

Airway Commerce Center

3000 – 3030 Airway Drive | Reno, Nevada

NOW LEASING | Four State-of-the-Art Stand Alone Industrial Buildings



EXCLUSIVE LISTING AGENT

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tolles

CBRE



SITE PLAN

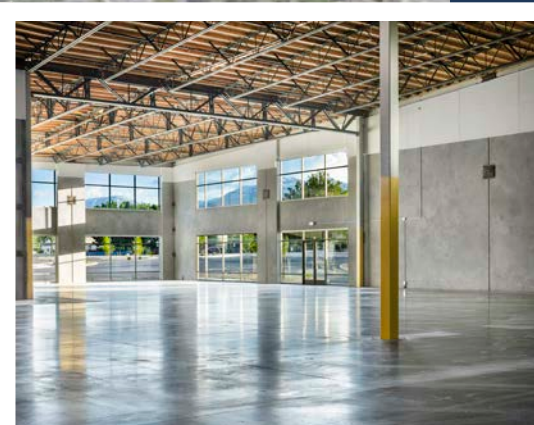
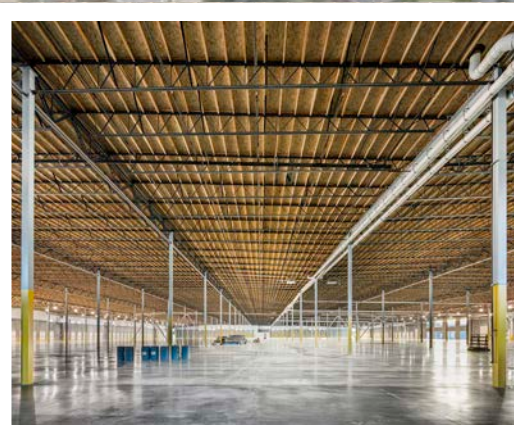
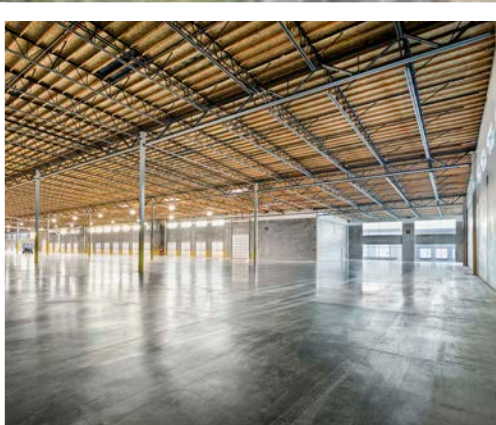
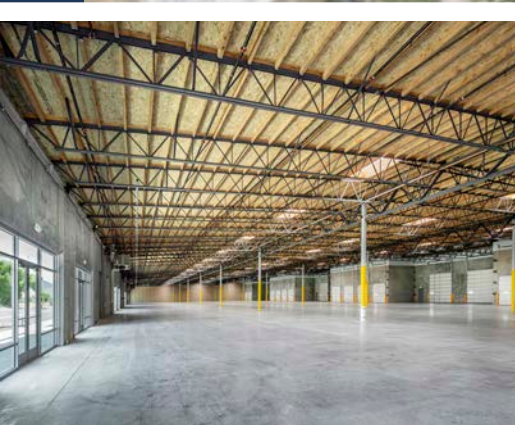
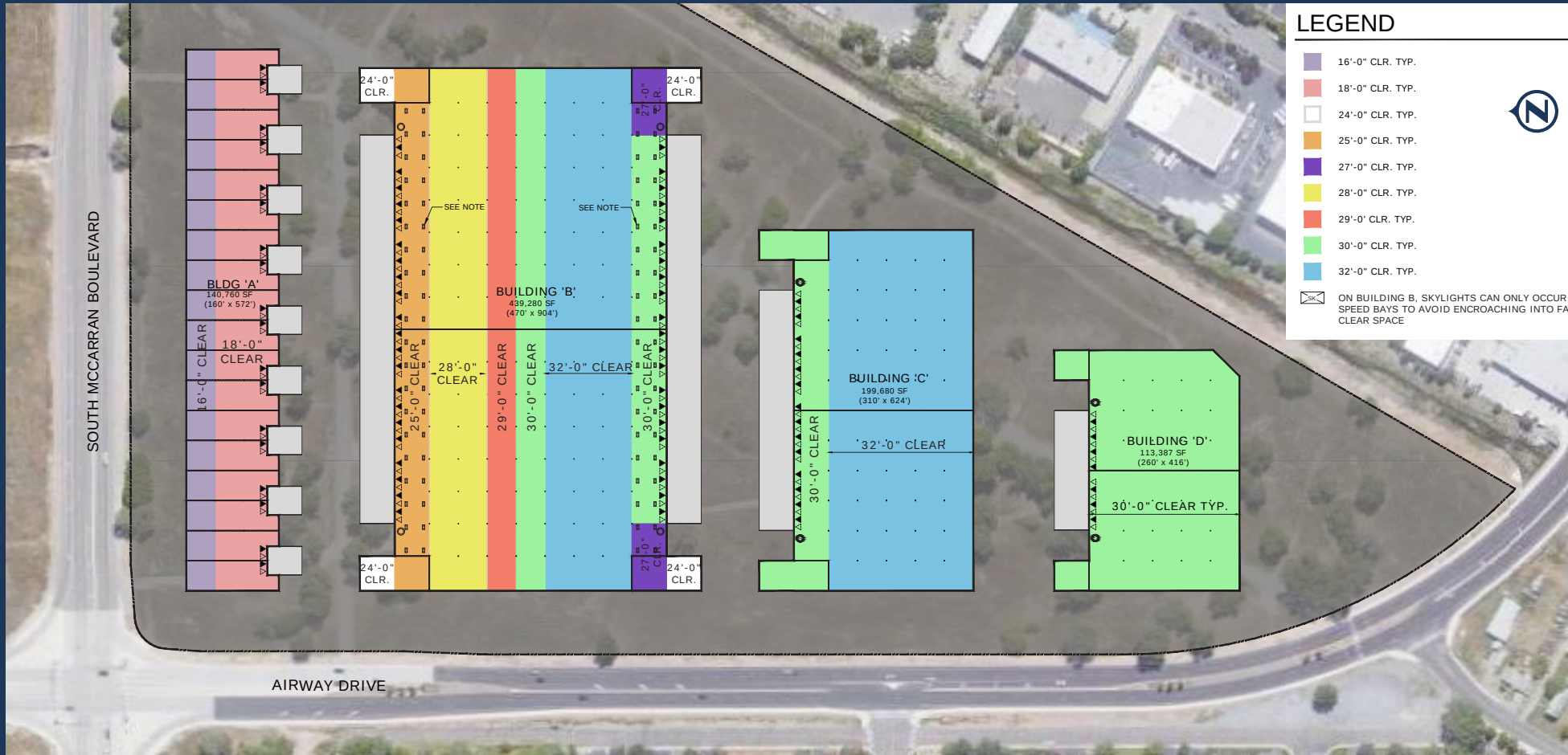


