

# FOR LEASE



**5301 Longley Lane**  
Reno, NV 89511

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**DRA**  
DORNIN REALTY ADVISORS





# Property Features



**Zoning: IC  
Industrial/Flex**



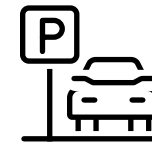
**New  
Ownership**



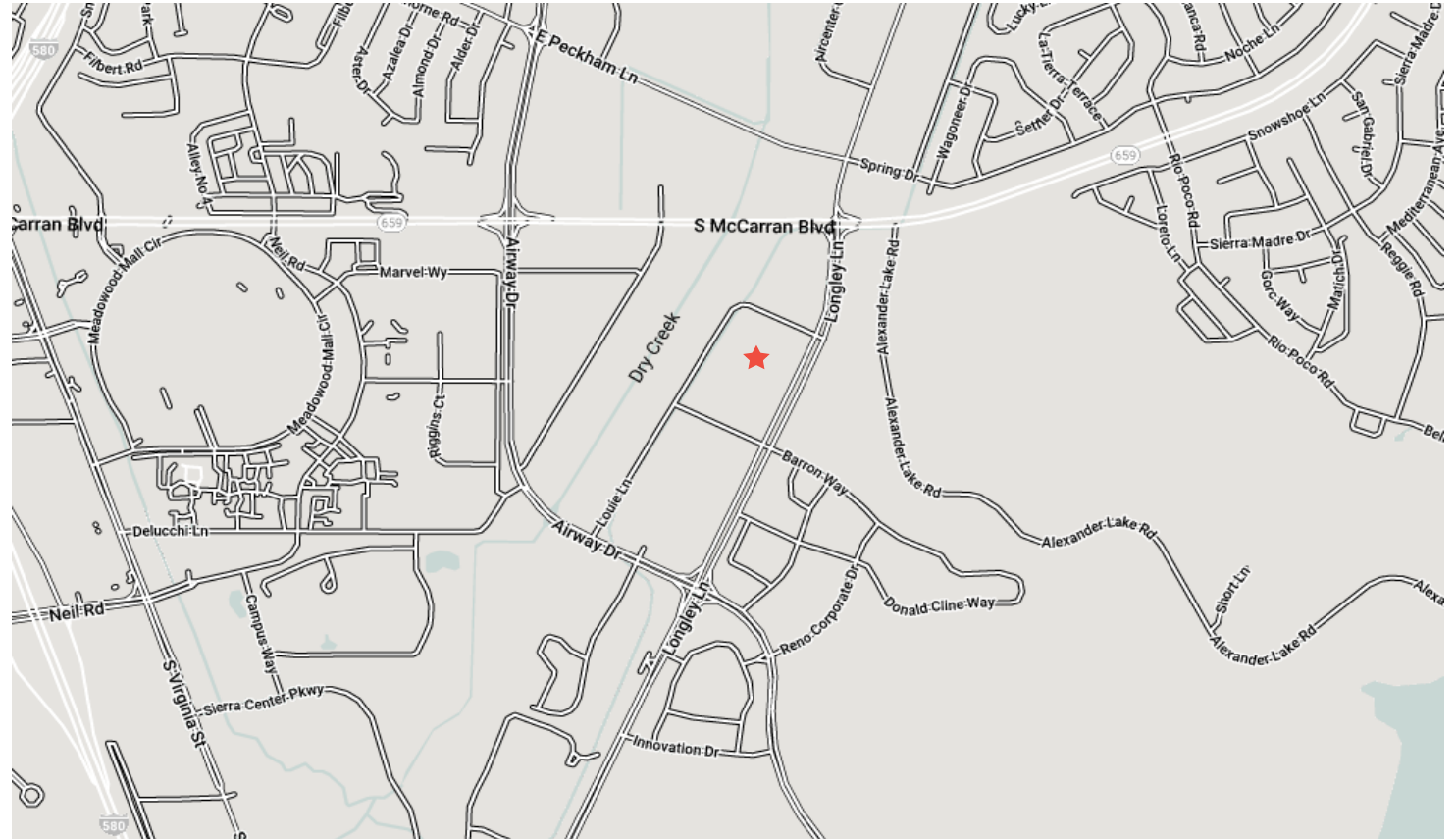
**Delivered  
Turn Key**



**Prime  
Location**



**Ample  
Parking**



Reno, "The Biggest Little City in the World," offers a dynamic business environment since its 1868 founding. Leasing commercial space here provides strategic, accessible locations with modern amenities, flexible layouts, and ample parking, catering to operational efficiency and comfort.

