

FOR LEASE



NORTH VALLEYS COMMERCE CENTER BUILDING E

9560 N VIRGINIA ST. | RENO, NV 89506

±117,000 SF AVAILABLE



PROPERTY FEATURES

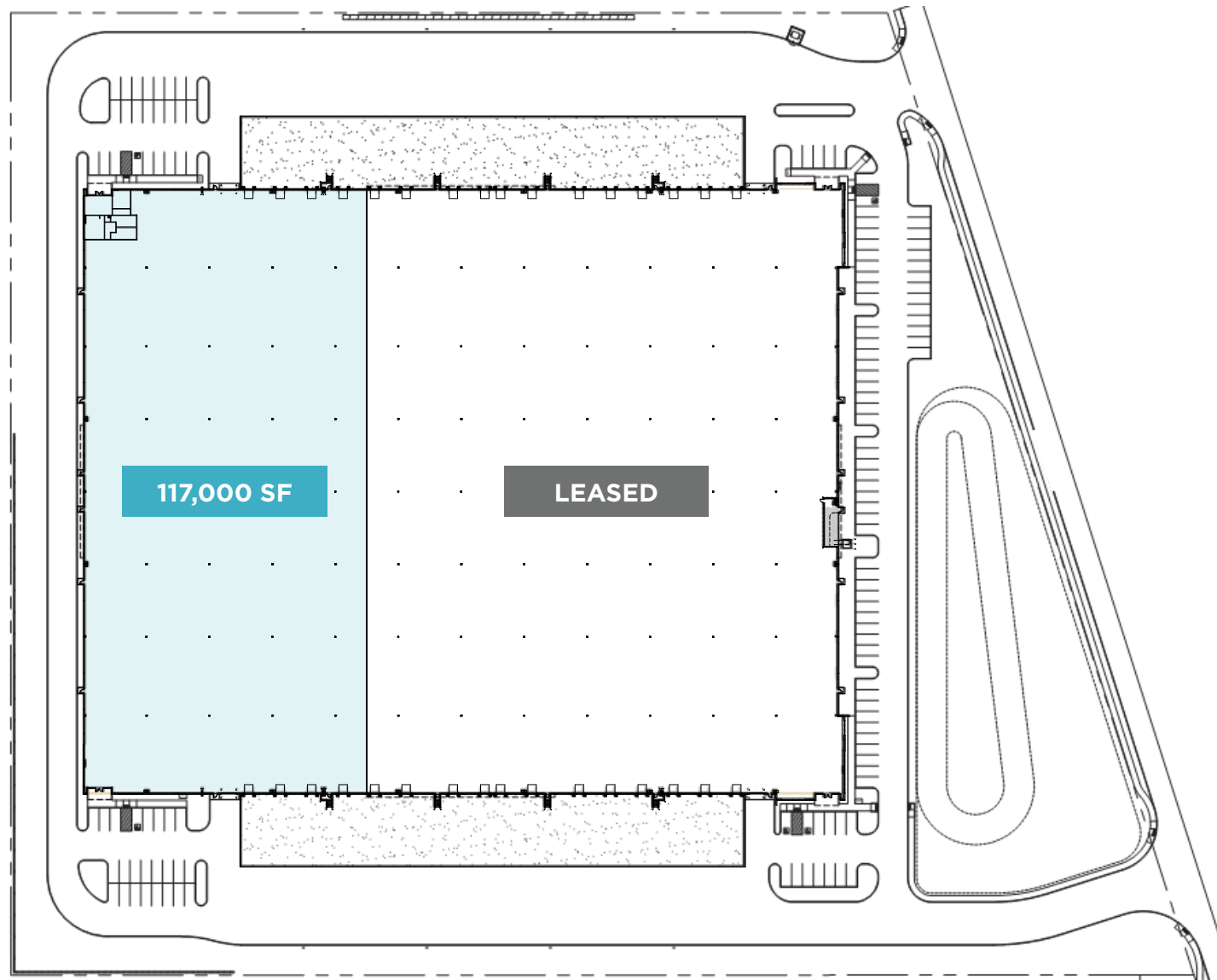
Lease Rate	Negotiable
OPEX	Est. \$0.125/PSF/Mo
Total Available Space	±117,000 SF
Total Office Space	±1,700 SF
Dock-High Doors	12 total docks 11 docks with vehicle restraints 8 with 35,000lb electric pit-type levelers 3 with 35,000lb mechanical pit-type levelers 12 disconnects for forklift chargers 2 knock-out panels for future docks
Grade-Level Doors	2
Clear Height	36'
Power	600 amps, 277/480 volt 3-phase
Lighting	LED lighting system rated at 30 foot candles @ 36" AFF unobstructed
Sprinkler	ESFR
Available	Now

