

4050 S. MCCARRAN BLVD

RENO, NV 89502

Industrial Flex / Warehouse

Price: \$3,900,000.00



GARRETT HALLENBECK, CCIM, CPM

Hallmark Investments & Management, LLC

Phone: (775) 786-8488 ext. 2

Mobile: (775) 247-6570

Email: garrett@hallmarkreno.com

License: B.48550

Hallmark
Investments
& MANAGEMENT, LLC

CONTACT US

GARRETT HALLENBECK, CCIM, CPM

Hallmark Investments & Management, LLC

Phone: (775) 786-8488 ext. 2

Mobile: (775) 247-6570

Email: garrett@hallmarkreno.com

License: B.48550

Hallmark
Investments
& MANAGEMENT.LLC

4050
S. MCCARRAN BLVD



Executive Summary

Hallmark Investments & Management is pleased to present the opportunity to acquire a 15,531 square foot multi-tenant industrial flex building located at 4050 S. McCarran Blvd in Reno, Nevada. Positioned on a 0.36-acre parcel along one of Reno's primary commercial corridors, the property offers a versatile mix of industrial and commercial flex space within the highly active South Reno industrial submarket. The building benefits from strong visibility, convenient access to I-580, and close proximity to the Reno-Tahoe International Airport, making it well suited for owner-users, service-oriented businesses, or investors seeking stable industrial flex assets.

Located adjacent to the rapidly expanding Airway Commerce Center, an 890,000+ square foot Class A industrial park, the property benefits from increasing employment density and daily workforce traffic driven by distribution, logistics, aviation support, and light manufacturing operations. The building includes a fully built-out restaurant and bar space, creating a unique amenity opportunity for nearby industrial tenants and providing potential for repositioning or operational use. Nevada Restaurant Group just executed a 10 year NNN lease with annual 2% increases.

Offered at \$3,900,000 (\$251.11/SF) with a 5.82% cap rate, the asset presents a compelling opportunity to acquire a well-located industrial flex property in one of Reno's fastest-growing employment corridors.

PROPERTY OVERVIEW

Address	4050 S. McCarran Blvd
City / State	Reno, Nevada
Property Type	Industrial Flex / Warehouse
Total Building Size	15,531 SF
Lot Size	0.36 Acres
Year Built	1999
Stories	1
Clear Ceiling Height	15'
Drive-In / Grade-Level Doors	3
Parking Ratio	1.61 / 1,000 SF
Building Class	C
Zoning	IC
Sale Type	Investment or Owner User
Sale Condition	1031 Exchange
Price	\$3,900,000.00
Price Per SF	\$251.11 / SF
2027 Cap Rate	5.82%



INVESTMENT HIGHLIGHTS



PRIME INDUSTRIAL FLEX LOCATION

Positioned along S. McCarran Blvd, one of Reno's primary commercial corridors, offering strong visibility, consistent traffic, and convenient access to I-580 and Reno-Tahoe International Airport.



MULTI-TENANT FLEX CONFIGURATION

15,531 SF industrial flex building designed to support a mix of commercial and industrial tenants, providing operational flexibility for a variety of service, logistics, and light industrial uses.



ADJACENT TO MAJOR INDUSTRIAL EMPLOYMENT HUB

Located near the Airway Commerce Center, an 890,000+ SF Class A industrial development, generating strong workforce density and demand for nearby services, dining, and commercial amenities.



STRONG OCCUPANCY HISTORY

The property has maintained a long history of full occupancy, reflecting sustained tenant demand within the South Reno industrial submarket.



OWNER-USER OR INVESTMENT POTENTIAL

The asset offers flexibility for investors seeking stable income with upside potential or owner-users looking to establish operations in Reno's expanding industrial corridor.



STRONG ANCHOR TENANT

Strong Anchor Tenant on 10 year lease with annual increases.

