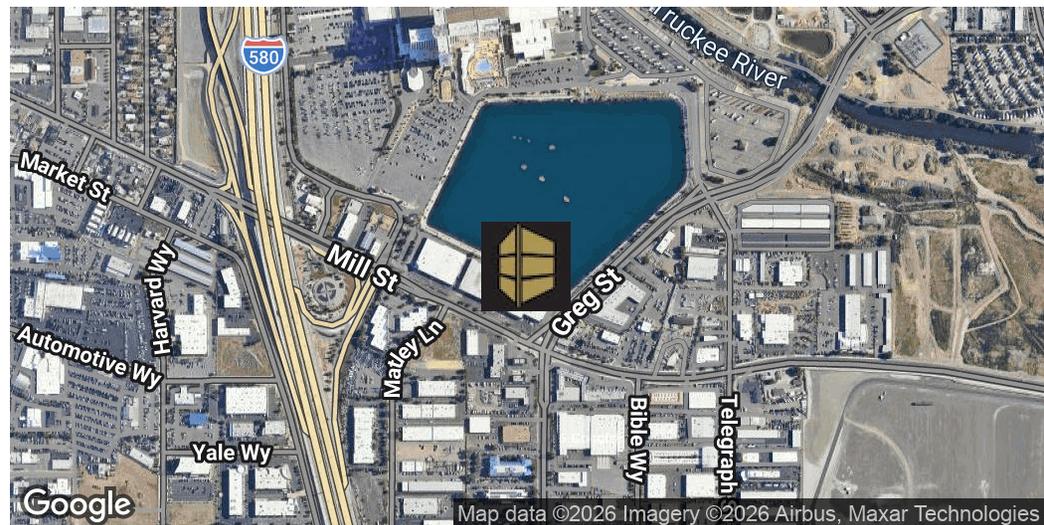


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group is pleased to present for lease an 11,390 SF industrial suite located at the prominent corner of Mill Street and Terminal Way. This highly visible corner suite features approximately 20' clear height, one grade-level loading door, and a bonus ±2,000 SF load-rated mezzanine (±60 PSF). The office area is equipped with a brand-new HVAC system, making the space ideal for a variety of industrial and flex users.

PROPERTY HIGHLIGHTS

- 20' Clear Height
- 1 Grade Level Door / Front loading
- Existing power: 400 amp 120/208 volt Single Phase* Potential for: 800 amp 277/408 volt 3-Phase
- Bonus mezzanine area ± 2,000 SF that is not included in the 11,390 SF