AREA OVERVIEW

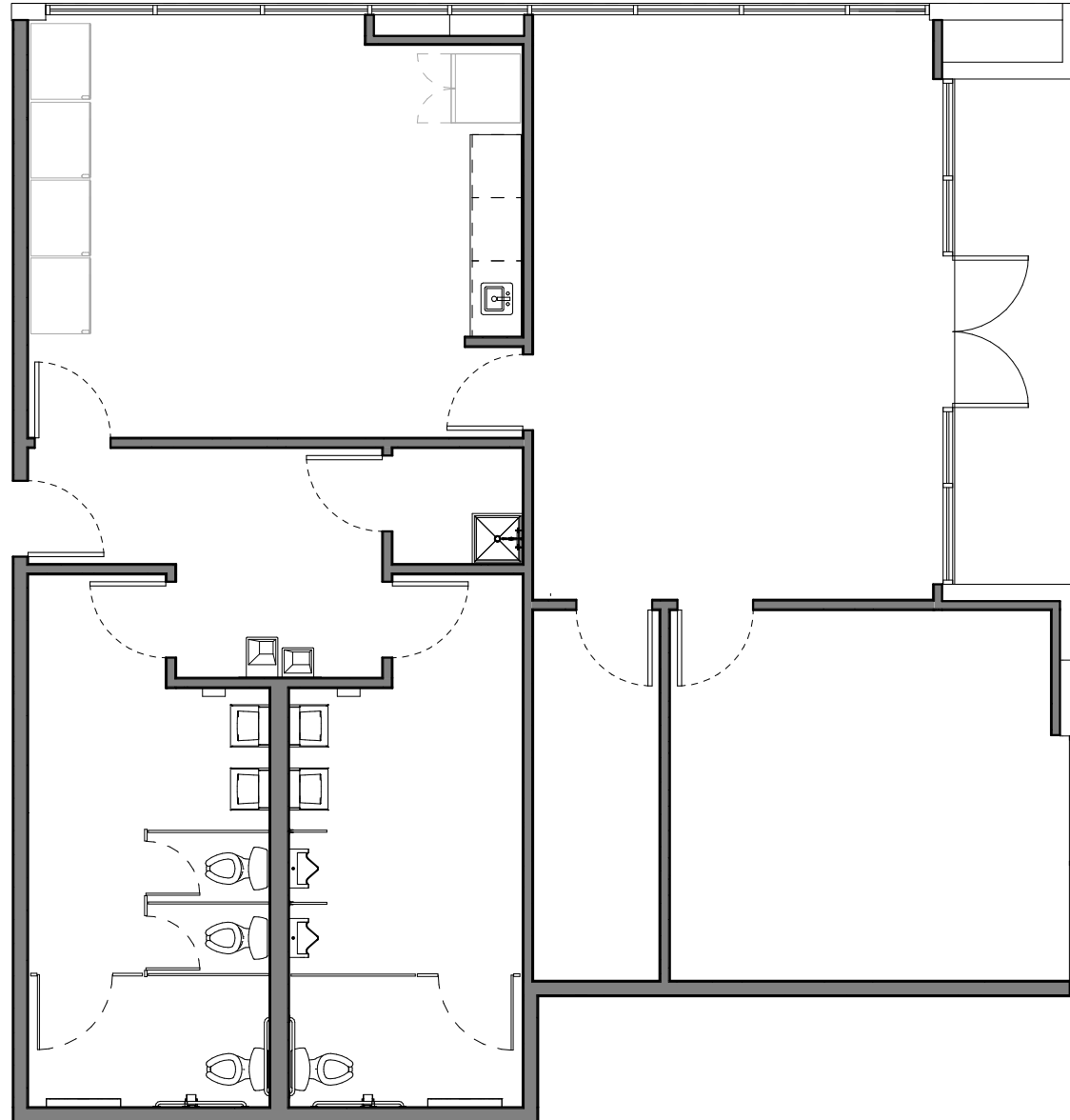
- Excellent access to US 395
- Abundant labor pool
- Professionally managed
- Located within a 1.3M SF Class A Industrial Project



