

FOR LEASE
820 Kuenzli St.

Reno, NV 89502



LOGIC



MICHAEL KEATING, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.174942

CHASE HOUSTON, SIOR
Senior Vice President
775.848.6007
chouston@logicCRE.com
S.174274

MICHAEL DORN
Senior Associate
775.453.4436
mdorn@logicCRE.com
S.189635

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VIRTUAL TOUR 360°

820 Kuenzli St.
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Property Highlights

- 50% warehouse/50% office space
- Reception area and six private offices
- Stand-alone flex building
- Yard space available (Contact broker for pricing)
- Charter & AT&T fiber available
- LED lighting
- Two (2) grade level 12' x 13.5' roll-up doors
- 200 amp 3 phase power

Listing Snapshot



\$1.10 NNN
Lease Rate



+/- 6,738 SF
Available SF



012-073-02
Parcel Number (APN)



\$0.10
Net Estimate Price PSF

Demographics

	1-mile	3-mile	5-mile
Population			
2022 Population	18,311	136,259	254,641
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$62,366	\$73,134	\$87,602
Households	1-mile	3-mile	5-mile
2022 Total Households	9,234	57,833	104,781

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The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Vicinity Map

The property is strategically located in a dense and mature residential area servicing +/- 254,641 residents with an average household income of +/- \$87,602 within a 5-mile radius.

Amenities within 3-miles of Radius

1 Renown Regional Medical Center
- 0.29 miles

2 Greater Nevada Field
- 0.44 miles

3 Reno VA Medical Center
- 0.83 miles

4 Downtown Reno
- 0.84 miles

5 Walmart Supercenter
- 0.96 miles

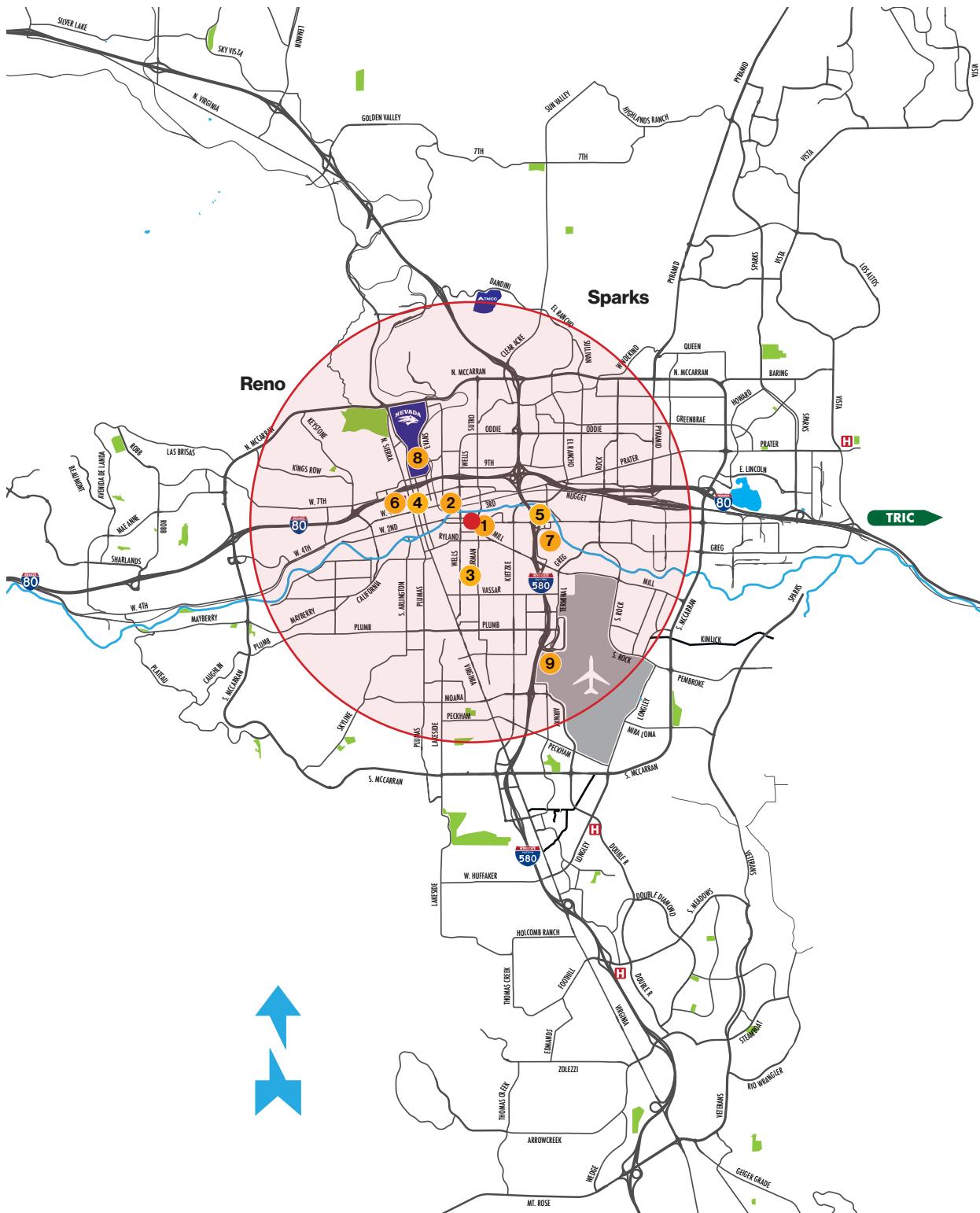
6 Saint Mary's Regional Medical Center
- 1.08 miles

