

CRAIG
TEAM
REALTY

ELEVATE
REALTY

NEW CONSTRUCTION
OFFICE/WAREHOUSE OPPORTUNITY

3855 Glen Street

Reno, Nevada 89502

\$3,550,000

OFFERING PRICE

+/- 15,481 SF

BUILDING AREA

January 2027

ESTIMATED COMPLETION



NEW CONSTRUCTION ASSET

Modern office image with real warehouse utility.

3855 Glen Street offers a new office/warehouse facility that balances professional image with day-to-day utility. The building includes a visible two-story office frontage, a substantial warehouse component, paved circulation, roll-up access, and room for future site flexibility.



Core Selling Points

- +/- 15,481 SF total building area.
- +/- 10,434 SF warehouse area.
- +/- 5,046.75 SF finished office/support area.
- 14-foot-high roll-up doors and approximately 19-foot warehouse ceiling height.
- Approx. 42 striped parking spaces shown on current site plan.
- Estimated completion: **January 2027**.

OFFERING SNAPSHOT

New construction office/warehouse opportunity.

\$3.55M

ASKING PRICE

+/- 15,481 SF

TOTAL BUILDING

+/- 10,434 SF

WAREHOUSE

+/- 5,046.75 SF

FINISHED AREA

1,617.5 SF lower + 3,429.25 SF upper

+/- 1.58 AC

LOT SIZE

Approx. 68,755 SF per parcel map

+/- 42 Spaces

PARKING

Shown on current site plan

ME

ZONING

Mixed Employment

January 2027

COMPLETION

Estimated



New construction flex-industrial in central Reno.

Site

- County: Washoe County
- APN: 025-241-34
- Lot size: +/- 1.58 acres / approx. 68,755 SF per parcel map
- Topography: flat, development-ready site
- Utilities: city water, sewer, power, and telecom available
- Electrical service: **350 amps**; approved for up to **800 amps**

Building

- New construction office/warehouse building
- Total area: +/- 15,481 SF
- Warehouse: +/- 10,434 SF
- Finished first floor: +/- 1,617.5 SF
- Finished second floor: +/- 3,429.25 SF
- Total finished office/support: +/- 5,046.75 SF
- Estimated completion: January 2027

Zoning & Use

- City of Reno ME, Mixed Employment zoning
- Supports office, flex-industrial, warehouse, contractor, and education-oriented uses
- Final use and occupancy subject to applicable code and City requirements

Site Features

- Approx. 42 striped spaces shown on site plan
- Accessible parking and accessible route shown
- Paved drive aisles and site circulation
- 14-foot-high warehouse roll-up doors
- Approx. 19-foot warehouse ceiling height
- 350-amp electrical service; approved for up to 800 amps