Airway Commerce Center

▼ DOCK DOOR (9' x 10') ▼ FUTURE DOCK DOOR ○ DRIVE-IN DOOR (12' x 14')



CLEAR HEIGHT EXHIBIT





SITE AERIAL VIEW





BUILDING A

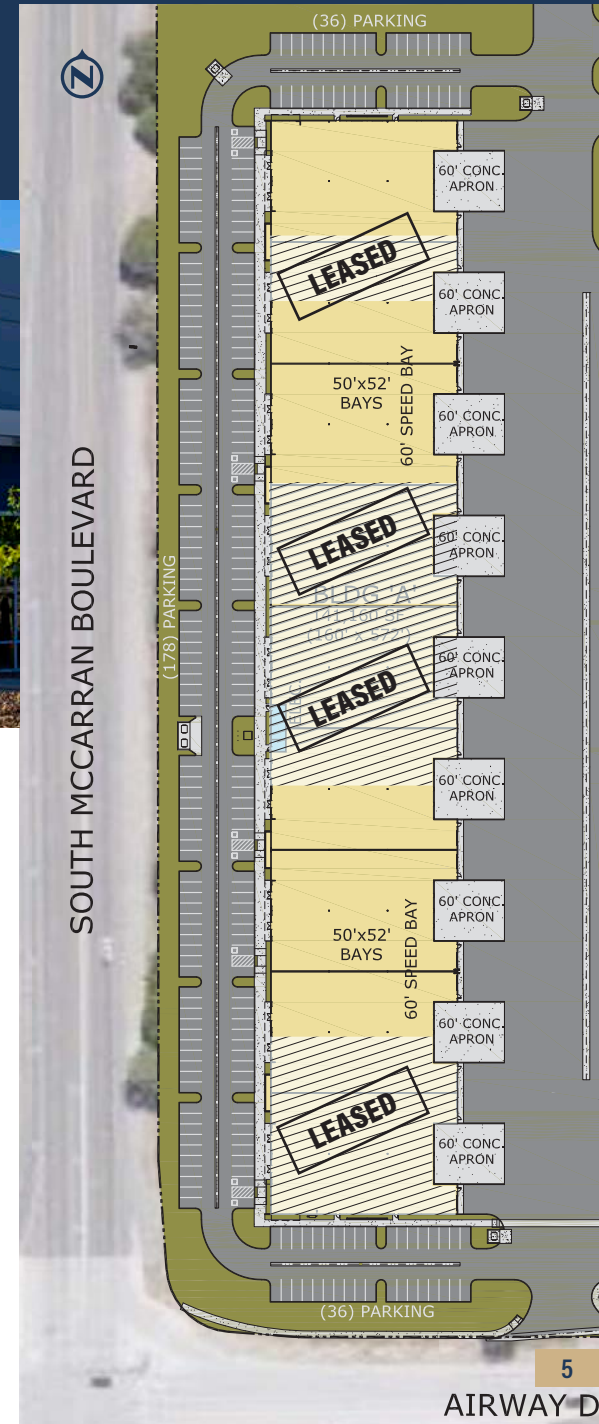
- TOTAL BUILDING SIZE: $\pm 141,160$ SF
- DIVISIBLE TO: $\pm 7,842$ SF



BUILDING A SPECS

- Dimensions: $\pm 160' \times 572'$
- Clear Height: $\pm 16'-18'$
- Column Space: $\pm 50' \times 52'$
- Power: 2,000 Amps, 480/277 Volt, 3-Phase
- 15 Dock Doors
- 15 Drive-In Doors
- 215 Auto Parking Spaces
- ± 60 Trailer Parking Spaces (shared)
- Zoning: MA - Mixed Use - Airport