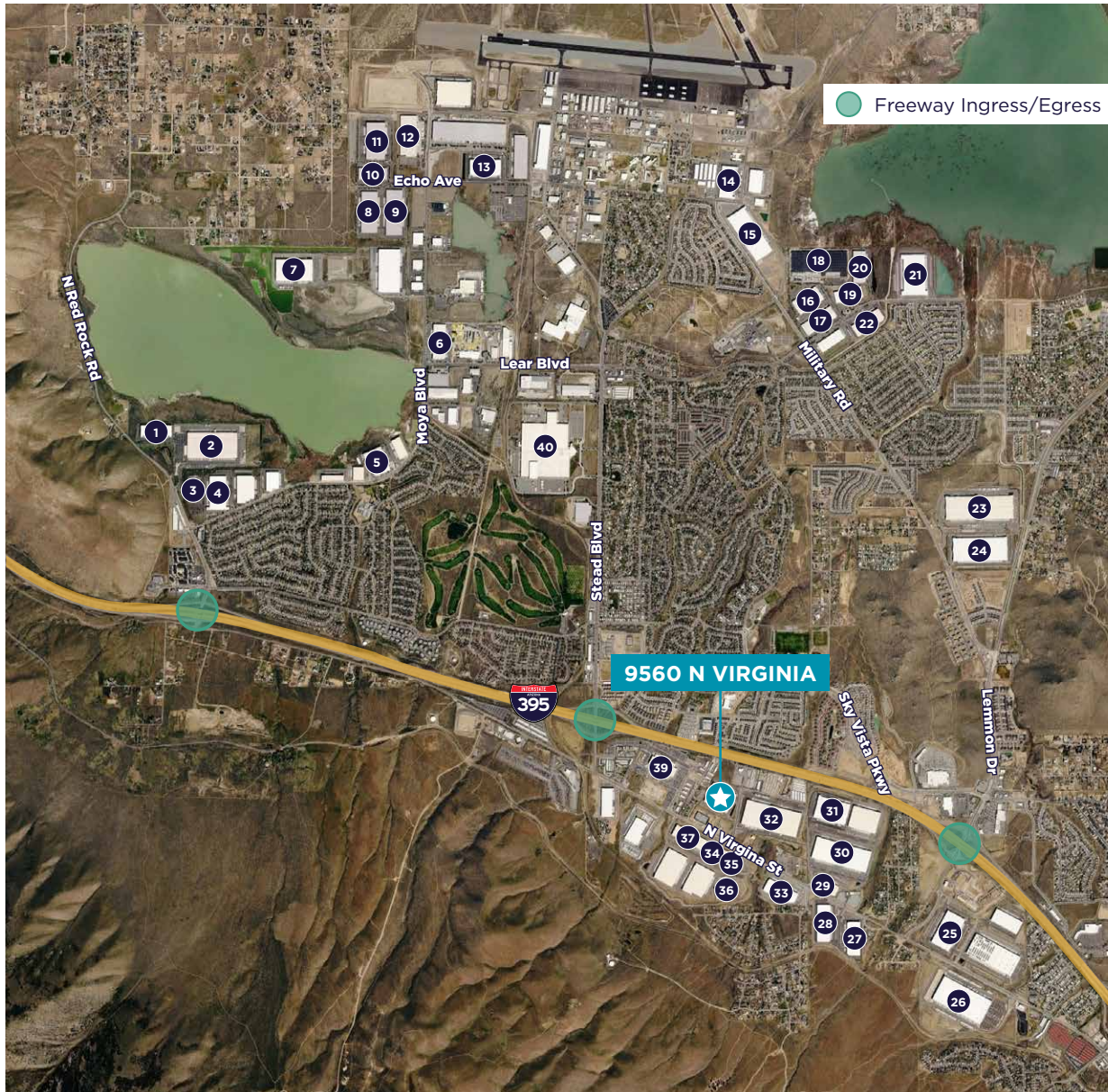
SITE PLAN



OFFICE PLAN



CORPORATE NEIGHBORS



- | | |
|--|---------------------------------------|
| 1. Lineage | 20. Tagg Logistics |
| 2. Petco | 21. HUB |
| 3. Emerson Automation Solutions | 22. Turn 14 Distribution, Inc. |
| 4. Sage Sustainable Electronics | 23. Uline Shipping Supplies |
| 5. Sally Beauty | 24. Fosdick Fulfillment Corp. |
| 6. TForce Logistics | 25. Almo |
| 7. Urban Outfitters | 26. Chewy |
| 8. Burrows Paper Corporation | 27. Wabtec Warehouse |
| 9. Its Logistics / Cold Chain Technologies | 28. IT Logistics |
| 10. SA Automotive | 29. Rinnai America Corp. |
| 11. InMusic Music Brands | 30. SupplyHouse.com |
| 12. GM Customer Care & Aftersales | 31. Mary's Gone Crackers |
| 13. Uline Shipping Supplies | 32. S&S Activewear |
| 14. Continental Tire Americas | 33. Krone North America |
| 15. Makita USA | 34. Mary Kay Warehouse |
| 16. UPS Supply Chain Solutions | 35. Leatt USA |
| 17. Volvo Parts North America | 36. Beauty Chain Manufacturing |
| 18. Sherwin Williams | 37. Union Supply Group Staci Americas |
| 19. Lasko Metal Products | 38. OnTrac |
| | 39. Amazon |
| | 40. JCPenny |

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9560 N. VIRGINIA STREET

RENO, NV 89506

FOR MORE INFORMATION, PLEASE CONTACT:

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