

FOR LEASE



# LONGLEY COMMERCE CENTER

6550 LONGLEY LANE, SUITE 155 | RENO, NV 89511

Industrial Space For Lease

**±37,125**

AVAILABLE SF

**\$0.15**

OPEX PSF/MO

**TBD**

ASKING RATE

**ESFR**

SPRINKER SYSTEM



FOR LEASE

# PROPERTY FEATURES

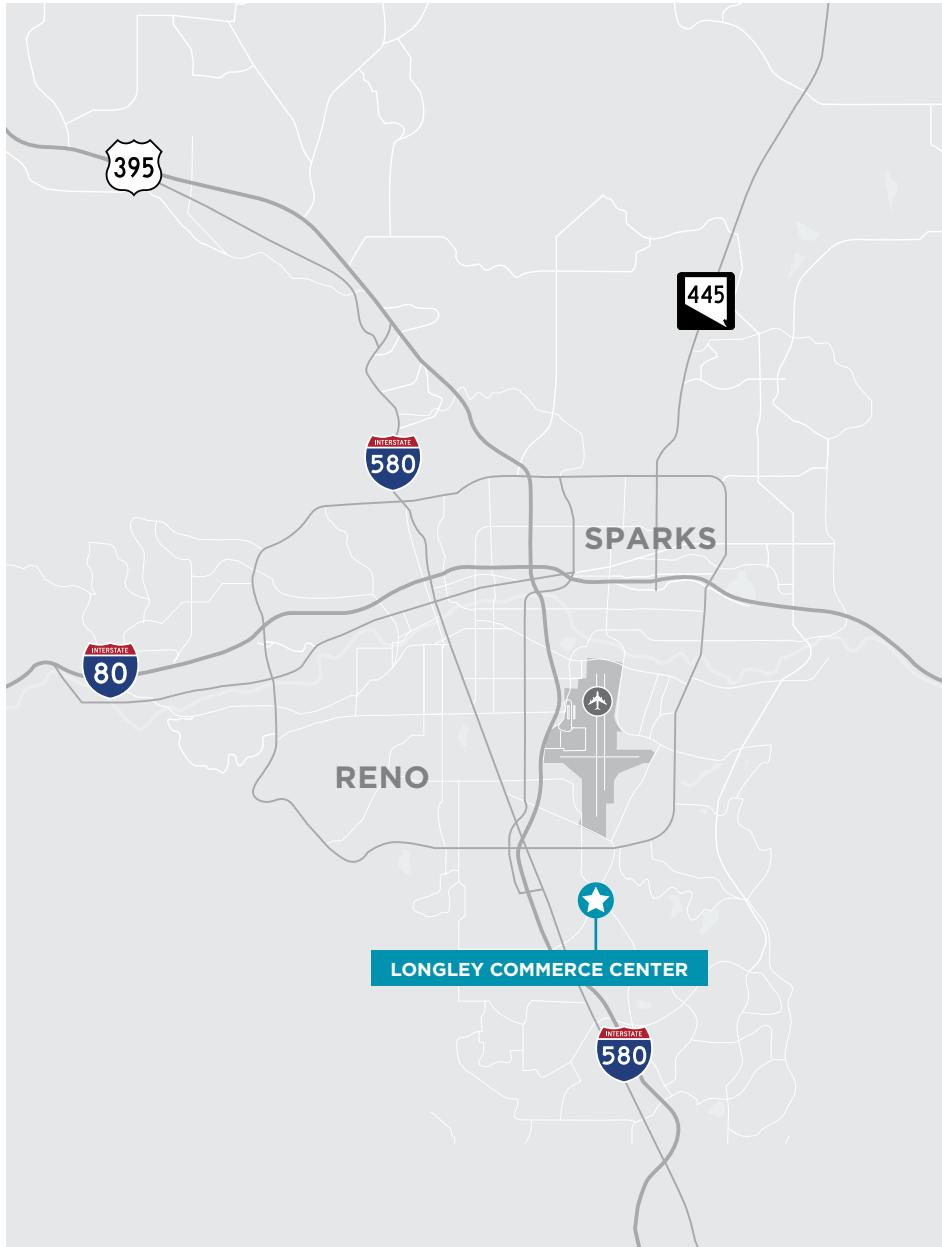
Lease Rate	TBD
Space	±37,125 SF
Estimated Opex	\$0.15 PSF/Mo

