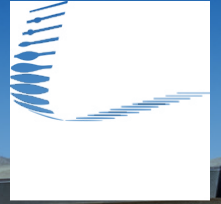


For Lease

Flex Industrial Warehouse with Yard Space



235-245 Washington St.
Reno, NV 89503

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Listing Snapshot



\$1.15 PSF NNN*
Lease Rate



± 4,750 SF
Available Square Footage



± 4,750 SF
Fenced Yard Space

Property Highlights

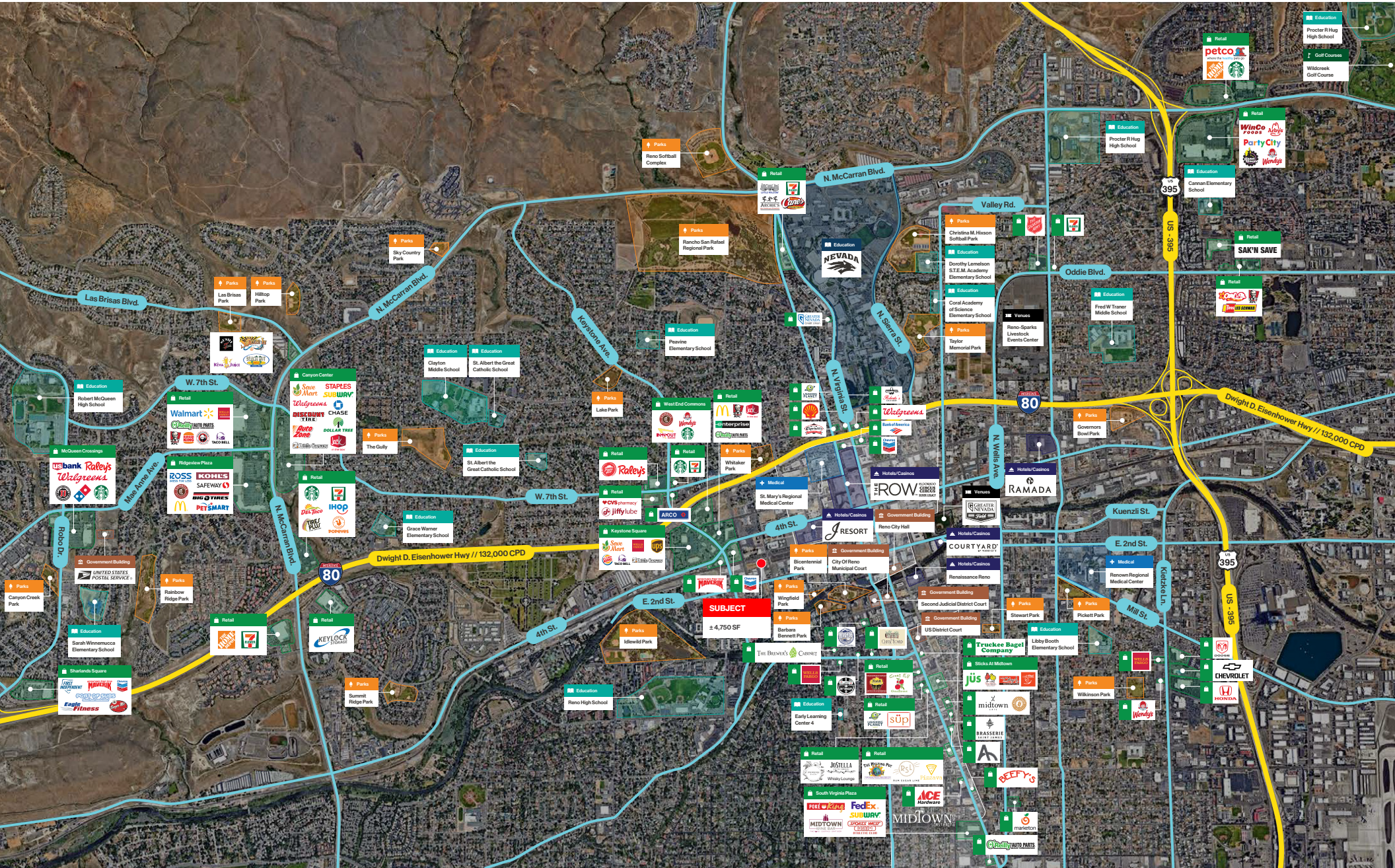
- Freestanding flex building
- Fenced yard space
- Two (2) grade doors
- Central location in downtown Reno
- 200 Amp, 240V, 1-phase power

