

9835 N. Virginia Street

RENO, NEVADA

±178,880 SF
For Lease



- Projected Delivery date of Q2 2025
- Demise-to-suit tenant requirements
- Clear Height 32' with ESFR sprinkler system
- Painted white metal decking vs OSB
- Insulated sandwiched concrete panels
- 100% concrete truck courts and drives



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PROPERTY HIGHLIGHTS

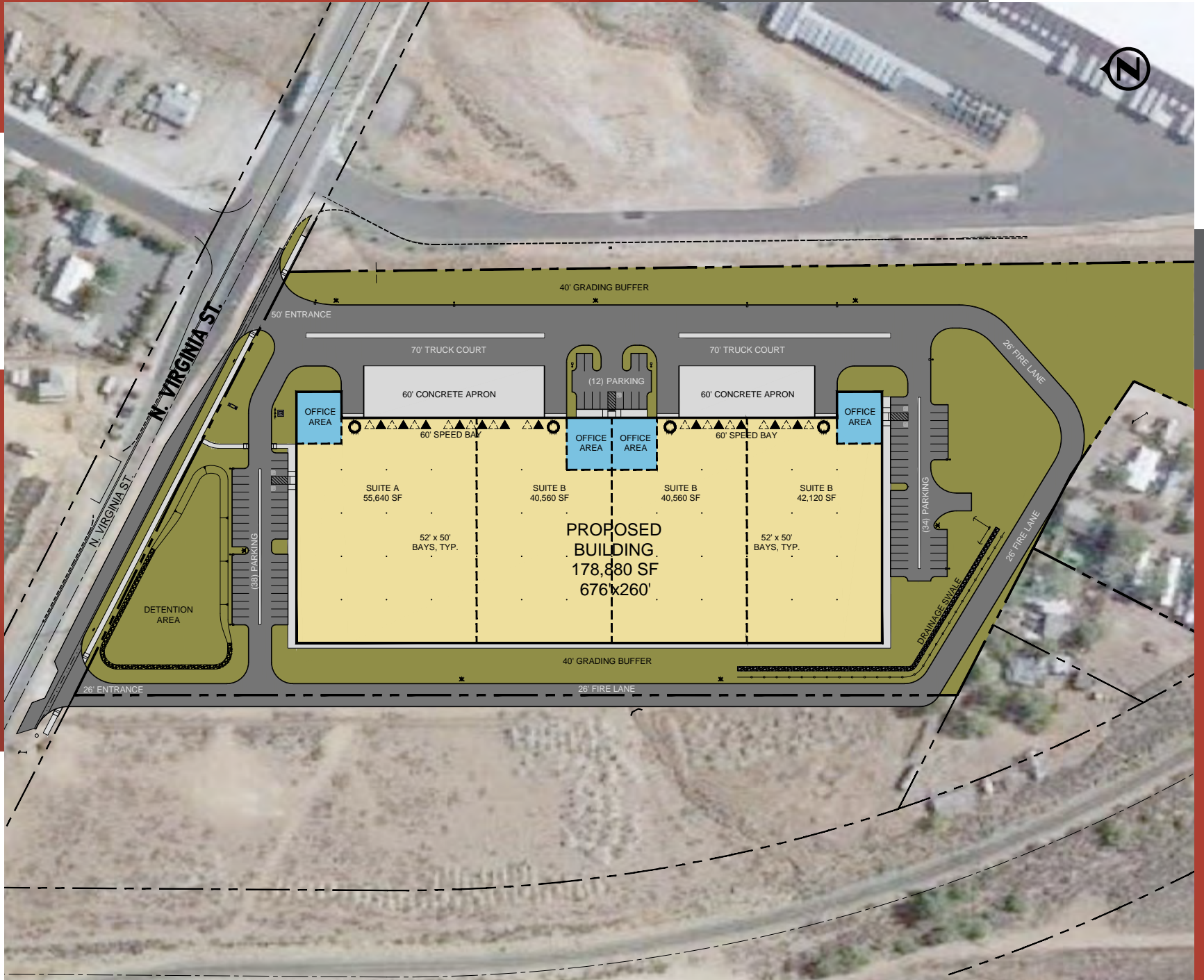
Square Feet	±178,880
Building Dimensions	676' x 260'
Construction Type	Concrete Tilt-Up
Acres	±11.20
Zoning	IC (Industrial Commercial)
Configuration	Front Loading
Office	BTS standard industrial grade build-out
Clear Height	32'
Sprinklers	ESFR (Early Suppression, Fast Response)
Power	Two - 2,000 Amp electrical services
Column Spacing	52' x 50' Typical with 60' speed bays
Floor Slab	7" 4,000 Psi
Warehouse Heat	80/20 Outside air roof mounted, gas fired make-up air units
Lighting	LED fixtures on motion sensors, 25 ft+ footcandle at 36" in speed bays
Dock Positions	25 Dock doors with vision panel, Z guards and bumpers
Dock Equipment	11 Dock doors to be equipped with 40,000 lb levelers
Grade Level Doors	4 Doors - 14' x 16'
Auto Parking Spaces	86 Available