## Property Highlights

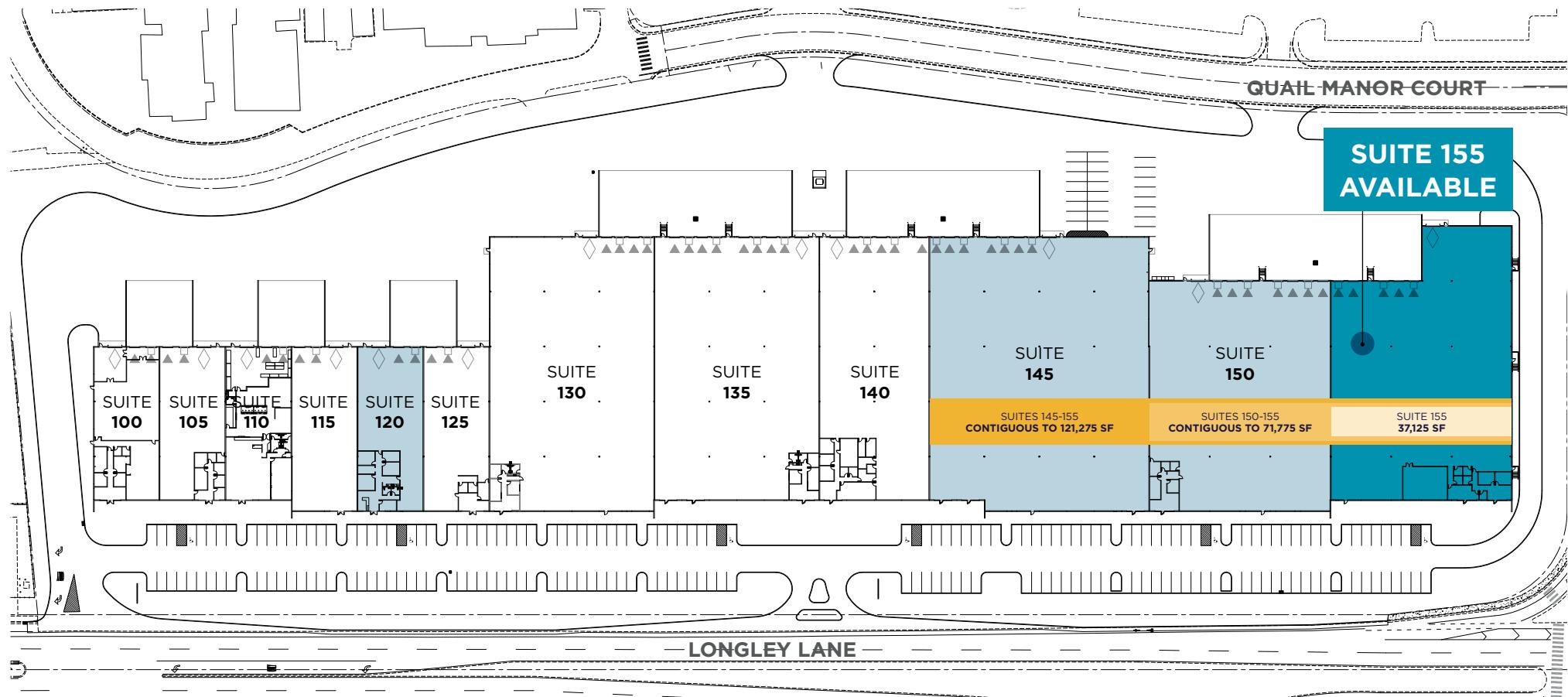
- 30' clear height
- 5 dock doors
- 1 grade-level door
- ESFR sprinkler system in all suites
- 50' x 50' columns (typical)
- 277/480 volts, 3-phase power (TBV)
- 60' speed bays (TBV)
- LED lighting (30 FC @ 36" AFF unobstructed) with motion sensors and photo cells for daylight harvesting
- 60 mil single ply TPO roof membrane with R-19 rigid insulation above the deck



\*Rendering View From the NW



# SITE PLAN



▲ Dock-high loading

△ Drive-in loading

■ Other available suites

# CORPORATE NEIGHBORS



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FOR MORE INFORMATION, PLEASE CONTACT:

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