SITE PLAN





BUILDING B

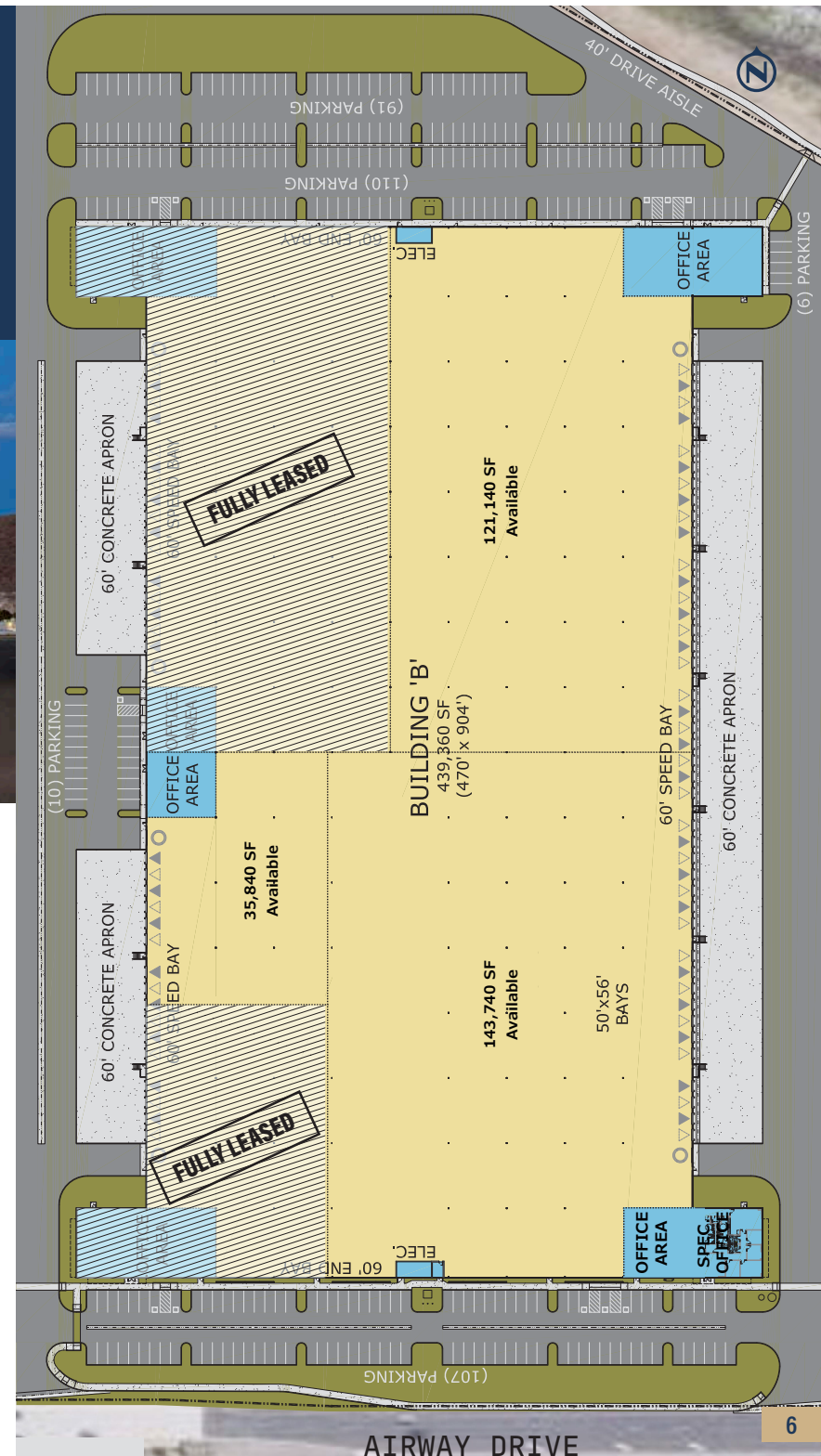
- TOTAL BUILDING SIZE: $\pm 439,360$ SF
- DIVISIBLE TO: $\pm 35,840$ SF

SITE PLAN



BUILDING B SPECS

- Dimensions: $\pm 470' \times 904'$
- Clear Height: $\pm 28'-32'$
- Column Space: $\pm 50' \times 56'$
- Power: 5,000 Amps, 480/277 Volt, 3-Phase
- 84 Dock Doors
- 6 Drive-In Doors
- 308 Auto Parking Spaces
- ± 60 Trailer Parking Spaces (shared)
- Zoning: MA - Mixed Use - Airport





LOCATION ACCESS



TRUCK DRIVE-TIMES





AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE

(2022 ESTIMATES)



