

8000

NORTH VIRGINIA

624,000 SF Industrial
Property for Lease
in Reno, Nevada

8000NORTHVIRGINIA.COM

km Kidder
Mathews

Industrial building for lease
in *LogistiCenter*SM at 395 with
convenient freeway access
& excellent visibility



8000 NORTH VIRGINIA

PROPERTY OVERVIEW

ADDRESS	8000 N Virginia St, Reno, NV 89506
POWER	8000 amps 277/480 V 3-phase
SPRINKLERS	ESFR density
RESTROOMS	Truckers lounge with restrooms & 2 remote restrooms
CLEAR HEIGHT	36' minimum (after 1st column)
DOCK-HIGH DOORS	175 total possible doors (83 existing with 91 knock out panels) measuring 9'x 10'. 66 doors equipped with 40,000 lb. electric pit type levelers, vehicle restraints & z-guards
COLUMN SPACING	52' x 50' typical column spacing with 60' speed bays
AUTO PARKING	253 spaces
TRAILER PARKING	160 spaces
GL LOADING	4 manual overhead lift doors, measuring 12' x 16'
ROOF	45 mil TPO membrane on 1/4" densdeck on exterior plywood sheathing with R-19 batt insulation
FOUNDATION	7' reinforced concrete slab

624,000 SF **19,765 SF**

TOTAL BUILDING SIZE

OFFICE SIZE

39.35 AC

TOTAL PARCEL SIZE

LOCATION OVERVIEW

Located in the highly desirable North Valley submarket of the Reno/Sparks MSA. The location offers immediate access to US 395, ample workforce and numerous amenities. The North Valley is home to numerous companies including Chewy.com, Petco, Uline, Makita Tools, Sherwin Williams and UPS.



High-image corner location in *LogistiCenterSM* at 395 industrial park

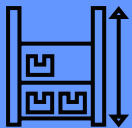
- HVAC - Rooftop packages throughout the warehouse area
- Wall mounted R-13 insulation at 10' AFF in the warehouse
- Building dimensions are 520' x 1,200'
- All dock doors are manual overhead lift measuring 9' x 10'
- All grade doors are manual overhead lift measuring 12' x 16'
- APN Parcel Number: 570-120-11



CROSS DOCKED



SECURED TRUCK COURT
WITH GUARD SHACK



36' MIN CLEAR HEIGHT
(AFTER 1ST COLUMN)