AERIAL MAP



RENT ROLL

Unit	Tenant	Sqft	Rent	Lease From	Lease To	Price Per SF
A	Nevada Restaurant Group	5,263	7,235.00	8/1/2026	7/31/2036	\$1.50
C	GMH, LLC	2,043	2,573.00	09/15/2019	10/31/2021	\$1.26
D	Bottone, LLC dba Killer Salsa	4,046	5,098.00	08/15/2019	09/30/2029	\$1.26
F	Highland Floors	2,053	2,503.00	09/15/2010	10/31/2027	\$1.22
G	Highland Floors	2,310	2,815.00	10/15/2012	10/31/2027	\$1.22
Total 5 Units		15,715	20,224.00			



LOCATION OVERVIEW

4050 S. McCarran Blvd is strategically located in South Reno, one of the region's fastest-growing industrial and commercial corridors. The property benefits from immediate access to S. McCarran Boulevard, a major arterial roadway that connects key employment centers throughout Reno and Sparks while providing convenient connectivity to Interstate 580 and the Reno-Tahoe International Airport.

The site sits adjacent to the expanding Airway Commerce Center, an 890,000+ square foot Class A industrial park that continues to attract logistics, manufacturing, and distribution tenants. This growing employment hub generates significant daily workforce traffic and creates strong demand for nearby dining, services, and commercial amenities. The surrounding area is characterized by a mix of industrial, commercial, and service-oriented businesses, making the property well positioned for continued tenant demand and operational success.

- Located in South Reno, a rapidly expanding industrial and logistics corridor
- Direct access to S. McCarran Blvd, one of Reno's primary commercial thoroughfares
- Convenient connectivity to Interstate 580 and regional transportation networks
- Minutes from Reno-Tahoe International Airport and airport-related business activity
- Adjacent to the Airway Commerce Center (890,000+ SF industrial development)
- Surrounded by established industrial, logistics, and commercial service uses
- Strong workforce presence supporting nearby retail, dining, and service demand



MARKET POSITIONING

Located in the rapidly expanding South Reno industrial corridor, 4050 S. McCarran Blvd represents a compelling opportunity to acquire a multi-tenant industrial flex asset positioned near one of the region's most active employment hubs. With 15,531 square feet of rentable building area, the property offers a flexible configuration suited for a variety of commercial and industrial uses while benefiting from strong visibility along S. McCarran Boulevard, a major transportation corridor serving the Reno–Sparks market.