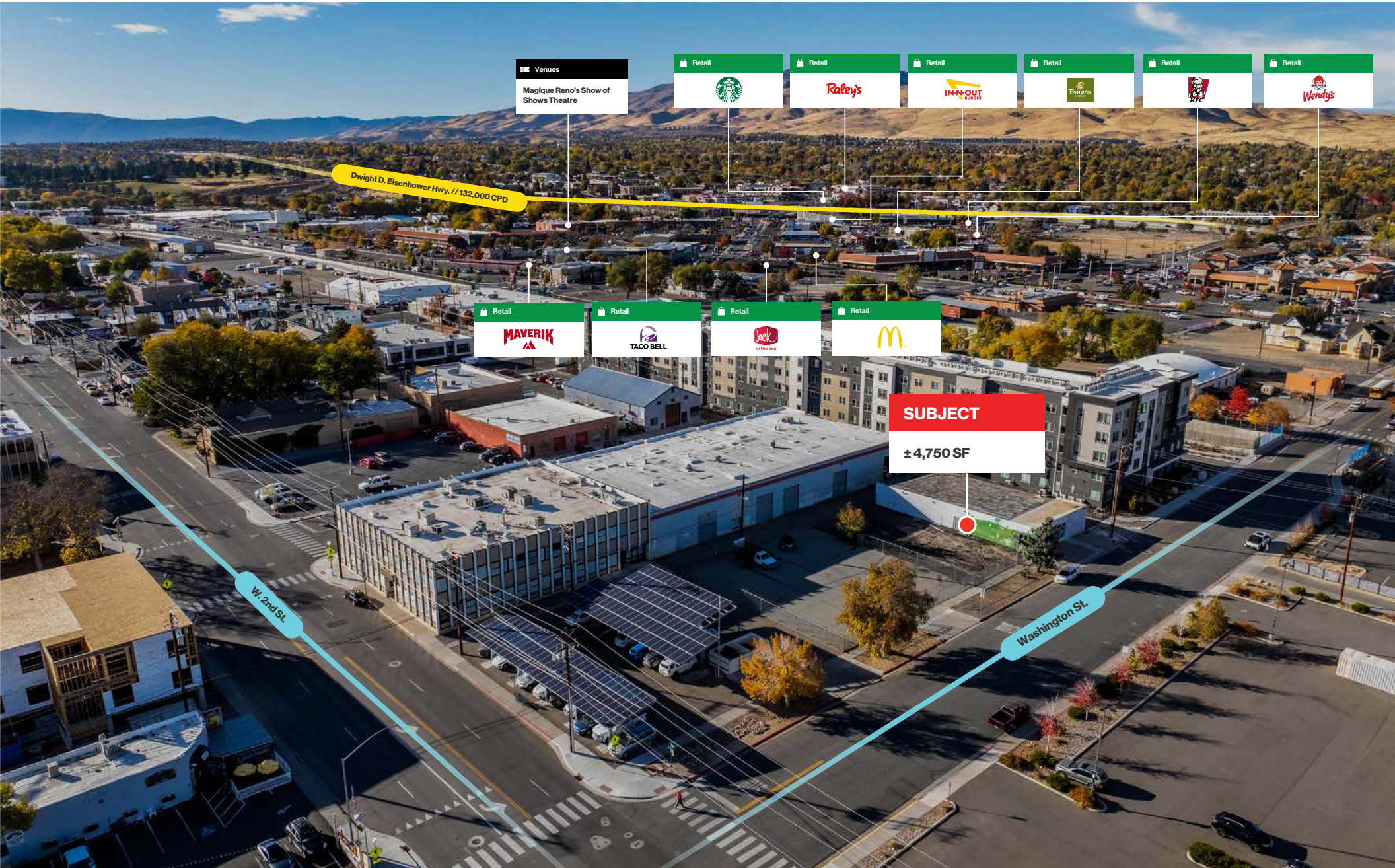
*NNN Lease Rate excludes: NNN expenses - estimated at \$0.15 PSF/Mo., utilities, telecommunications, maintenance and repair of Premises. To be further detailed in Lease.