TRUCKERS LOUNGE
WITH RESTROOMS



SITE PLAN

624,000 SF

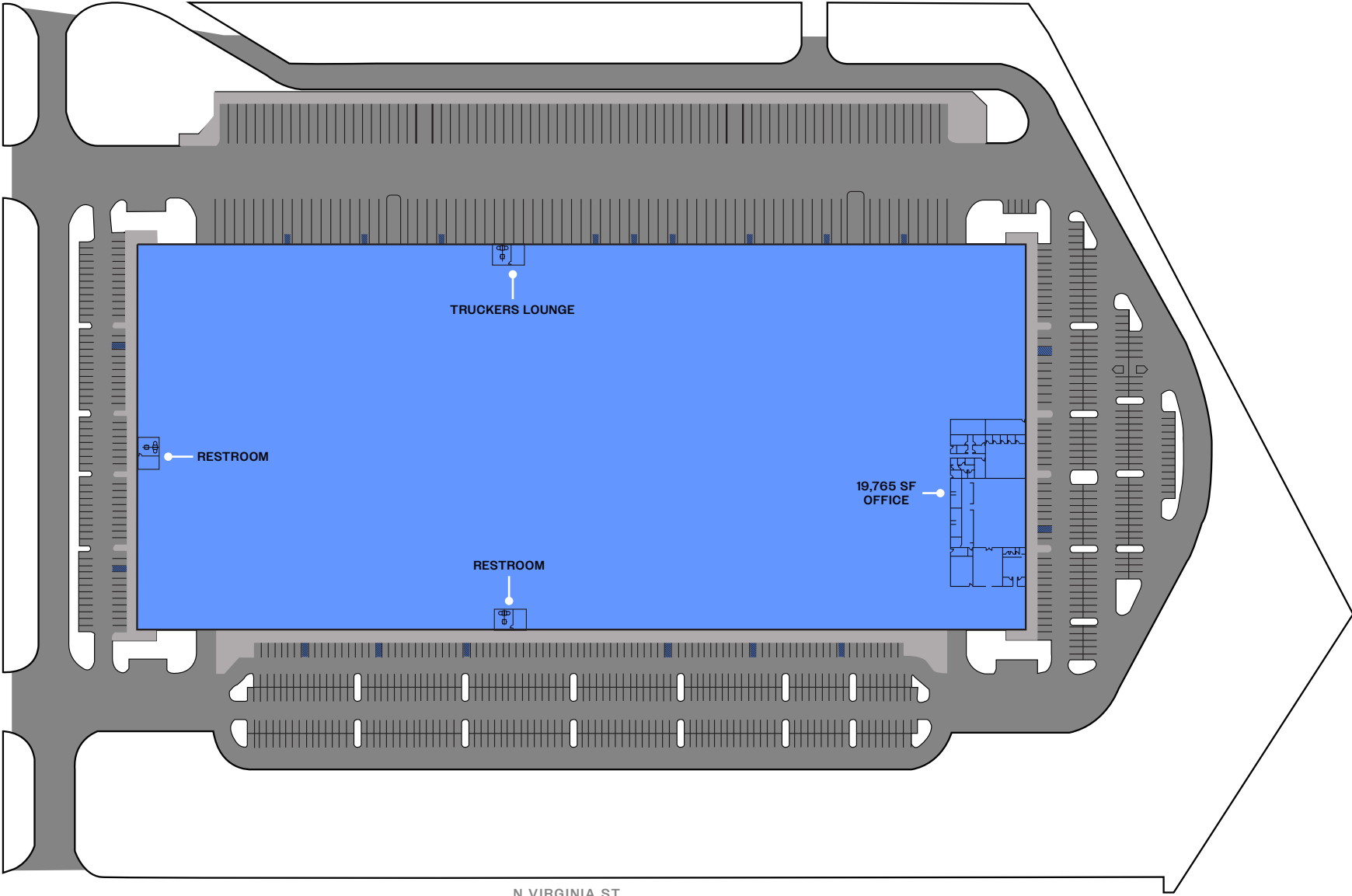
AVAILABLE

NEGOTIABLE

LEASE RATE (SF/YR)

10.01.25

AVAILABLE



N VIRGINIA ST



8 MIN
INTERSTATE 80

16 MIN
RENO/TAHOE INTL AIRPORT

22 MIN
CALIFORNIA BORDER

Swan Lake

Silver Lake

Lemmon Valley

NORTH VALLEYS

Golden Valley

LEMMON DR

395

395

SHIPPING SUPPLY SPECIALISTS

73,000+ VPD

28,500+ VPD

NORTH VALLEY COMMERCE CENTER

LOGISTICENTER 395 PHASE 1

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74,500+ VPD

8000
NORTH VIRGINIA

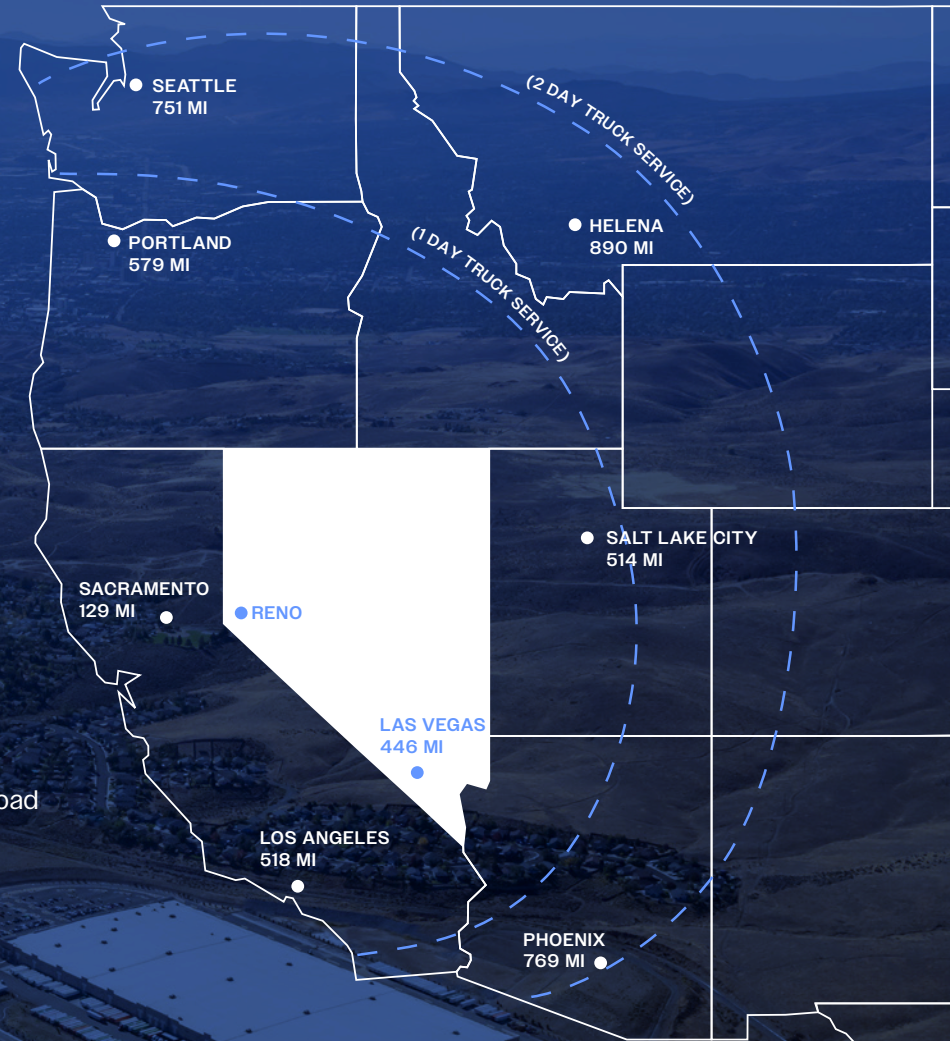
GOLDEN VALLEY DISTRIBUTION CENTER 3

82,500+ VPD

REGIONAL PUBLIC SAFETY TRAINING CENTER



Northern Nevada is centrally located next to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix, and Los Angeles.



TRANSPORTATION



AIRPORTS

McCarran Int'l Airport
Reno-Tahoe Int'l Airport



RAILROADS

Transcontinental Railroad



HIGHWAYS

I-80 corridor
US-395 corridor
US-50 corridor
US-95 corridor



LOGISTICS & DISTRIBUTION

One or two day trucking service from Nevada to major markets with more than 50 carrier services available

8000 NORTH VIRGINIA

Exclusively
leased by

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