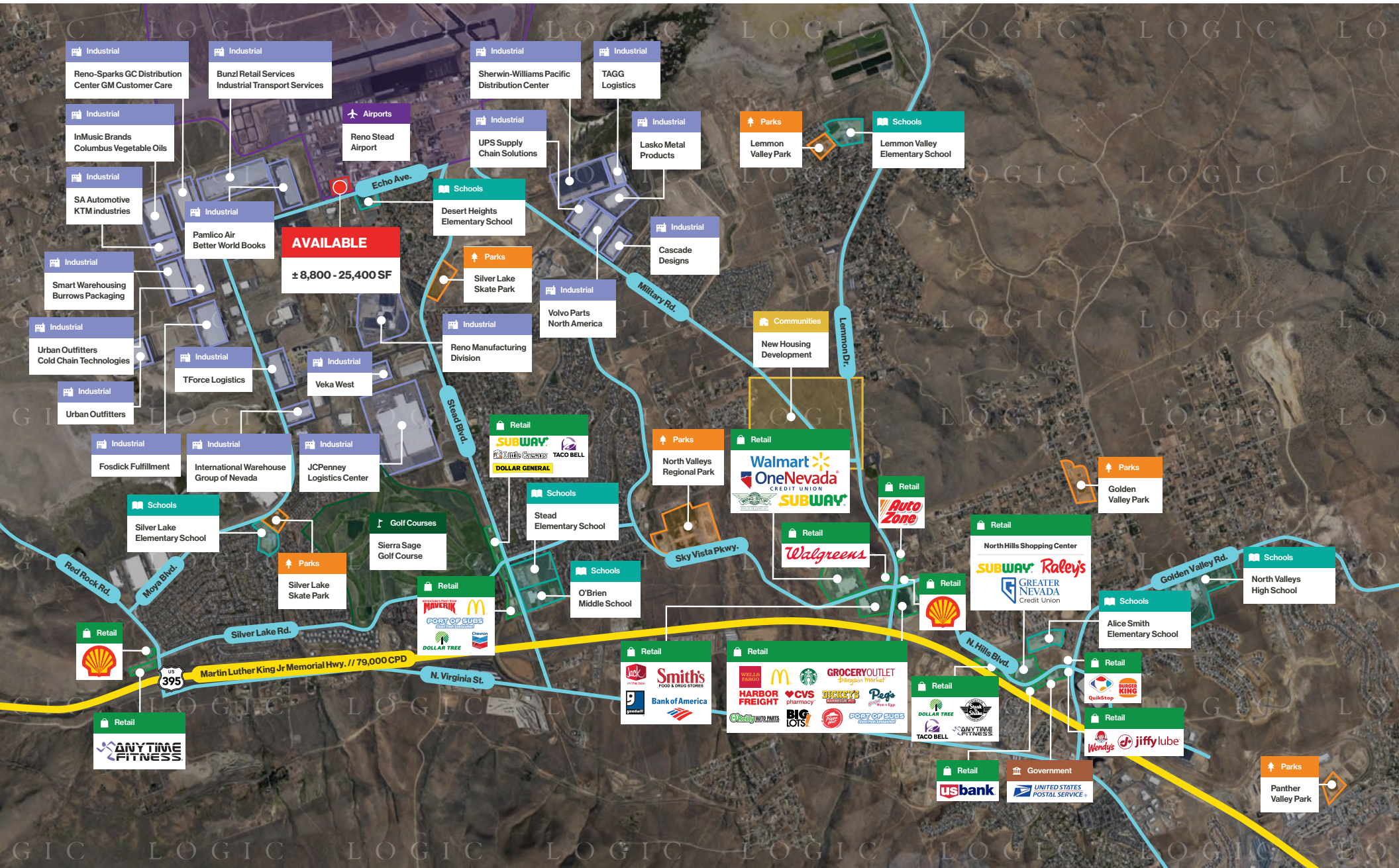
- Multi-building industrial property
- Power: Multiple configurations available
- Manufacturing & logistics focused area
- Easy access from Stead Blvd.
- Vault build into Suite B
- Secure storage

Demographics

	1-mile	3-mile	5-mile
2025 Population	3,111	35,008	48,790
2025 Average Household Income	\$89,004	\$100,598	\$103,641
2025 Total Households	1,014	11,875	16,970

