
For Sublease

Short or Long Term Lease Storage Space

**1910 S. MCCARRAN BLVD.
RENO, NV 89502**

\$0.60/SF NNN
Utilities Included

Property Highlights

- Flexible space from 10,000 to 40,000 SF available
- Fenced area to suit need
- Access to dock high and drive in doors
- State-of-the-art, freestanding industrial building
- Ample parking
- Master lease expiration: July 31, 2028

For information, please contact:

Dave Simonsen

Executive Managing Director

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dsimonsen@newmarkmw.com

NV RE License #BS.0144033.LLC

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MOUNTAIN WEST



THE PARK AT MCCARRAN



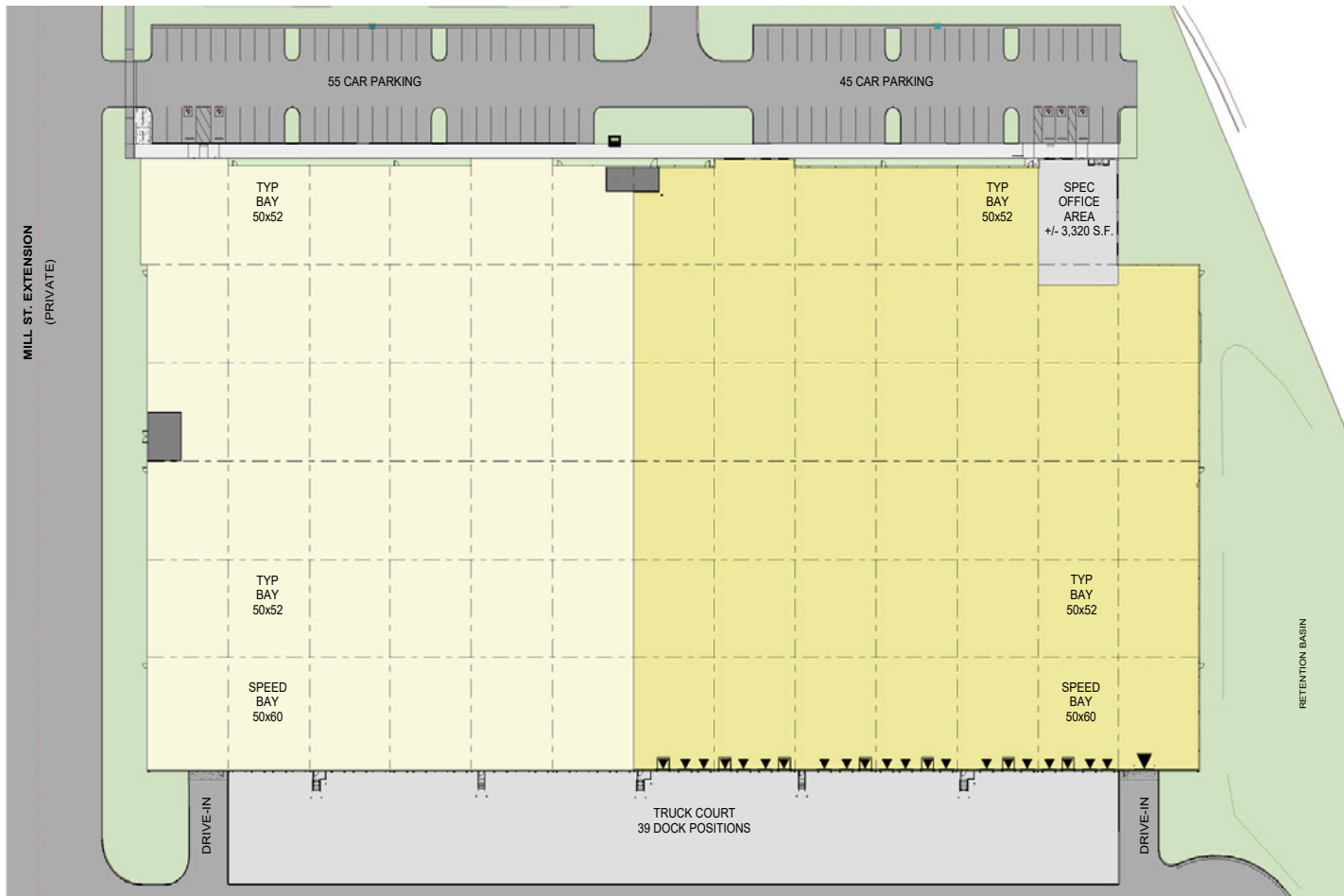
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THE PARK AT MCCARRAN

SITE PLAN



Space Highlights

- 10,000 to 40,000 SF available for sublease
- Exact location in the building to be determined depending upon desired size
- 0.49/1,000 SF parking ratio
- Ample power
- Skylights throughout
- LED lighting
- ESFR sprinkler system
- 32' clear height
- 50'x52' column spacing
- Dock doors: negotiable
- Drive-in doors: shared
- Concrete-tile up construction
- Min. 60-mil single ply PVC roof over rigid insulation