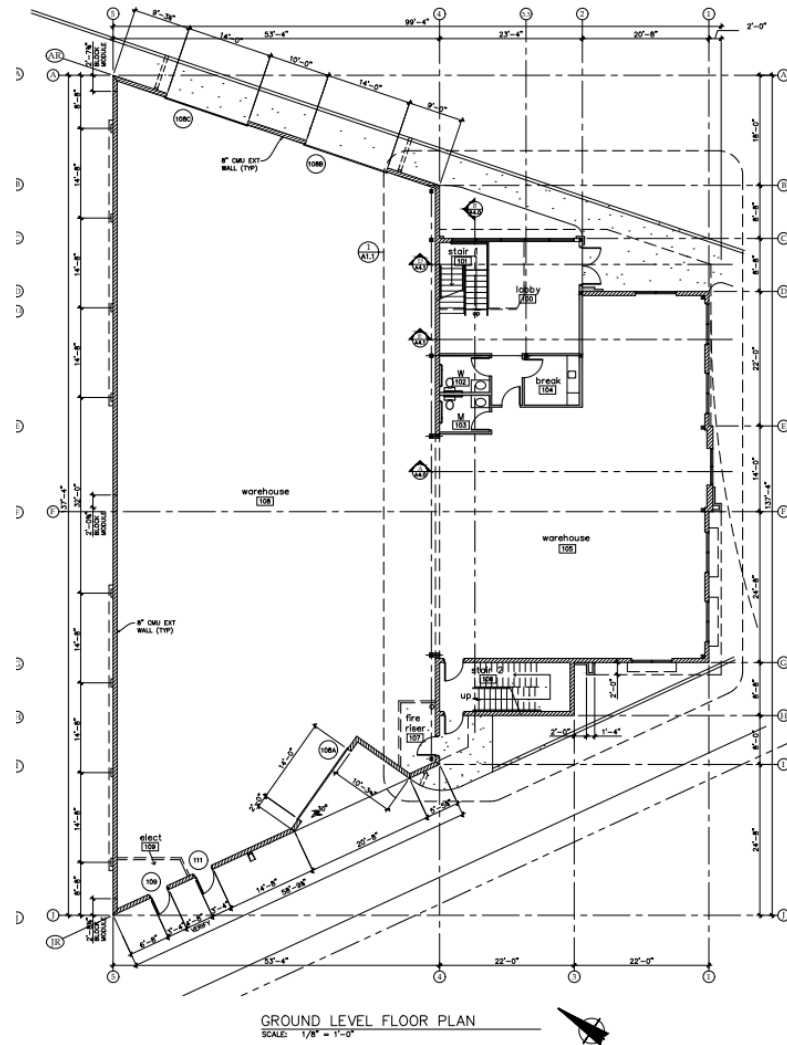
OPERATIONAL FLOOR PLAN

Warehouse capacity where users need it most.

10,434 SF
WAREHOUSE

1,617.5 SF
FINISHED CORE

14' High
ROLL DOORS



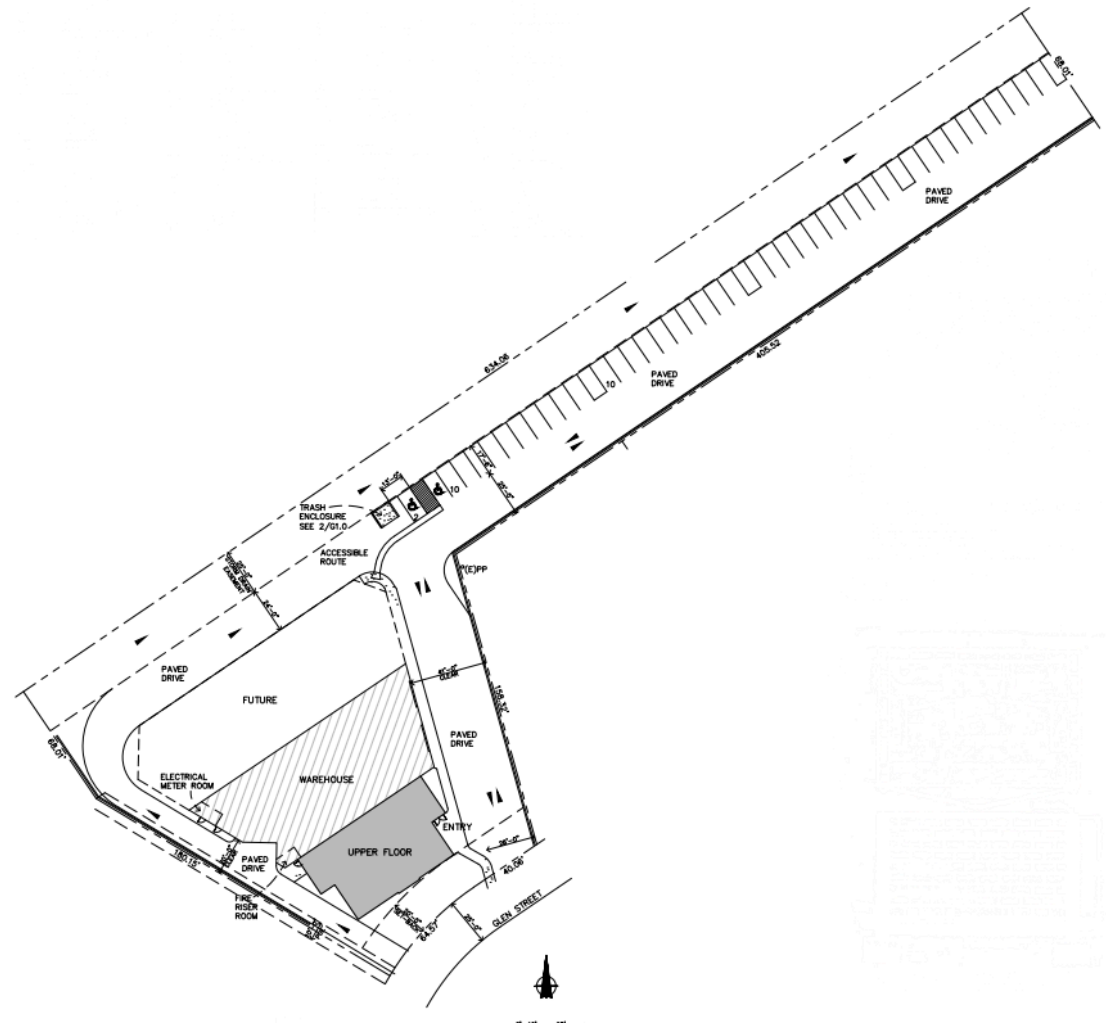
- Large warehouse areas labeled Warehouse 108 and Warehouse 105.
- Warehouse ceiling height is approximately **19 feet**.
- Building includes **350-amp service** and is approved for up to **800 amps**.
- Lobby, restrooms, break room, stair access, fire riser, and service support spaces are located within the first-floor finished core.
- Plan relationship supports users needing operational floor area plus a professional office/support entry.