This industrial building is located in close proximity, just off of U.S. 395 at the Stead Boulevard exit and has a direct adjacency to the North Virginia corridor.

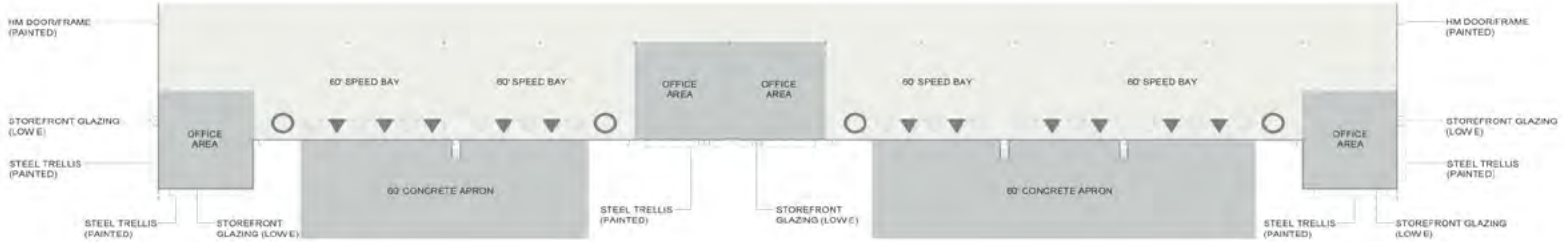
Reno continues to be one of the nation's strongest industrial markets and continues to offer the end user the most state-of-the-art industrial buildings. Northern Nevada continues to see out of state companies relocating to the Reno/Sparks area for many reasons especially Nevada's Tax climate.



SITE PLAN



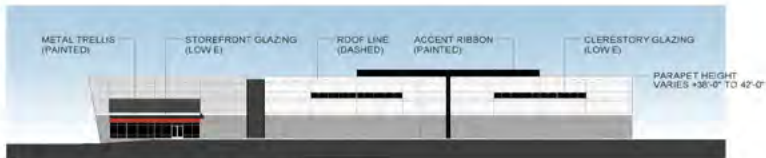
SITE ELEVATIONS



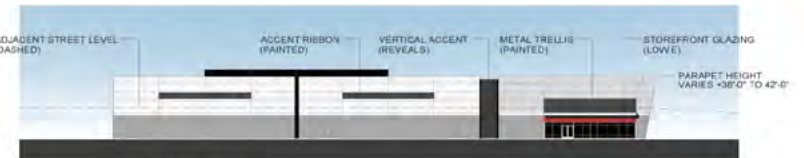
Partial Plan



East Elevation (Interior)



North Elevation (North Virginia)



South Elevation



West Elevation (Interior)



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