

For Lease

E. 2nd St. & Kirman Ave.



845 E. 2nd St.
Reno, NV 89502

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Listing Snapshot



\$1.40 NNN
Warehouse Lease Rate



± 3,500 SF
Available Square Footage



\$0.17 PSF
Net Estimate Price PSF



012-073-13
Parcel Number

Property Highlights

- 75% warehouse/ 25% office space
 - Reception/entry and 2 private offices
 - 10'9" clear height
 - (2) 10' Grade height roll up doors
 - Central heating and cooling in warehouse
- (2) Warehouse restrooms
 - Warehouse sink
 - Fenced yard for additional parking with 21' sliding gate
 - Charter & AT&T fiber available
 - Led lighting

Demographics

	1-mile	3-mile	5-mile
2025 Population	18,151	140,110	258,040
2025 Average Household Income	\$72,099	\$82,920	\$99,663
2025 Total Households	9,423	60,394	107,580



Vicinity Map

The property is strategically located in a dense and mature residential area servicing ±258,040 residents with an average household income of \$99,663 within a 5-mile radius.

Amenities within a 3-mile radius

- 1

MidTown
- 0.37 miles
- 2

Renown Regional Medical Center
- 0.72 miles
- 3

Reno VA Medical Center
- 0.80 miles
- 4

Downtown Reno
- 0.84 miles
- 5

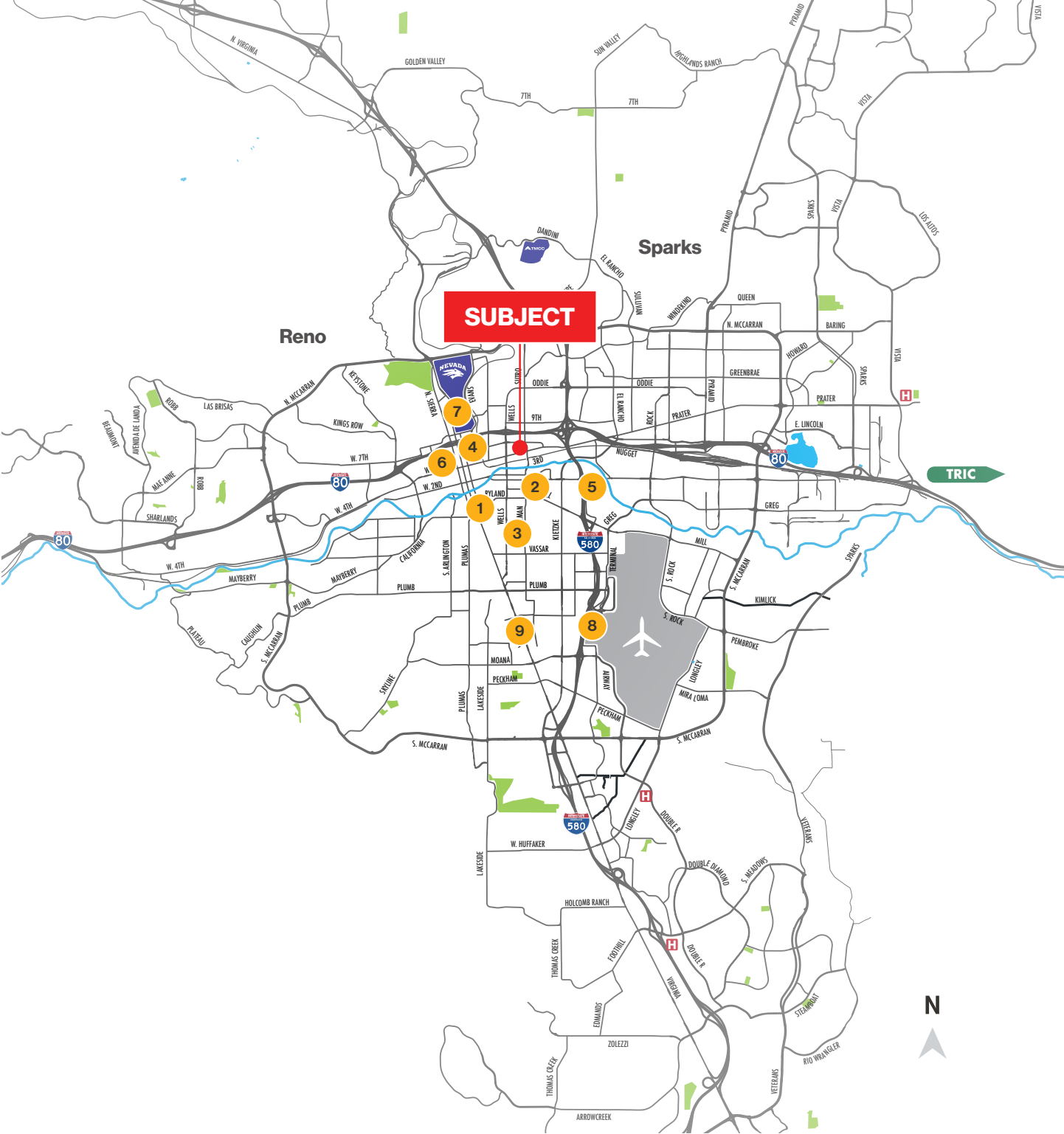
Grand Sierra Resort and Casino
- 1.04 miles
- 6