PARKING AND CIRCULATION

Planned parking and drive aisles support daily operations.

The site is laid out for practical daily use. A long paved drive carries vehicles through the property, with parking, accessible route, trash enclosure, and service circulation arranged around the office and warehouse areas.

- Approximately **42 striped parking spaces** shown on the current site plan.
- Accessible spaces and accessible route shown near the building entry sequence.
- Parking is largely placed along the rear drive, preserving the office frontage and warehouse apron.
- Site circulation supports employee parking, service vehicles, deliveries, and warehouse access.





EXPANSION UPSIDE

Room for future growth without changing the current offering.

The offering is focused on the building shown here, with additional flexibility available on the rear portion of the site. That area may support added warehouse space or a separate future pad, subject to final design, approvals, and user requirements.

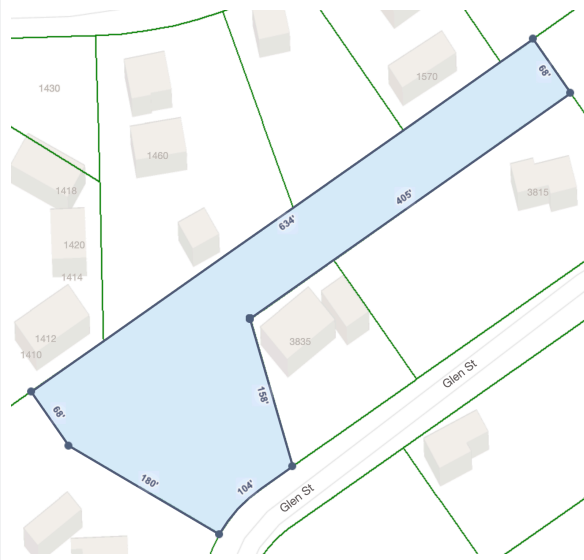
Potential future expansion area: approximately **6,600 square feet**, subject to final design, approvals, and buyer requirements.