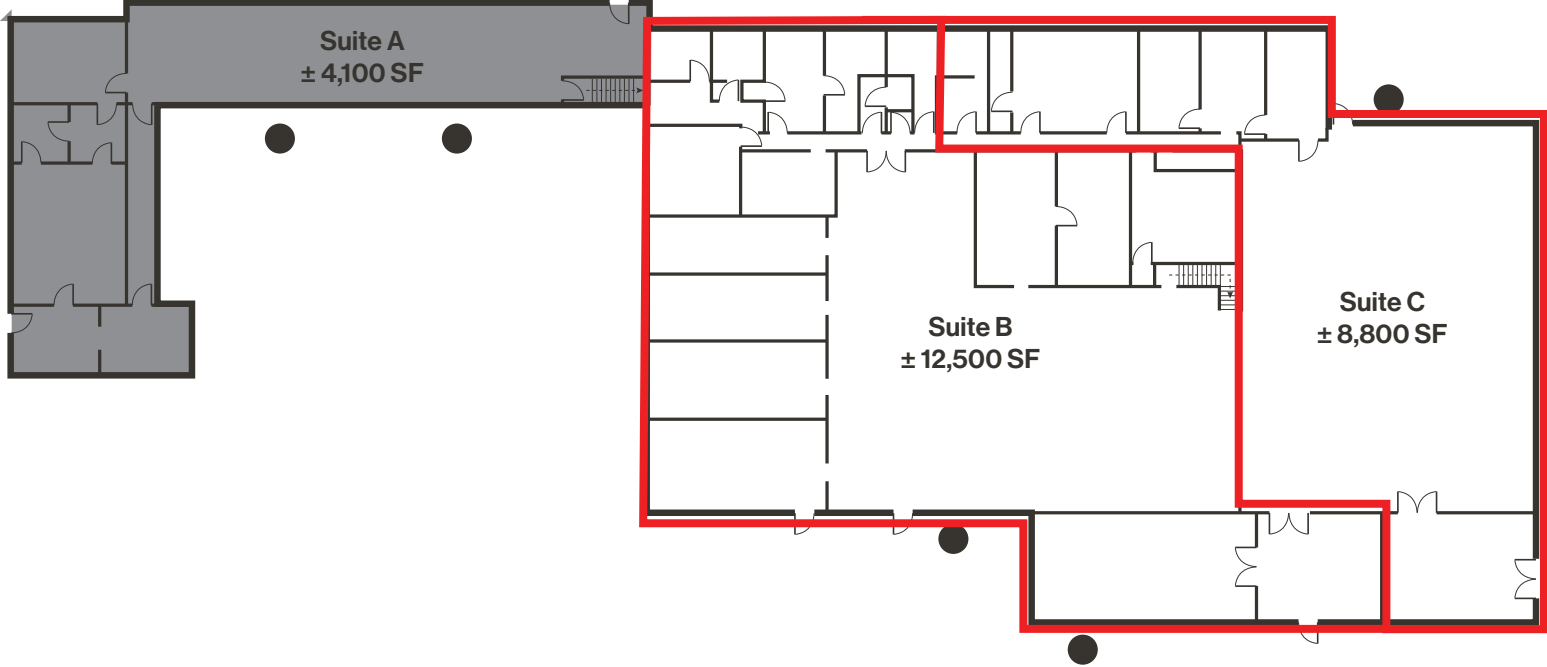


Aerial



Floor Plan

Leased Grade Level Door



Site Plan

 Subject  Leased  Grade Level Door

Option A:

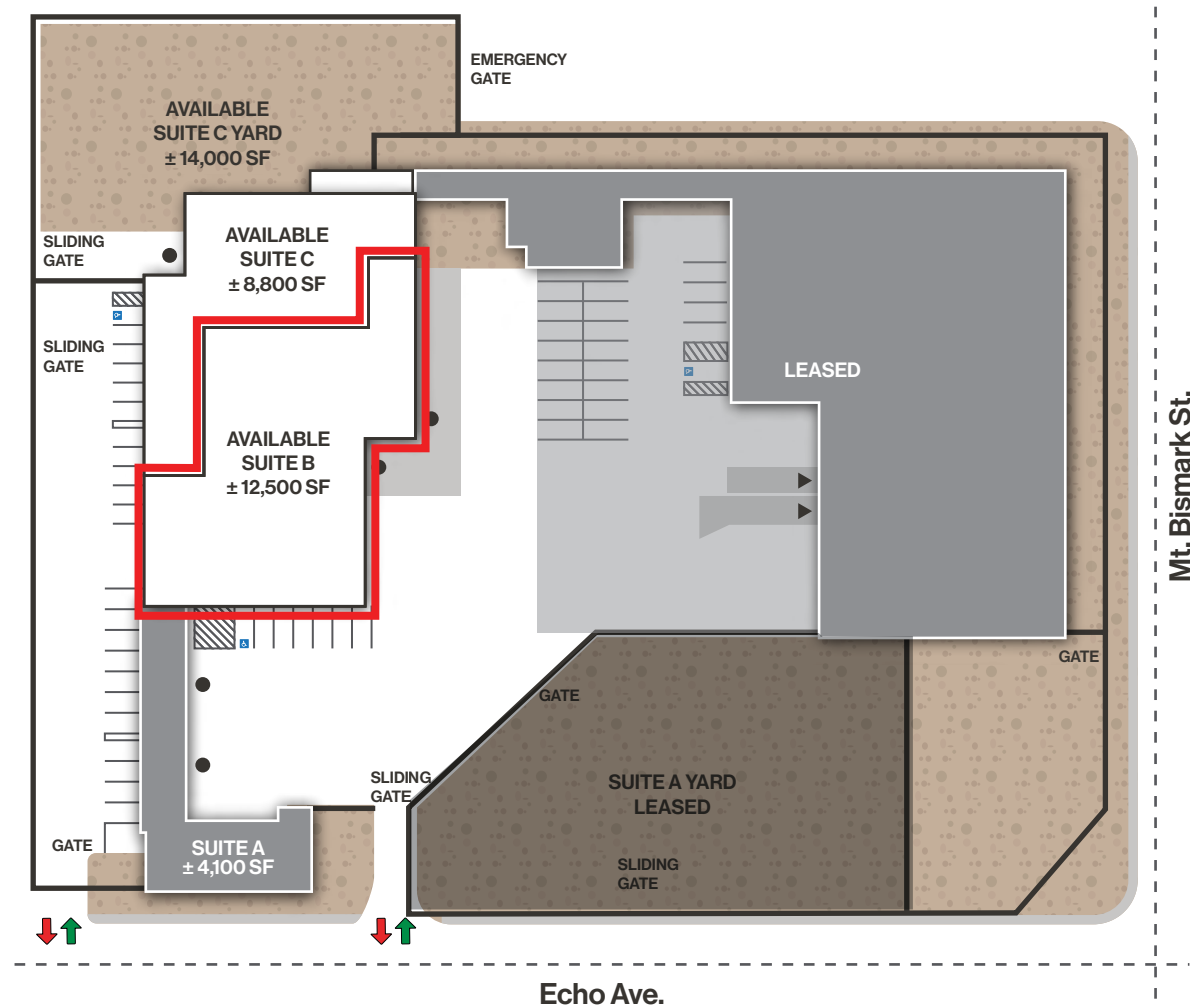


\$0.65 PSF NNN

Building Lease Rate

Suite B

- Building: $\pm 12,500$ SF
- Power: 1000 Amps, 480/277 V, 3-Phase
400 Amp, 208/120V, 3-Phase
- Clear Height: 23'
- One (1) 16'x10' grade level door
- One (1) 16x16 and one (1) 10x18 grade level door
- ± 940 SF vault



Site Plan

 Subject  Leased  Grade Level Door

Option B:



\$0.65 PSF NNN

Building Lease Rate

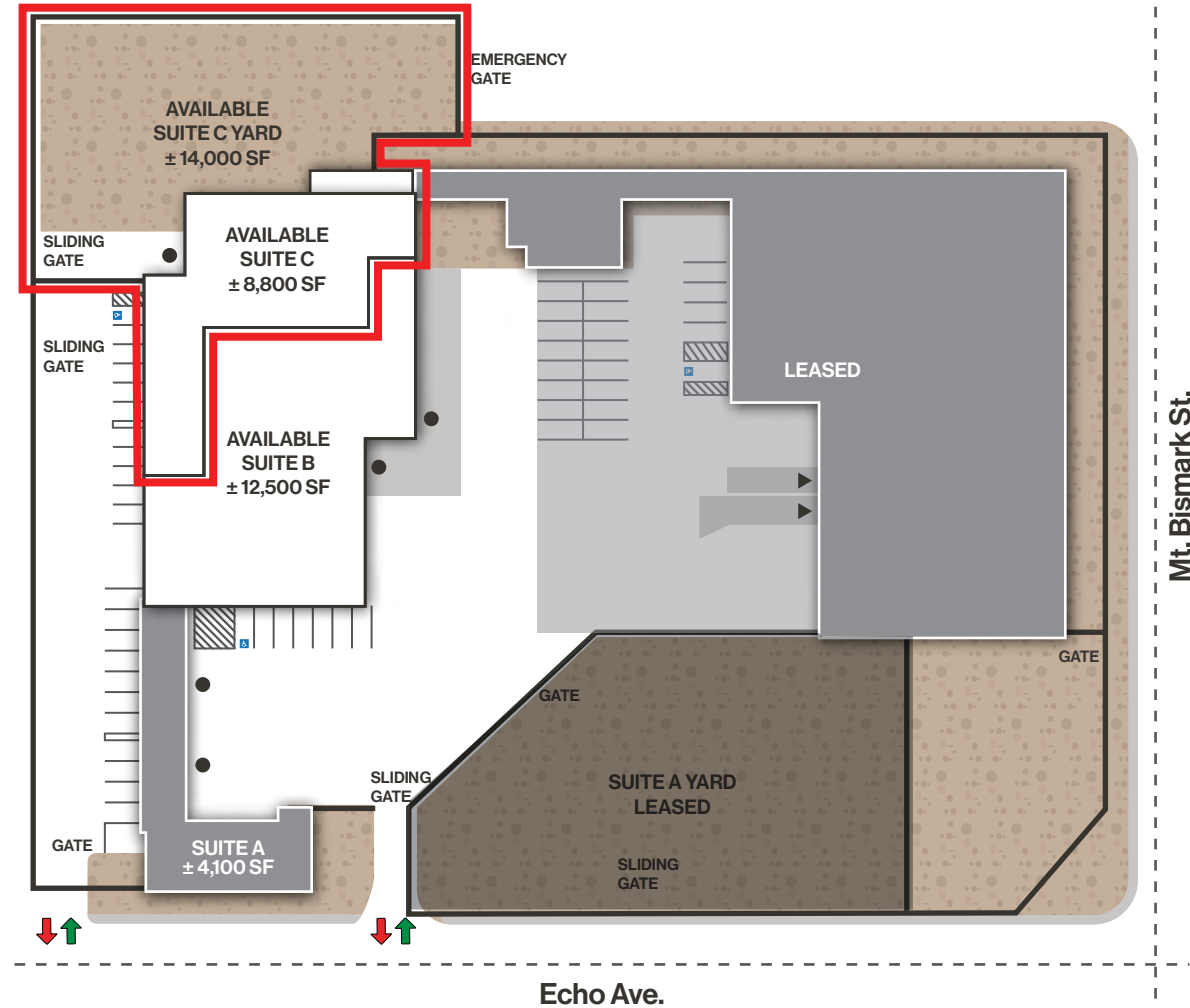


\$0.10 PSF NNN

Yard Lease Rate

Suite C with Suite C Yard

- Building: $\pm 8,800$ SF
- Yard Space: $\pm 14,000$ SF
- Power: 450 Amps, 208/120 V, 3-Phase
600 Amp, 480/277V, 3-Phase
- Clear Height: 14'
- One (1) 10'x10' grade level door



Site Plan

 Subject  Leased  Grade Level Door

Option C:



\$0.57 PSF NNN

Building Lease Rate

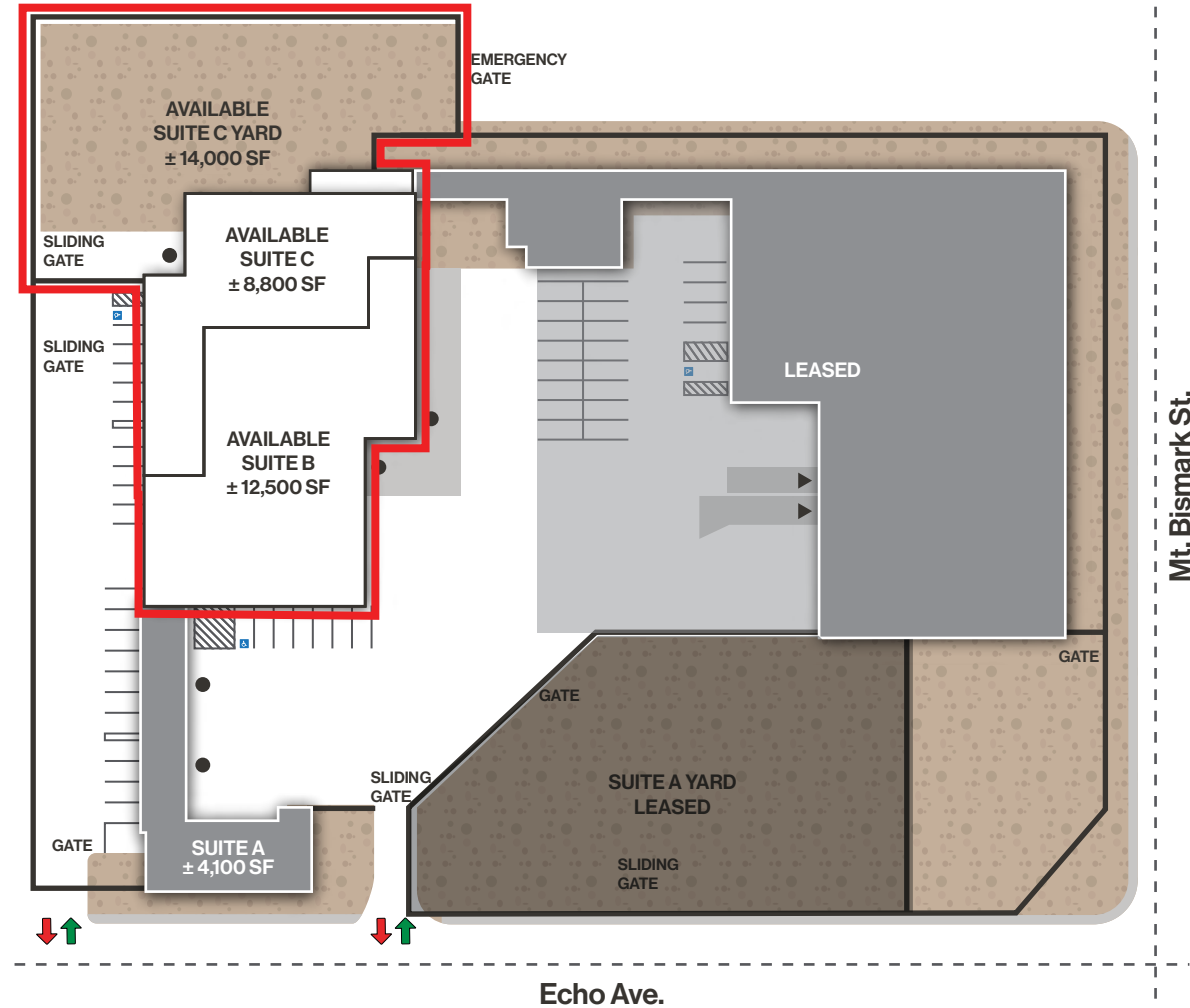


\$0.12 PSF NNN

Yard Lease Rate

Suites B & C with C yard

- Building: $\pm 25,400$ SF
- Yard: $\pm 34,000$ SF
- Power: 1000 Amps, 480/277 V, 3-Phase in Suite B
450 Amps, 208/120 V, 3-Phase in Suite C
- Clear Height: 10'-23'
- One (1) 16'x10' grade level door
- One (1) 10'x8' grade level doors
- One (1) 10'x10' grade level door



N

Interior Photos



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn
Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635