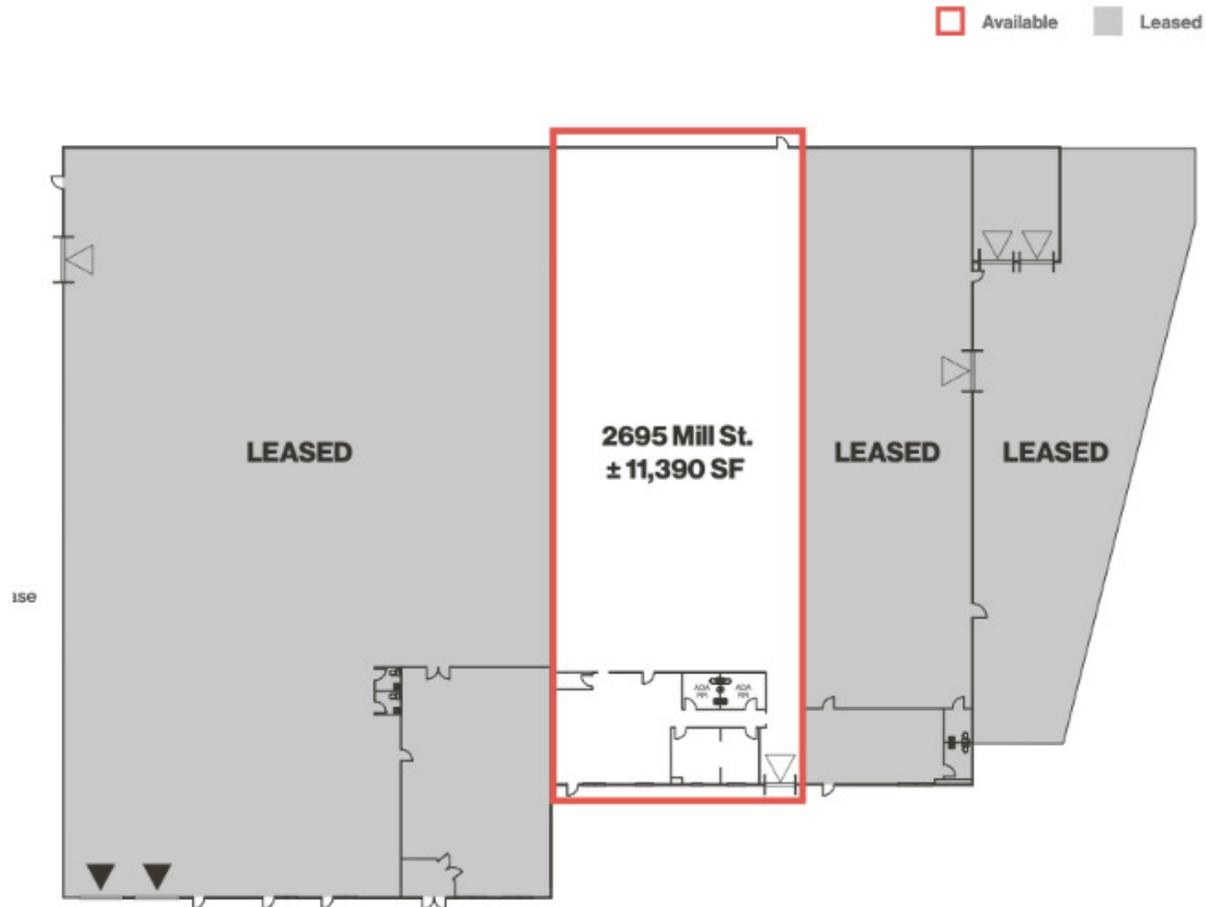
OFFERING SUMMARY

Lease Rate:	\$1.00 sq ft Plus \$.16 sq NNN
Available SF:	11,390 + Mezzanine
Lot Size:	1.027 Acres
Building Size:	26,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,756	57,255	105,348
Total Population	4,875	135,402	254,862
Average HH Income	\$80,613	\$74,290	\$91,816

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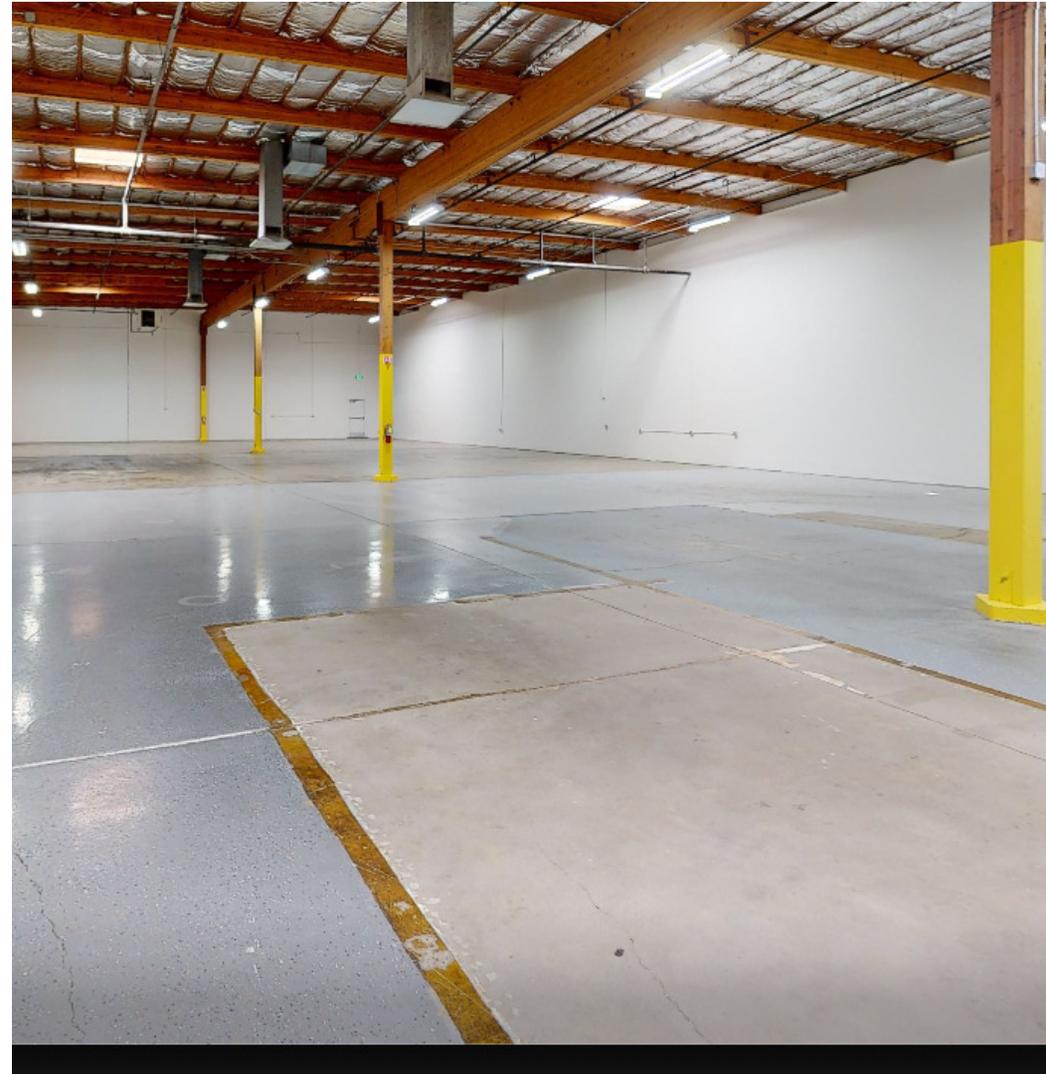
FLOORPLAN