SITE CONTROL

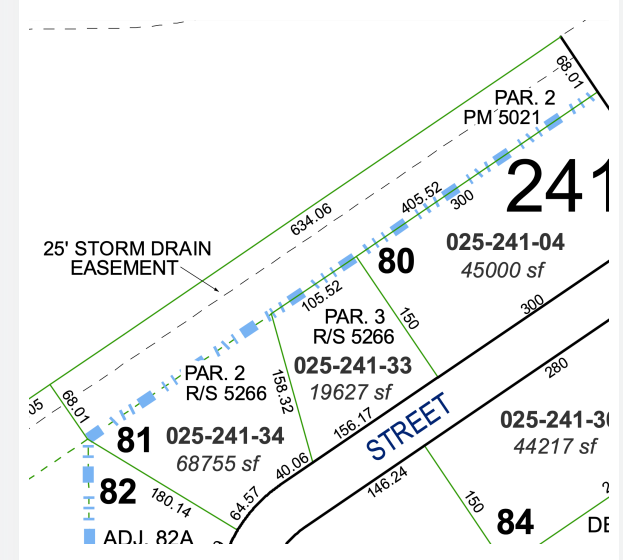
1.58-acre parcel with frontage, depth, and usable circulation.



Approximate lot lines over satellite imagery



Approximate lot-line diagram



Parcel map reference showing APN 025-241-34

Source materials include provided parcel/lot-line exhibits and public parcel-map reference imagery.

Central Reno access for employees, customers, and service routes.

ZIP 89502 Profile

- Population: approximately **46,691**.
- Median household income: approximately **\$65,328**.
- Median age: approximately **34.6 years**.
- Labor force participation: approximately **69.7%**.
- Average commute: approximately **18.6 minutes**.

City of Reno Profile

- 2025 population estimate: approximately **283,621**.
- 2024 population estimate: approximately **281,714**.
- Median household income: approximately **\$80,760**.
- Bachelor's degree or higher: approximately **36.8%**.
- Mean commute: approximately **20.3 minutes**.

Nearby Employers

- Renown Regional Medical Center.
- Washoe County School District.
- City and county government.
- Major hospitality employers.
- Expanding technology, logistics, and advanced manufacturing sectors.

Sources: U.S. Census Bureau QuickFacts for Reno city; SimpleMaps ZIP 89502 demographic profile using 2024 ACS 5-year data.

A growth market with industrial, technology, and service demand.

Tesla Gigafactory

Advanced manufacturing and battery technology anchor in the region.

Switch SUPERNAP

Major technology and data center infrastructure.

Amazon, Apple, Google

Logistics and data center facilities across the region.

Healthcare Sector

Hospital systems, clinics, and medical services supporting steady employment.

Tourism & Gaming

A long-standing economic base providing stability and diversity.

Western Distribution

Strategic access to West Coast markets and regional logistics corridors.

3855 Glen Street combines office, warehouse, parking, and practical site flexibility in a central Reno location.

Nevada keeps operating costs competitive.

Tax Advantages

- No corporate income tax.
- No personal income tax.
- No franchise tax on income; annual state business license fee and Modified Business Tax may still apply.
- Competitive property tax rates capped by state law.

Operating Climate

- Right-to-work state with flexible labor market.
- Streamlined regulatory environment with pro-growth policies.
- Potential incentives and abatements through the Nevada Governor's Office of Economic Development.
- Lower operating costs than many California and West Coast markets.

Well suited for

CONTRACTORS

SPECIALTY TRADES

SERVICE COMPANIES

E-COMMERCE

LIGHT DISTRIBUTION

EQUIPMENT USERS

TRAINING / EDUCATION

OWNER-USERS

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NEXT STEP

Request property details and schedule a private tour.

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Offering Notes

- Offering price: **\$3,550,000**.
- Estimated completion: **January 2027**.
- Total building area: **+/- 15,481 SF**.
- Warehouse: **+/- 10,434 SF**; finished office/support: **+/- 5,046.75 SF**.
- Parking shown: **+/- 42 striped spaces**.

Disclaimer

This offering memorandum is provided for general marketing information. Information has been gathered from sources believed reliable, including plans, renderings, prior offering materials, and materials supplied by ownership, but is not guaranteed.

Building areas, parking counts, site configuration, completion timing, expansion potential, zoning uses, and other property details remain subject to final plans, approvals, code requirements, governmental review, and buyer verification. Renderings depict the planned building and may differ from final construction.

Prospective purchasers should complete independent due diligence and consult appropriate professionals before making a purchase decision.