622,665

2022 Population
(45-min Drive)



\$105,021

2022 Average
HH Income
(45-min Drive)

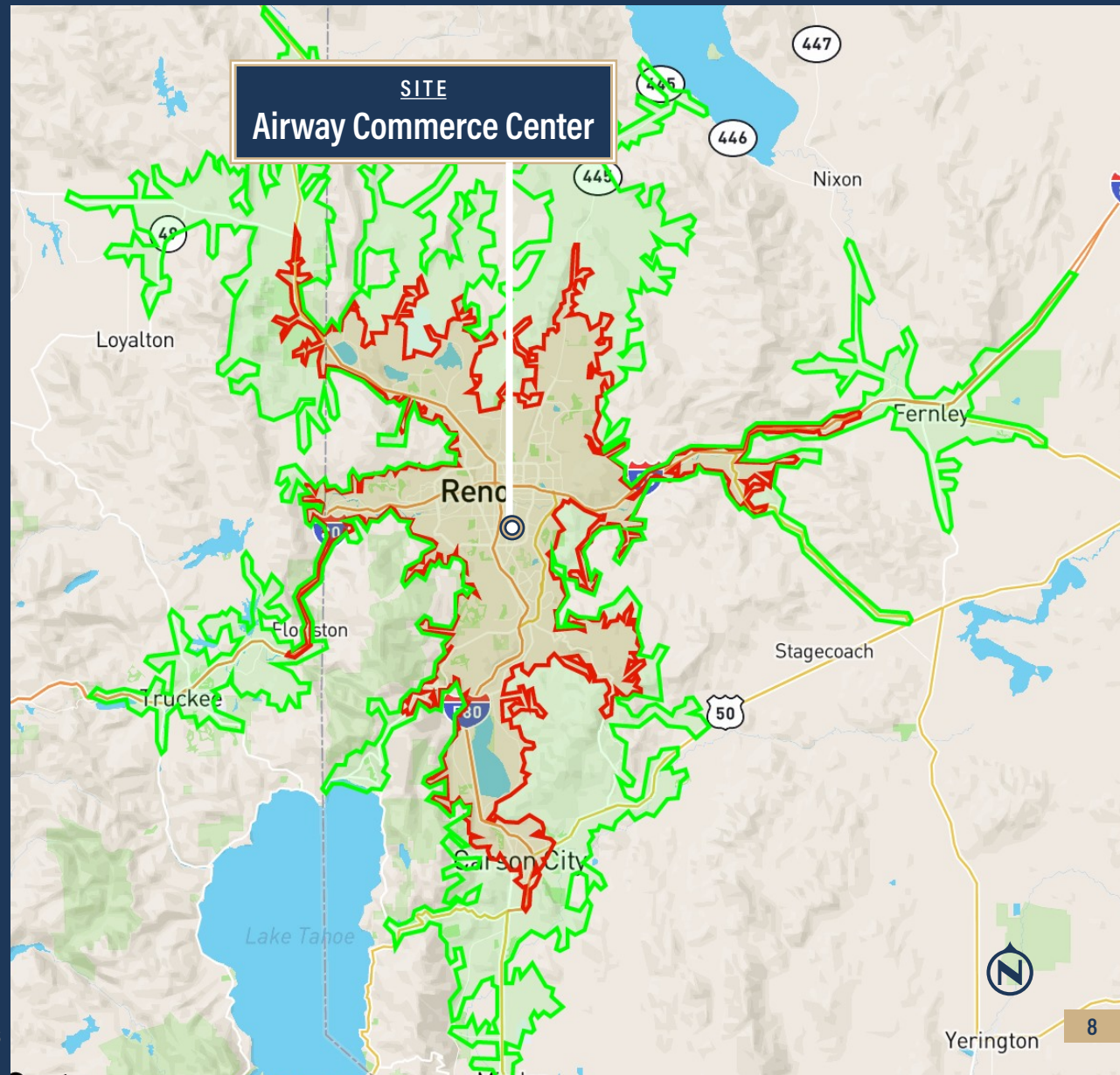


\$462,658

2022 Average
Household Value
(45-min Drive)

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	523,023	622,665
TOTAL HOUSEHOLDS	207,232	246,054
MILLENNIAL POPULATION % (AGE 25-39)	25.0%	24.5%
GEN X POPULATION % (AGE 40-55)	19.3%	19.5%
MEDIAN HOUSEHOLD INCOME	\$77,954	\$78,247
HOUSEHOLD INCOME > \$100,000	43,074	50,724
MANUFACTURING WORKERS	22,075	26,442
WAREHOUSE/DISTRIBUTION WORKERS	13,263	19,750

■ 30-MIN DRIVE ■ 45-MIN DRIVE



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