

OFFERING MEMORANDUM

400 E Parr Blvd.

Reno, Nevada / 89512



COMPASS

FOR LEASE

±84,400 SF

Industrial/Warehouse

“Purpose-Built for Logistics”

***EXCLUSIVELY
LISTED BY***

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PROPERTY DETAILS



This ±84,400 SF freestanding industrial warehouse is positioned on approximately 5.45 acres within Reno’s well-established Parr Boulevard industrial corridor—an area known for its accessibility, infrastructure, and business-friendly zoning. Built with durable tilt-up concrete construction, the facility offers a 26’ clear height and efficient 40’ x 40’ column spacing, allowing for high-density racking, material handling, and streamlined workflow. Designed to support a variety of industrial uses, the building features seven dock-high loading doors, one drive-in door with ramp access, and an onsite trash compactor—making it ideal for logistics, warehousing, and light manufacturing operations.

Inside, the space includes a well-appointed office buildout comprising a showroom, reception/waiting area, kitchenette, and three private offices—providing a professional setting for front-of-house operations. The warehouse is equipped with multiple utility

testing stations for electric, gas, and sewer, along with an eye wash station, catering to businesses requiring infrastructure for assembly, testing, or production. Life safety systems include a wet-pipe sprinkler system with two fire risers, ensuring full code compliance and risk mitigation.

With flexible zoning that accommodates general industrial, light manufacturing, and trucking warehouse uses, this facility offers scalability for a wide range of occupiers—from regional distributors to specialized manufacturers. Its location in a logistically strategic part of Reno, combined with functional features and modern infrastructure, makes it an outstanding choice for companies seeking a highly functional, commerce-ready facility in Northern Nevada’s growing industrial market.

Core Features



Built with tilt-up concrete, 26’ clear height, and 40’ x 40’ column spacing — ideal for warehousing, logistics, and light manufacturing.



Seven dock-high doors, one drive-in ramp, and trash compactor support seamless inbound/outbound flow.



Multiple testing stations (electric, gas, sewer), eye wash station, and wet-pipe sprinkler system with dual risers.



Situated in Reno’s core industrial district with immediate access to I-80/I-580 and proximity to rail and airport.

PROPERTY OVERVIEW

+/- 84,400 SF

Rentable Sq. Ft.

Base Rent (Negotiable)

\$.15 PSF/MO NNN

APN	003-104-01
ZONING	General industrial (light industrial, trucking, warehouse)
YEAR BUILT	1972
LOT SIZE	5.451 AC
TOTAL BUILDING SQ. FT.	168,000 SF
RENTABLE SQ. FT.	84,400 SF
LEASE TYPE	NNN
POWER CAPACITY	480V, 2400AMPS
DOCK DOOR	7 + 1 Trash compactor
DRIVE IN DOOR	1 Drive-in door with a ramp
ACCESSIBILITY	2 ADA Restrooms
AMENITIES	Showroom, Reception/Waiting Area, Breakroom + Kitchenette, 3 Office Spaces, Conference Room and Eyewash Station
TESTING STATION	Multiple Testing Station including Gas, Sewer, Electric
SPRINKLER SYSTEM	Wet System (2 Fire Riser)
CLEAR HEIGHT	23'-26'
COLUMN SPACING	40'X40'
PARKING	54 parking Spaces
ADJOINING TENANT	ZLINE KITCHEN & BATH