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Location Highlights

- 1.6 miles to I-80
- Four miles east of US-395/I-580
- Immediate access to employee amenities with on-site retail component (fast food/gas/coffee)
- Bus route proximate to site
- One mile east of Reno-Tahoe International Airport

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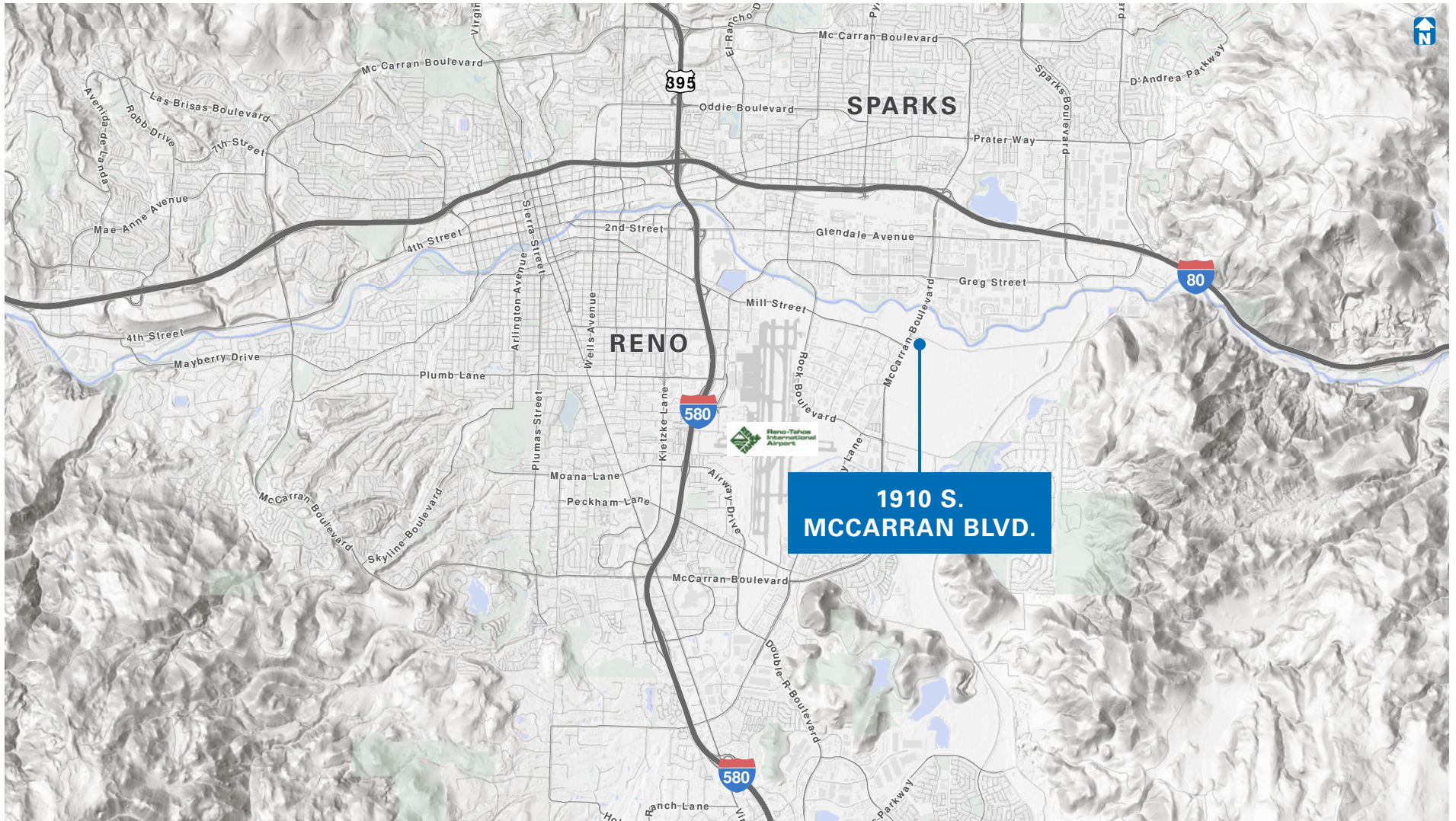
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Sublease Space

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FIDELITONE

The image shows a modern, two-story commercial building with a white and blue facade. The Fidelitone logo, consisting of a red stylized 'F' above the word 'FIDELITONE' in blue, is prominently displayed on the upper level. The building features large windows and a blue horizontal band across the second floor. In the foreground, there is a paved parking lot with a silver SUV parked, a concrete sidewalk with a bike rack, and some landscaping with rocks and young trees. The sky is clear and blue with a bright sun in the upper right corner.