



# For Lease

## 5440 Louie Lane, Reno, NV 89511

±1,965 SF Flex Space Available  
±10,000 SF of Fenced Secure Yard

Fenced  
Secure Yard

Louie Lane

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Located in the highly desirable Airport submarket with easy access to I-80, Longley Lane, and South Virginia Street.

## Property Features

- **±1,965 SF of Flex Space Available**
- Lease Rate: \$1.55/SF NNN (Estimated \$0.28 CAMS)
- 10,000 SF of fenced secure yard space available: \$0.15/SF
- Vacant unit is ready for immediate occupancy
- Zoning: Industrial Business (IB)
- Well maintained building and landscaping
- Modern industrial interior with glass finishes high ceilings, and internal restrooms in each unit
- Ample parking with allocated spaces in the front, side, and rear of the building
- Owner will remove/alter office space per tenant's needs





# Available Space

## Suite 102: 1,965 SF

- 1,177 SF Office
- 788 SF Warehouse
- 1 Roll-up door

## Fenced Secure Yard: 10,000 SF

- Lease rate: \$0.15/SF
- Can be leased with one or both of the available suites

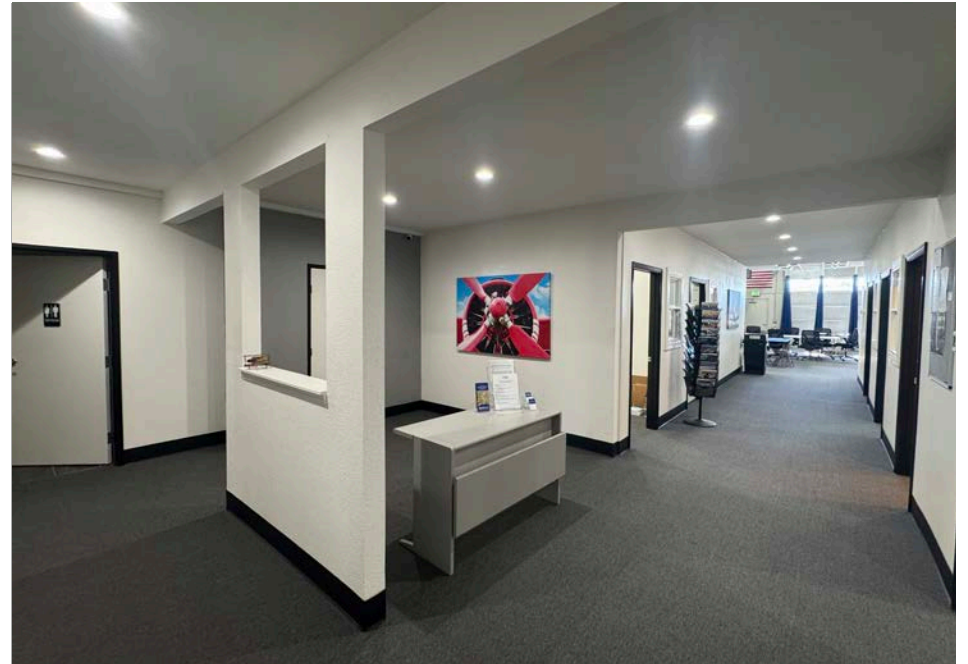


 Suite 102: 1,965 SF

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## Interior Photos





## Additional Property Photographs





# Why Reno/Sparks

## Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

**Projected Growth:** The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

## How Reno/Sparks Ranks Nationally

- |   |   |
|---|---|
| <b>#4</b> Ranked in Growth Entrepreneurship               | <b>#26</b> Best Cities for Outdoor Activities           |
| <b>#1</b> Startup Activity                                | <b>#41</b> in Entertainment and Recreation              |
| <b>#6</b> Job Growth                                      | <b>#4</b> Amongst America's "Top 10 Leading Metros"     |
| <b>#7</b> Best Business Tax Climate                       | <b>#9</b> of 100 Best Places to Live                    |
| <b>Best</b> Named America's Best Small City               | <b>#33</b> Best Places to Live in America               |
| <b>Largest</b> Per-Capita Industrial Space in the Country | <b>#39</b> 2019's Best Large Cities to Start a Business |
| <b>#16</b> Best Performing Cities                         | <b>#8</b> State for Energy and Internet Access          |
| <b>#4</b> State for Economic Growth                       | <b>#3</b> State for Short-Term Fiscal Stability         |
| <b>Ranked</b> One of the 12 Best Places to Live           | <b>#8</b> State for Overall Economy                     |
| <b>Top 25</b> Largest Gen Z Workforce                     | <b>#6</b> State for Business Environment                |

## Area Growth Generators

Google



rackspace  
technology.



switch

REDWOOD  
MATERIALS





# Location

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