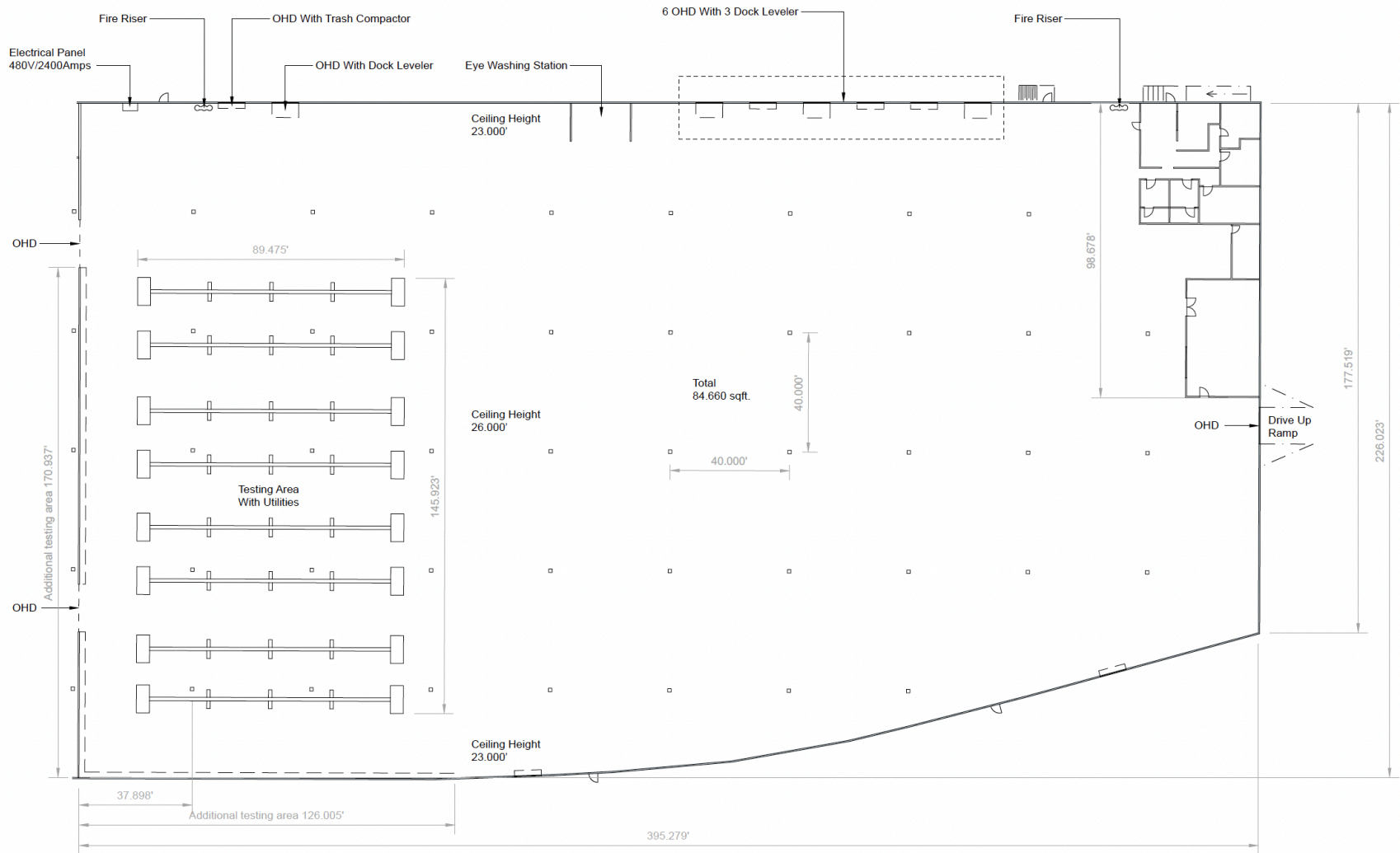
SUBJECT PROPERTY GALLERY



SUBJECT PROPERTY GALLERY



SITE MAP



ISSUE
05/10/2025
DRAWN BY
MM

00 Parr Blvd.

Key Market Insights

Located in Reno's Industrial Core

– Positioned within a key logistics and manufacturing corridor

Established Heavy Industrial Zoning

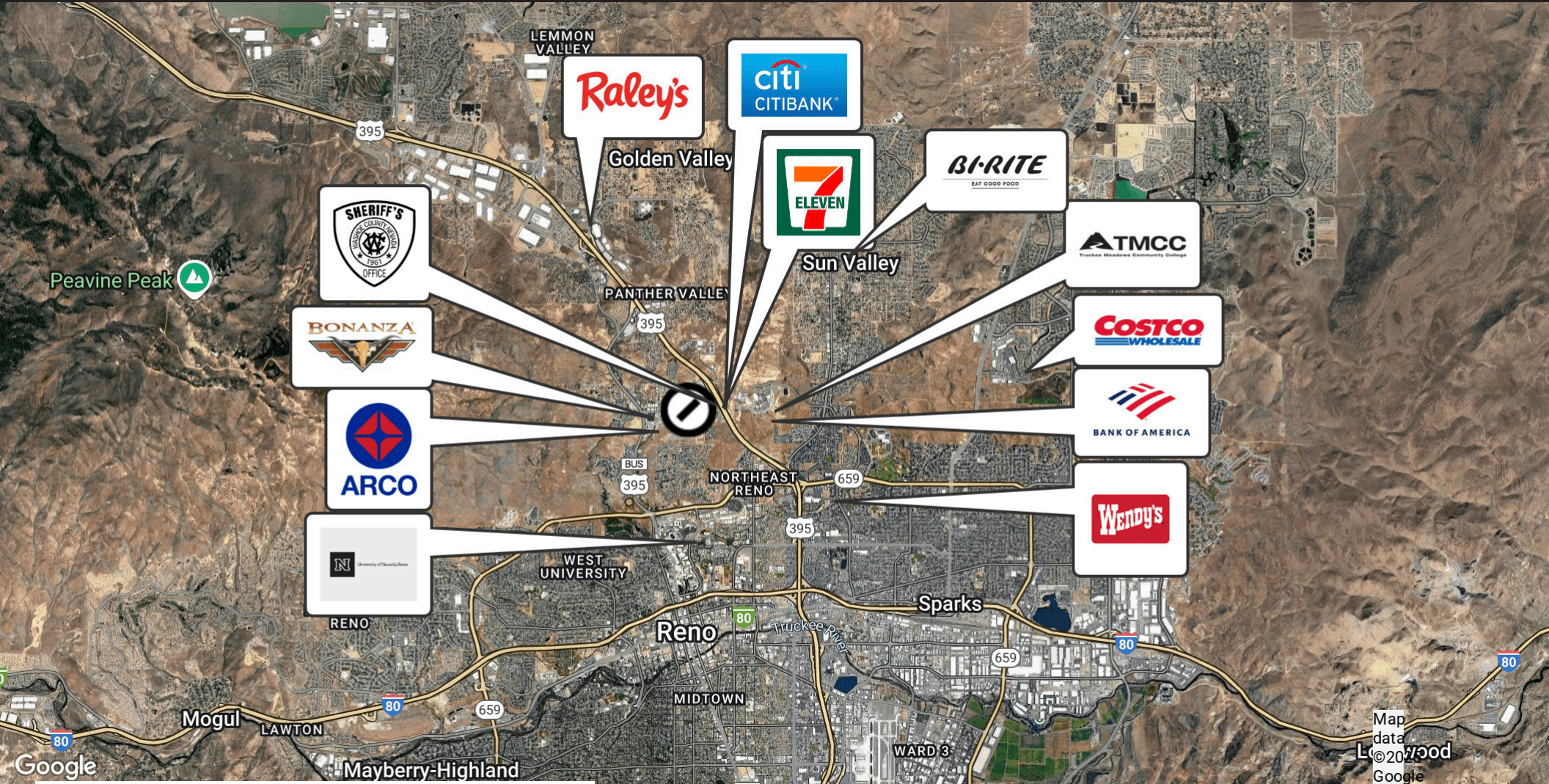
– Supports warehousing, trucking and manufacturing uses.

Immediate Access to I-80 Corridor

– Direct Connectivity to national freight routes.

Proximity to Skilled Labor Pool

– Surrounded by established industrial



 Reno-Tahoe International Airport
8.3 Miles South from Subject Property



LOCATION OVERVIEW

RENO, NEVADA



**/ 227,132
Households**

**/ \$102,354
AHHI**

**/ 564,782
Population**

Located just minutes from the I-80 and I-580 interchange, this property provides excellent connectivity across Northern Nevada, Northern California, and the greater Western U.S. Positioned in North Reno's core industrial corridor, the site benefits from proximity to major transportation networks, established infrastructure, and a strong industrial labor base.

Reno's northern submarket has seen sustained growth, driven by its strategic location, business-friendly environment, and increasing demand from logistics,

manufacturing, and distribution users. The area supports a wide range of commercial operations, with zoning and infrastructure designed to accommodate large-scale industrial activity.

A Union Pacific rail line runs adjacent to the site, offering future potential for rail-served use. With efficient access to freight corridors, labor, and supply chain infrastructure, this location offers a strong foundation for industrial users seeking scale and reach in a rapidly growing regional market.