Saint Mary's Regional Medical Center
- 1.08 miles
- 7

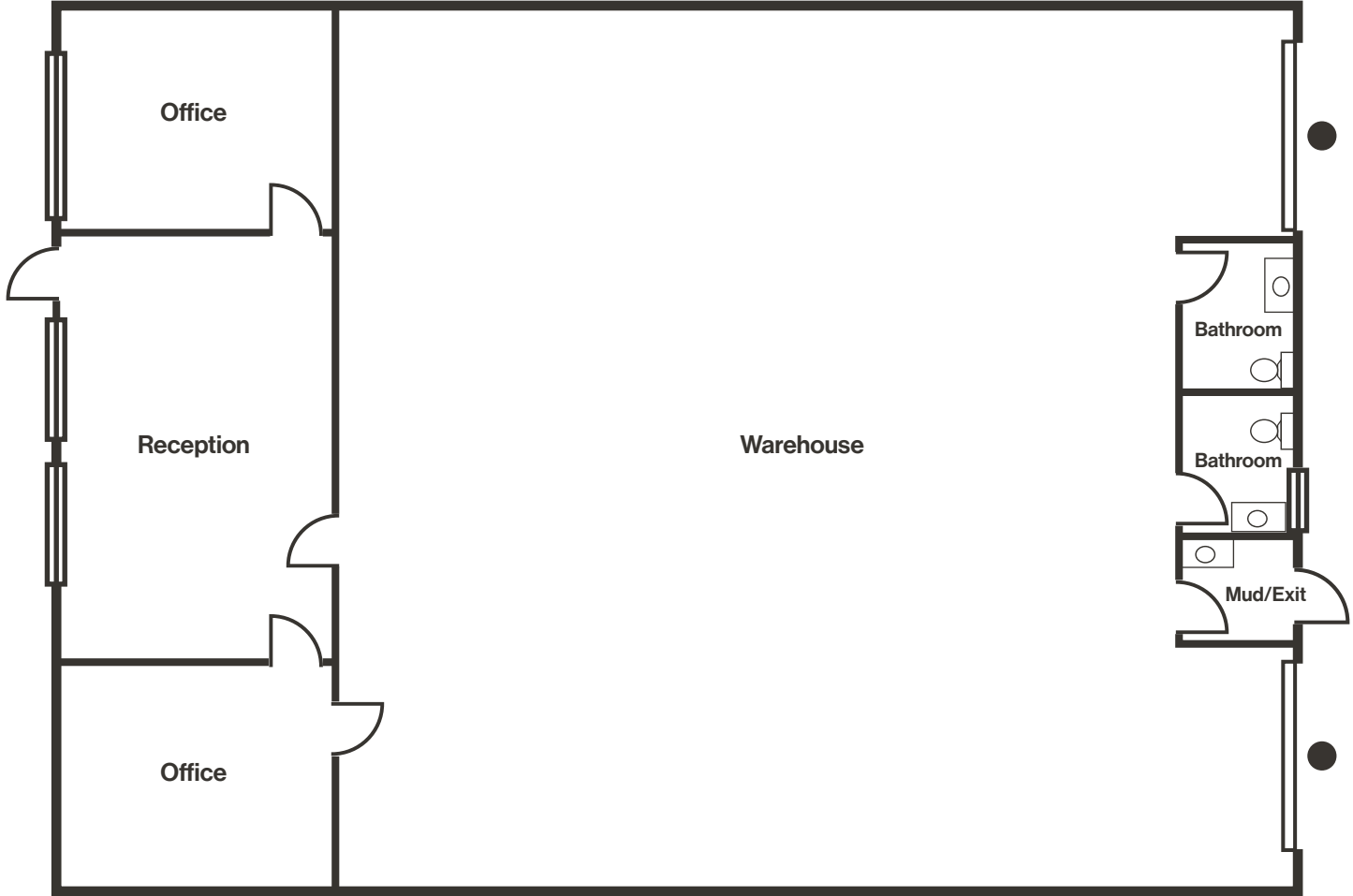
University of Nevada, Reno
- 1.50 miles
- 8

Reno-Tahoe International Airport
- 1.94 miles
- 9

Peppermill Resort Spa Casino
- 2.08 miles







Property Photos



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For inquiries please reach out to our team.

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