7 Grand Sierra Resort and Casino
- 1.10 miles

8 University of Nevada, Reno
- 1.46 miles

9 Reno-Tahoe International Airport
- 1.98 miles

■ Major Landmark ■ Major Park ■ Hospital ■ Airport
— RTC Bus Route — RTC Bus Route — RTC Bus Route



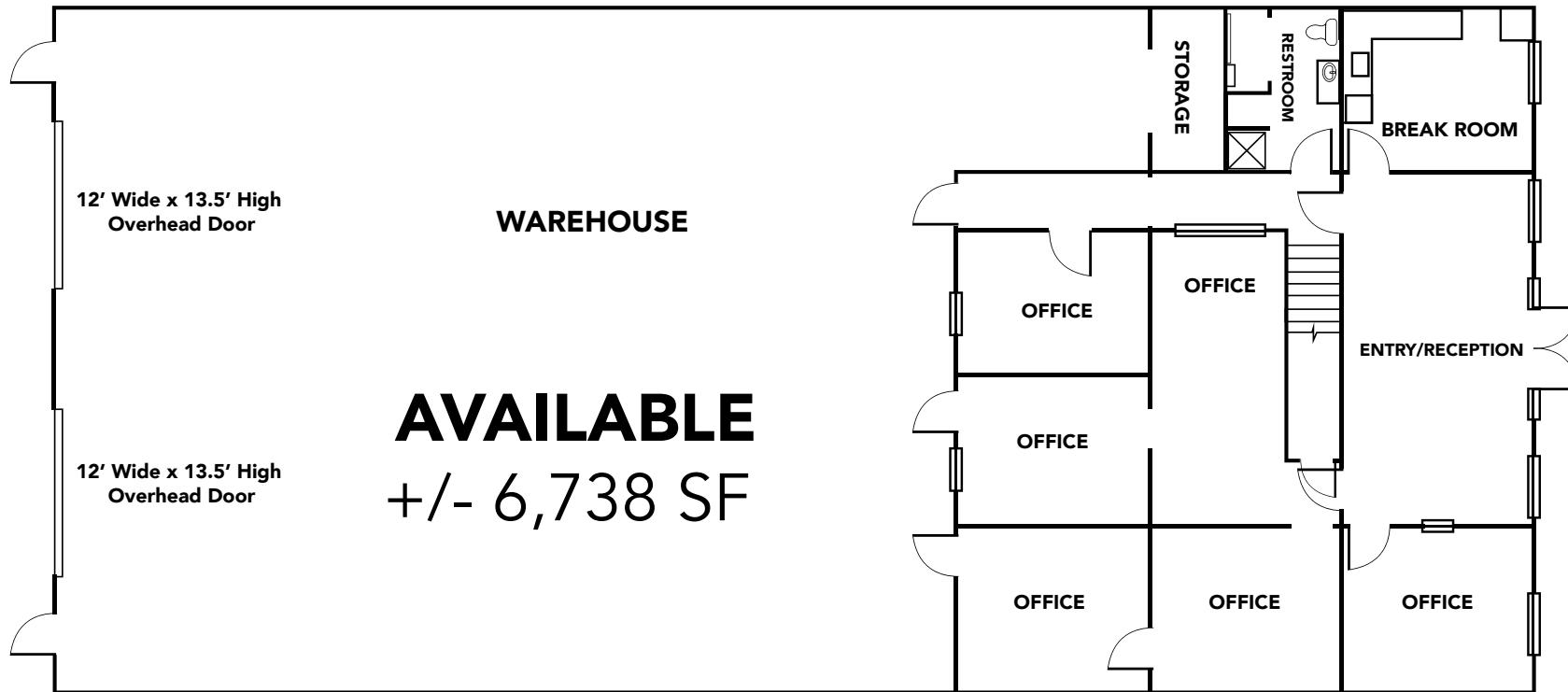