Demographics

	1-mile	3-mile	5-mile
2024 Population	20,730	135,028	237,063
2024 Average Household Income	\$80,612	\$87,973	\$97,325
2024 Total Households	10,792	58,528	98,911







Venues
Magique Reno's Show of Shows Theatre

Retail


Retail


Retail


Retail


Retail


Retail


Dwight D. Eisenhower Hwy. // 132,000 CPD

Retail


Retail


Retail


Retail

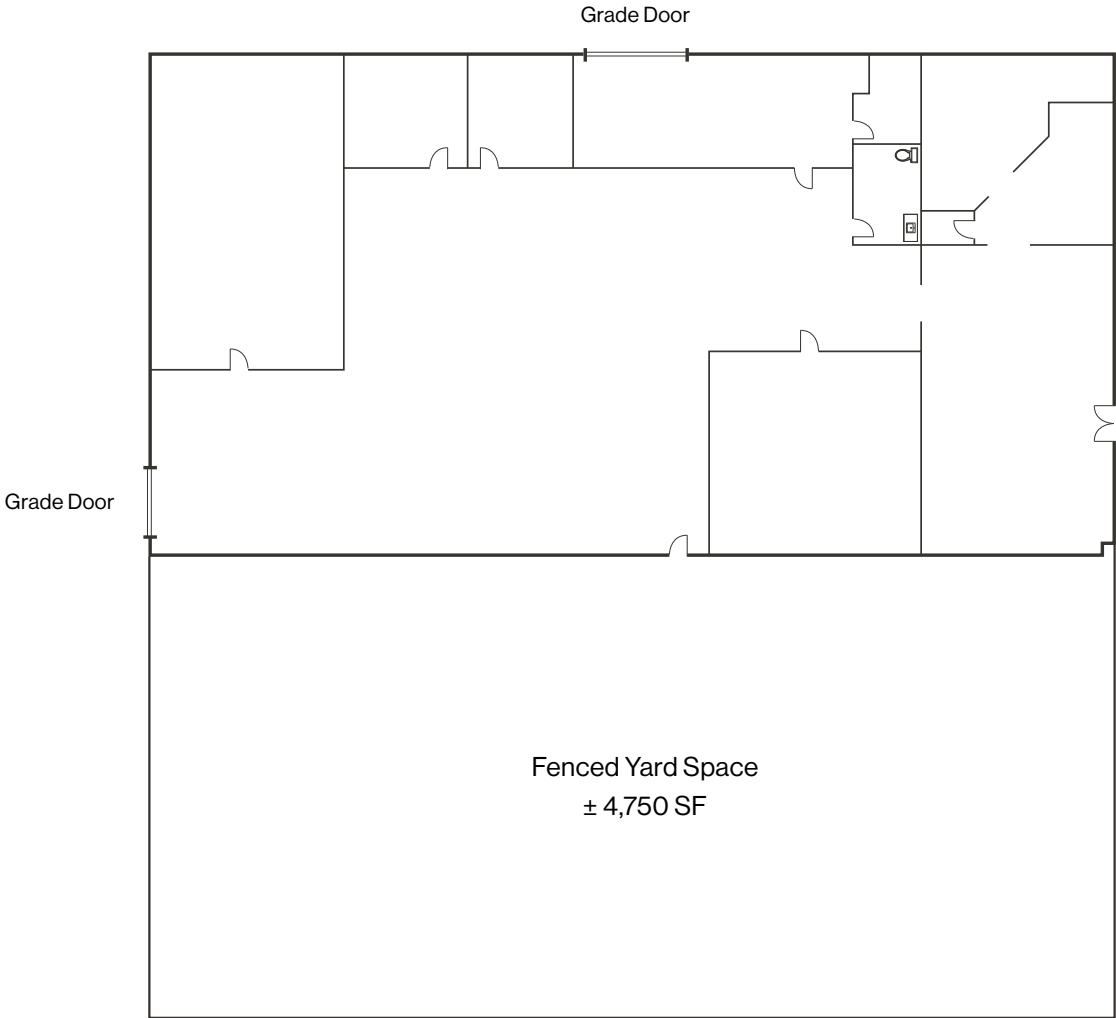

SUBJECT
± 4,750 SF

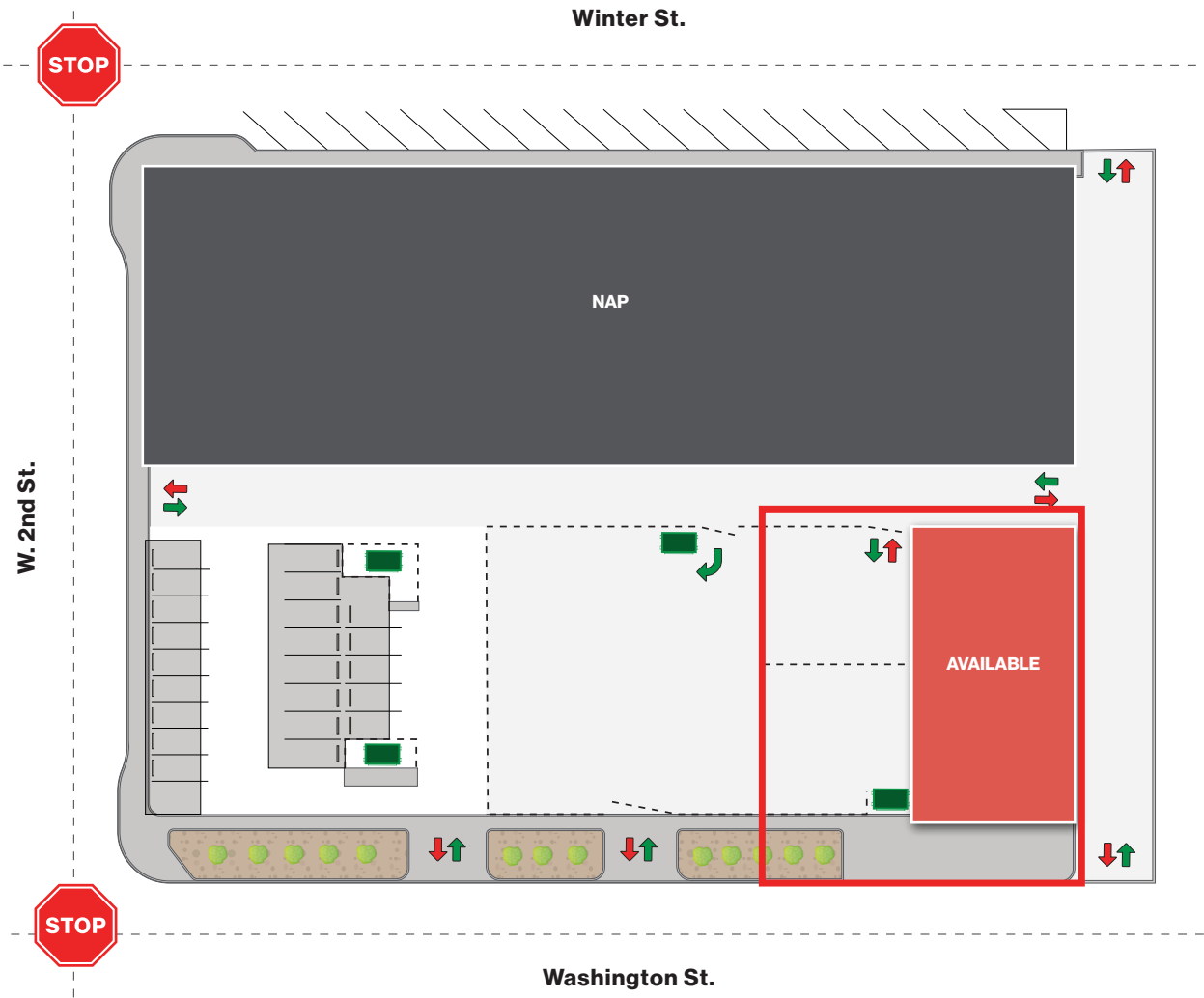
W. 2nd St.

Washington St.

Floor Plan

[Click for a Virtual Tour](#) 





Property Photos



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For inquiries please reach out to our team.

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