

FOR LEASE



8000 NORTH VIRGINIA

8000 N VIRGINIA ST | RENO, NV 89506

/////////
*±624,000 SF Industrial Property
for Lease in Reno, Nevada*



cushmanwakefield.com

FOR LEASE

PROPERTY FEATURES

Industrial building for lease in LogistiCenterSM at 395 with convenient freeway access & excellent visibility

Total Building Size	±624,000 SF
Office Size	±19,765 SF
Total Parcel Size	39.35 AC
Lease Rate	Negotiable
Date Available	10.01.25
Address	8000 N Virginia St, Reno, NV 89506
Power	8000 amps 277/480 V 3-phase
Sprinklers	ESFR density
Restrooms	Truckers lounge with restrooms & 2 remote restrooms
Clear Height	36' minimum (after 1st column)
Dock-High Doors	175 total possible doors (83 existing with 91 knock out panels) measuring 9'x 10'. 66 doors equipped with 40,000 lb. electric pit type levelers, vehicle restraints, & z-guards
Column Spacing	52' x 50' typical column spacing with 60' speed bays
Auto Parking	253 spaces
Trailer Parking	160 spaces
GL Loading	4 manual overhead lift doors, measuring 12' x 16'
Roof	45 mil TPO membrane on 1/4" densdeck on exterior plywood sheathing with R-19 batt insulation
Foundation	7' reinforced concrete slab



LOCATION OVERVIEW

Located in the highly desirable North Valley submarket of the Reno/Sparks MSA. The location offers immediate access to US 395, ample workforce and numerous amenities. The North Valley is home to numerous companies including Chewy.com, Petco, Uline, Makita Tools, Sherwin Williams, and UPS.



8000 N VIRGINIA

*High-image corner location
in LogistiCenterSM at 395
industrial park*

- HVAC - Rooftop packages throughout the warehouse area
- Wall mounted R-13 insulation at 10' AFF in the warehouse
- Building dimensions are 520' x 1,200'
- All dock doors are manual overhead lift measuring 9' x 10'
- All grade doors are manual overhead lift measuring 12' x 16'
- APN Parcel Number: 570-120-11