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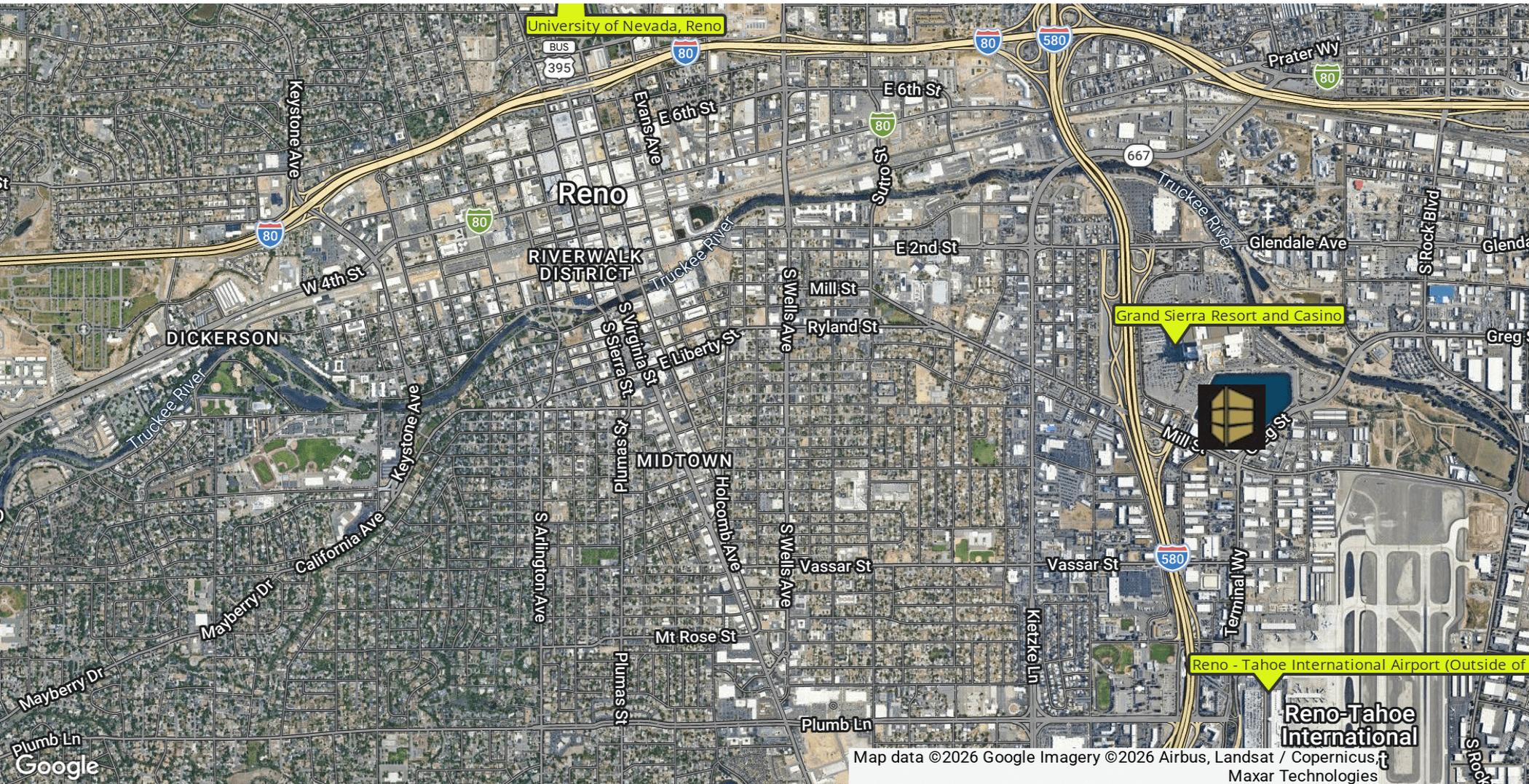
FOR LEASE 2695 MILL STREET, RENO, NV