Large Aerial

■ Airport ■ Hospital ■ Hotel ■ Power Center ■ School ■ Master Planned Community



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Floor Plan
Floor 1

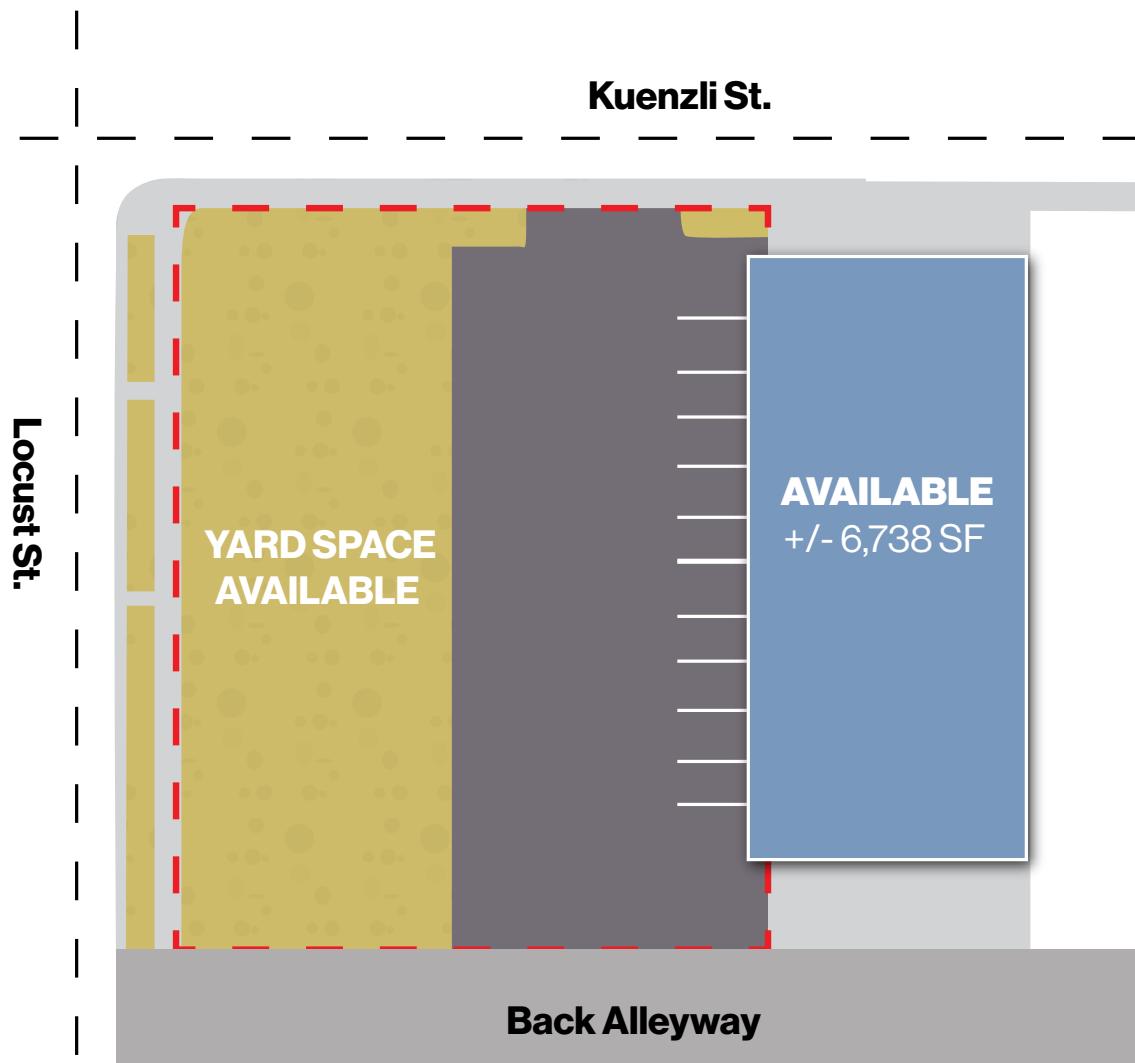


Floor Plan

Floor 2



Site Plan



Property Photos