// **CROSS DOCKED**

// **SECURED TRUCK COURT WITH GUARD SHACK**

// **36' MIN CLEAR HEIGHT (AFTER 1ST COLUMN)**

// **TRUCKERS LOUNGE WITH RESTROOMS**

SITE PLAN



±624,000 SF

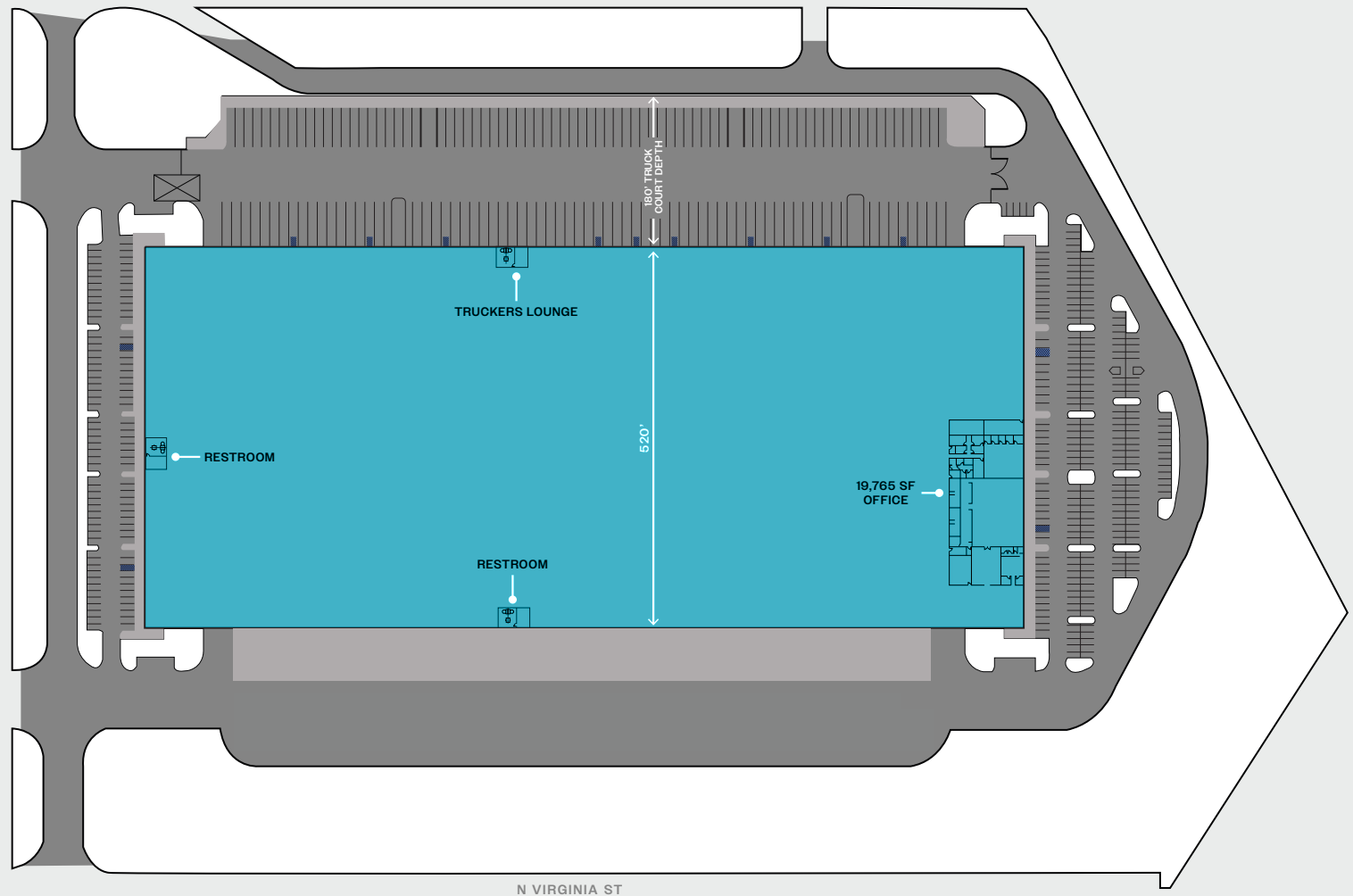
AVAILABLE

NEGOTIABLE

LEASE RATE (SF/YR)

10.01.25

AVAILABLE

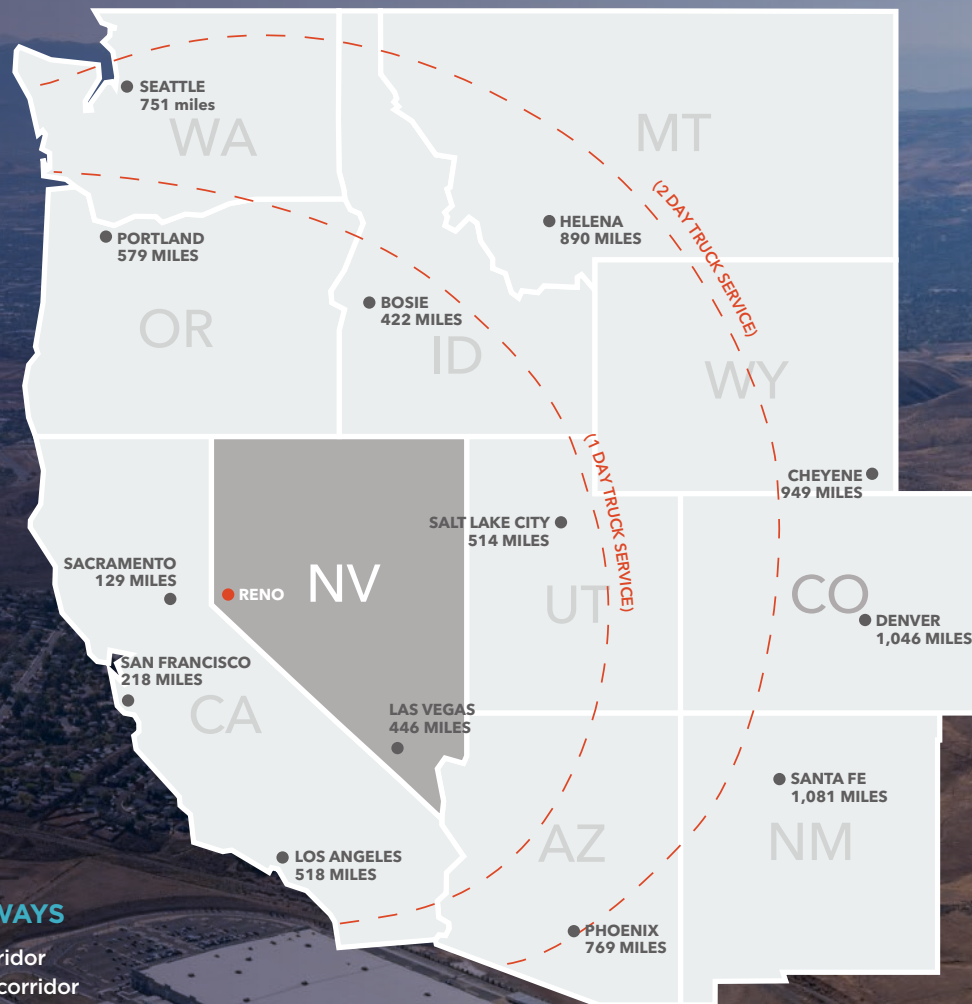


CORPORATE NEIGHBORS



LOCATION OVERVIEW

Northern Nevada is centrally located next to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix, and Los Angeles.



LOGISTICS & DISTRIBUTION

One or two-day trucking service from Nevada to major markets with more than 50 carrier services available



HIGHWAYS

I-80 corridor
US-395 corridor
US-50 corridor
US-95 corridor



AIRPORTS

McCarran Int'l Airport
Reno-Tahoe Int'l Airport



RAILROADS

Transcontinental Railroad

Source: [NVEnergy](#)
Last updated: 2021

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