ADDITIONAL PHOTOS



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LOCATION MAP



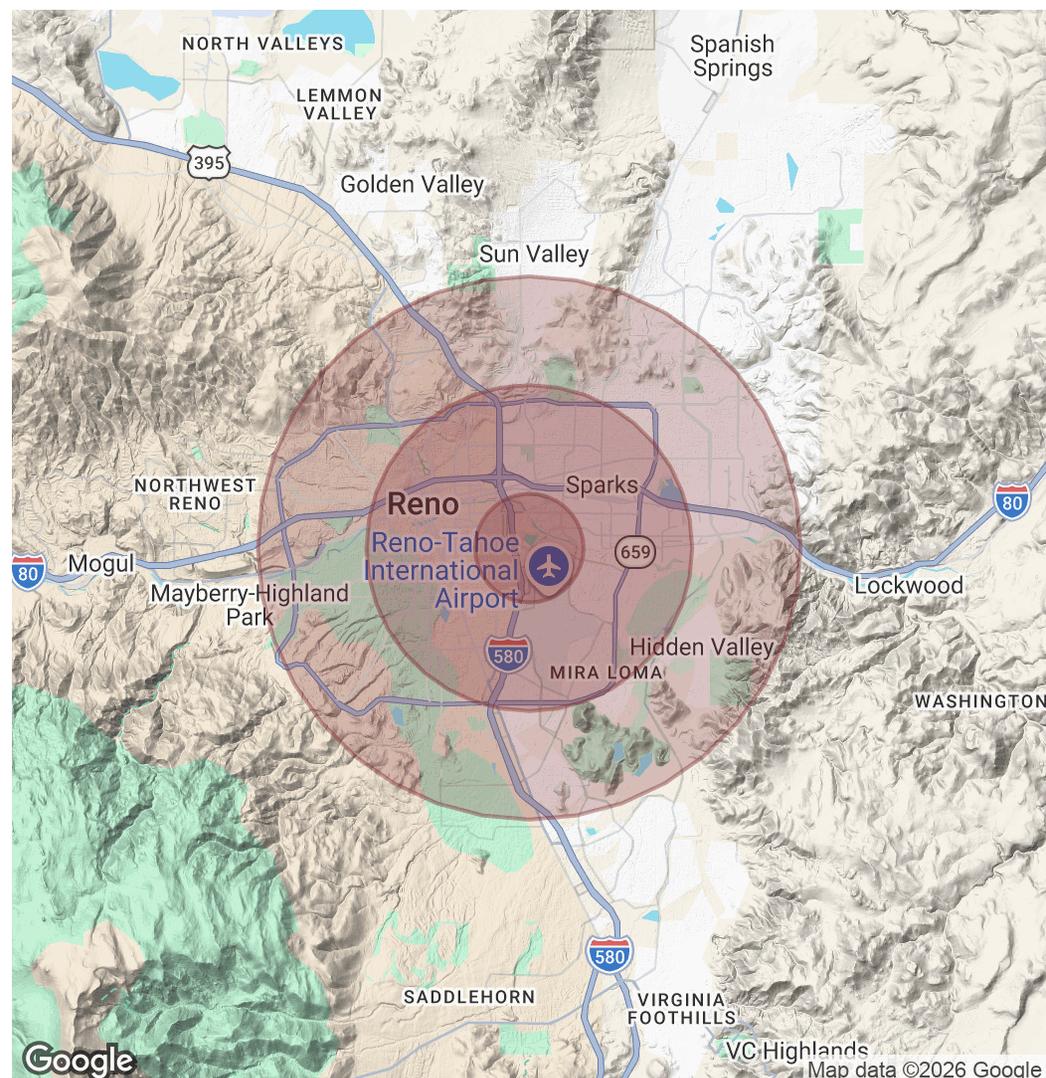
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,875	135,402	254,862
Average Age	40	38	40
Average Age (Male)	40	38	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,756	57,255	105,348
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$80,613	\$74,290	\$91,816
Average House Value	\$394,794	\$439,462	\$513,662

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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