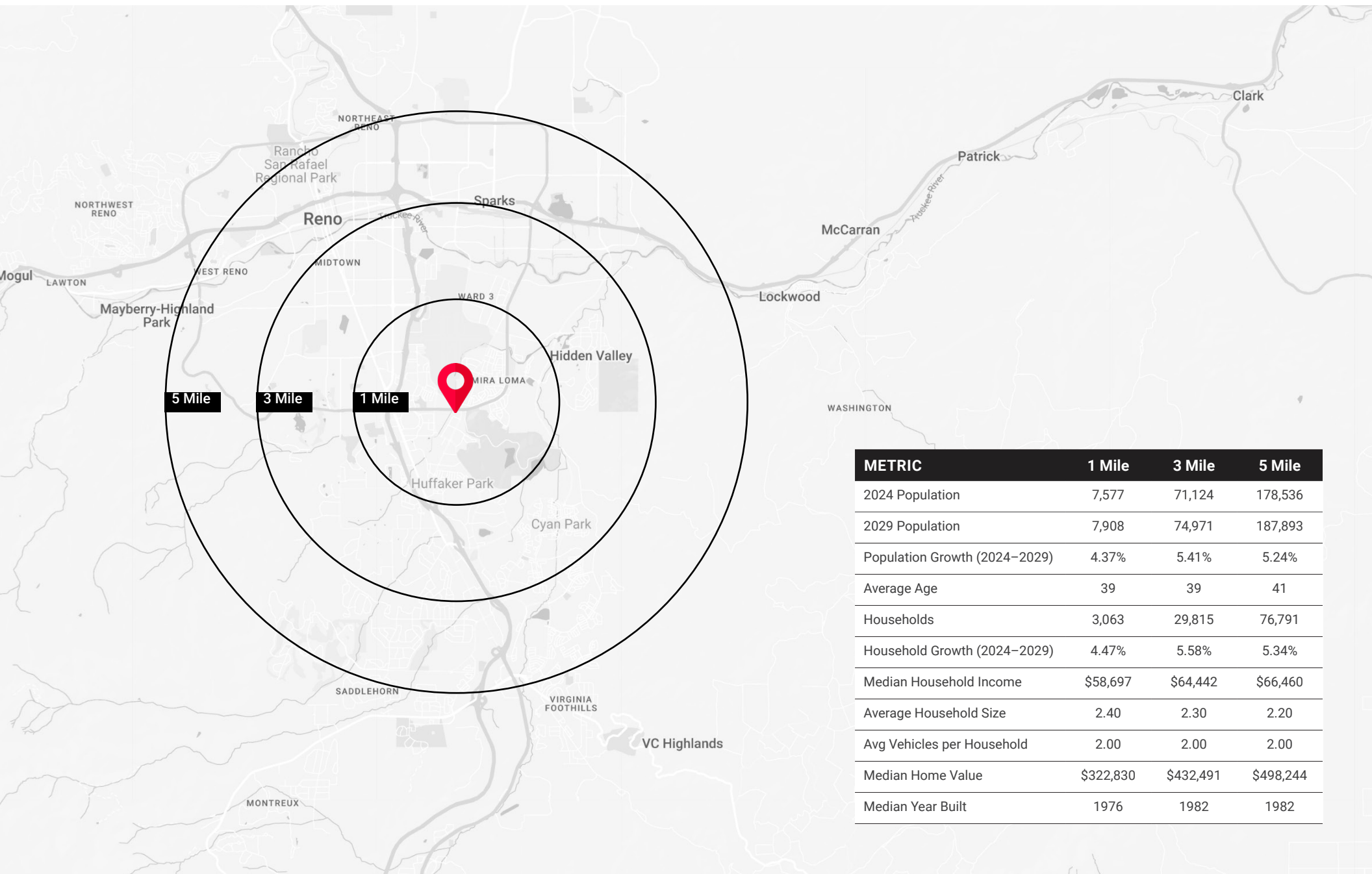
The asset is strategically located adjacent to the Airway Commerce Center, an 890,000+ square foot Class A industrial park that continues to drive significant workforce growth in the area. The influx of employees and industrial tenants has created increasing demand for nearby services, dining, and operational support businesses. With a history of full occupancy and a 5,263 SF restaurant space becoming available in May 2026, the property offers investors and owner-users the opportunity to reposition space, enhance rental income, or establish an operational presence within one of Reno's most dynamic industrial submarkets.

MARKET POSITIONING HIGHLIGHTS:

- Located within South Reno's rapidly expanding industrial and airport logistics corridor
- 15,531 SF multi-tenant industrial flex building supporting diverse commercial and service uses
- Adjacent to the Airway Commerce Center (890,000+ SF Class A industrial development)
- Strong workforce density driving demand for dining, services, and commercial amenities
- Nevada Restaurant Group: 10 year NNN lease with increases
- Positioned along S. McCarran Blvd, one of Reno's primary commercial corridors
- Convenient access to Interstate 580 and Reno-Tahoe International Airport
- Attractive opportunity for investors seeking stable income with repositioning upside or owner-users establishing operations in Reno's growing industrial market



DEMOGRAPHICS





GARRETT HALLENBECK, CCIM, CPM

Hallmark Investments & Management, LLC

Phone: (775) 786-8488 ext. 2

Mobile: (775) 247-6570

Email: garrett@hallmarkreno.com

License: B.48550

Hallmark
Investments
& MANAGEMENT, LLC

Hallmark Investments and Management, LLC is a locally owned company that values long-term relationships with both property owners and tenants. Unlike big corporations, we provide flexible services tailored to the unique needs of each client. With 35+ years of experience in the Reno/Sparks market, we specialize in commercial property management and leasing. Our dedicated team works to maximize and protect your investment with a custom management program and leasing strategy.