This mix of convenience and local economic vitality makes Reno an ideal choice for businesses aiming to grow in a thriving community

**5301 Longley Attributes:**

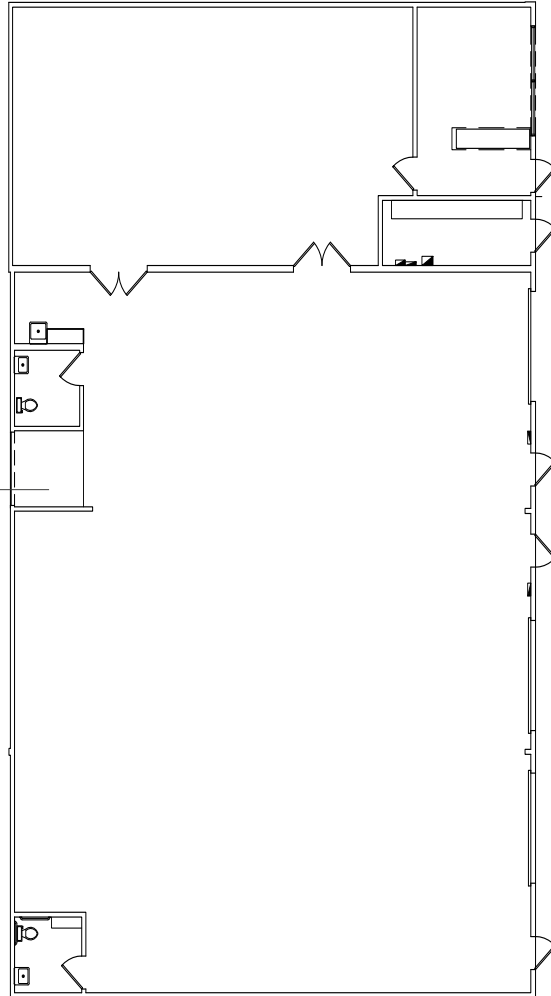
- 5301 Longley is strategically positioned to benefit from Reno's economic growth and accessibility. Its proximity to major transportation routes enhances operational efficiency and connectivity.
- With options ranging from 1,216 to 4,833 square feet, businesses can choose the ideal space for their operations, whether they need multiple roll-up doors, small offices,

or prime end units.

- The availability of ample parking facilitates ease of access for both employees and clients, adding to the convenience of the location.
- For businesses requiring storage and distribution capabilities, additional warehouse spaces are available, making it an ideal spot for light distribution and industrial flex needs..

- Each unit is delivered turnkey, featuring full build-outs, HVAC systems, and ceiling heights of 14'-2", ensuring a comfortable and productive working environment.
- Permits a wide range of industrial and commercial activities, offering flexibility in business operations.

**185-188**



- 4,883 RSF
- Office: 205 RSF
- \$1.45 NNN
- 14'-2" Clear Heights
- Delivered Turn Key
- Ample parking
- 3 Roll Up Doors
- HVAC
- Prime location
- New ownership
- Additional warehouse, flex space available



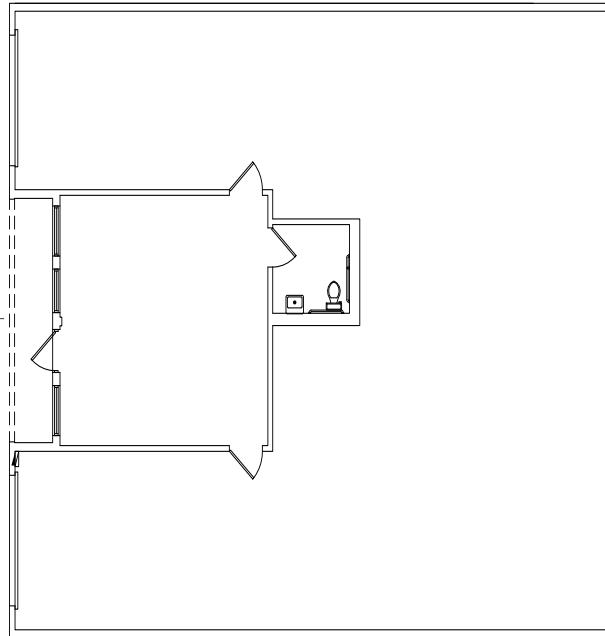








**196,197**



- 2,647 RSF
- Office: 362 RSF
- \$1.45 NNN
- 14'-2" Clear Heights
- Delivered Turn Key
- Ample parking
- New ownership
- Prime location
- 2 Roll Up Doors
- HVAC
- Additional warehouse, flex space available









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