

±1,300 SF  
SPACE FOR LEASE



# TURNER AIR CROSSING

CBRE

4690 LONGLEY LANE, RENO NV 89502



## PROPERTY OVERVIEW

This Class A, 107,338 SF industrial-flex property offers a versatile combination of office, warehouse, retail, and storage spaces across separate buildings and parcels. Featuring excellent visibility and high traffic counts, it benefits from flexible zoning and a 14' clear height. Each unit is separately metered for utilities and provides 100-200 amps of power, with 208/120 volt and 3-phase capabilities, ensuring adaptability for various business needs.



3 Phase  
Power



Flexible  
Zoning



Year  
Renovate  
2013

# LOCATION HIGHLIGHTS



Class A, ±107,338 Square Foot Industrial Flex property



A blend of office, warehouse, retail and storage space, composed of separate buildings and parcels



14' Clear Height



100-200 Amps of Power per Unit; 208/120 Volt\*; 3 Phase



Separately Metered Utilities



Fire Sprinklers



Excellent Visibility



High Traffic Counts



Flexible Zoning



# FLOOR PLAN

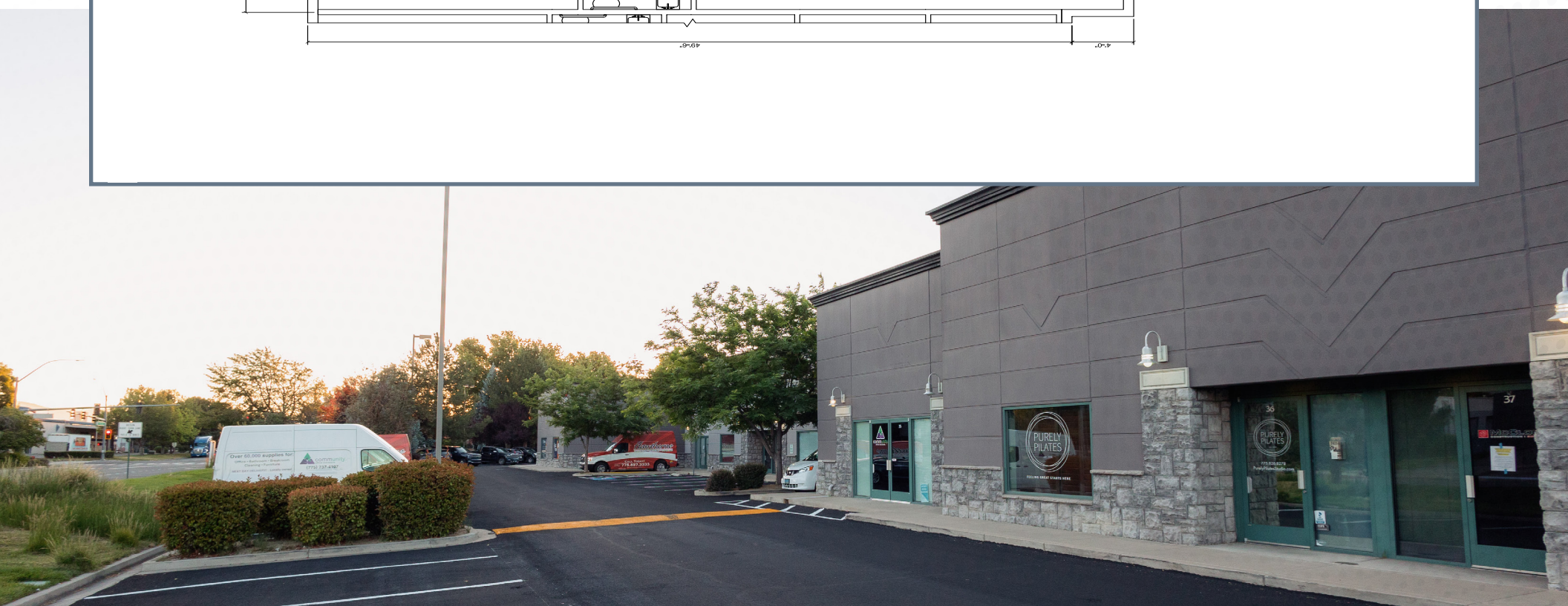
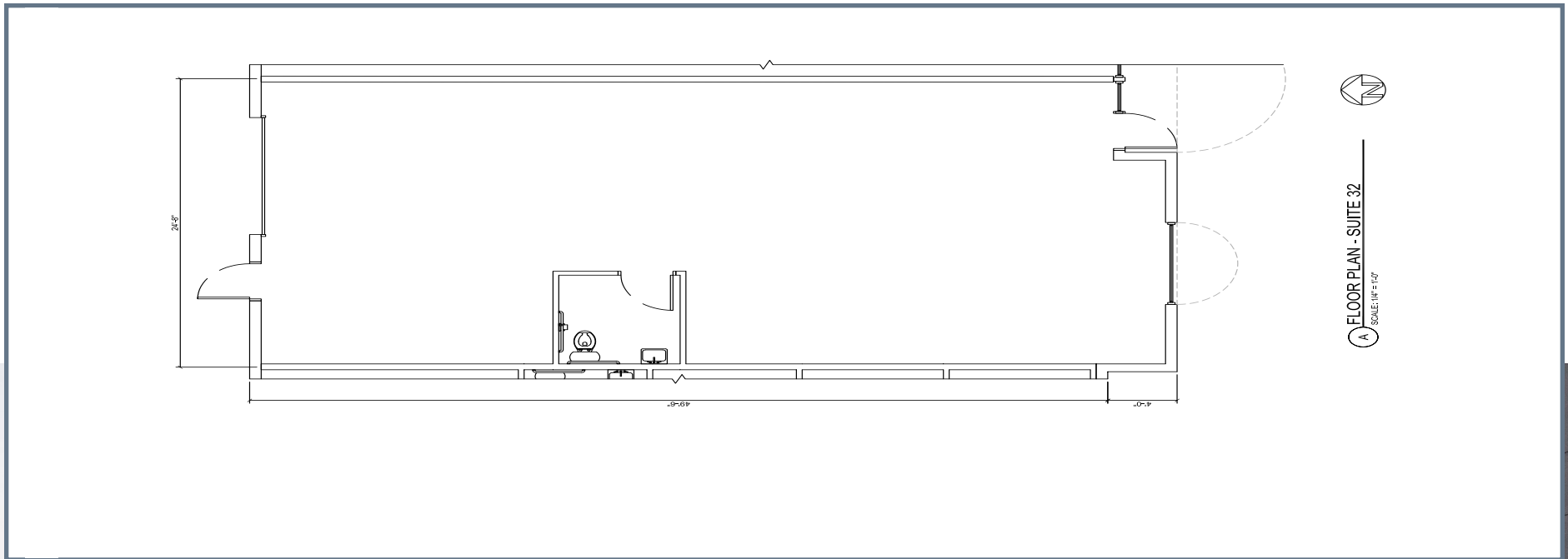
Available  
**±1,300 SF**

Office Area  
**±500 SF**

Lease Rate  
**\$1.25 PSF, Per Month**

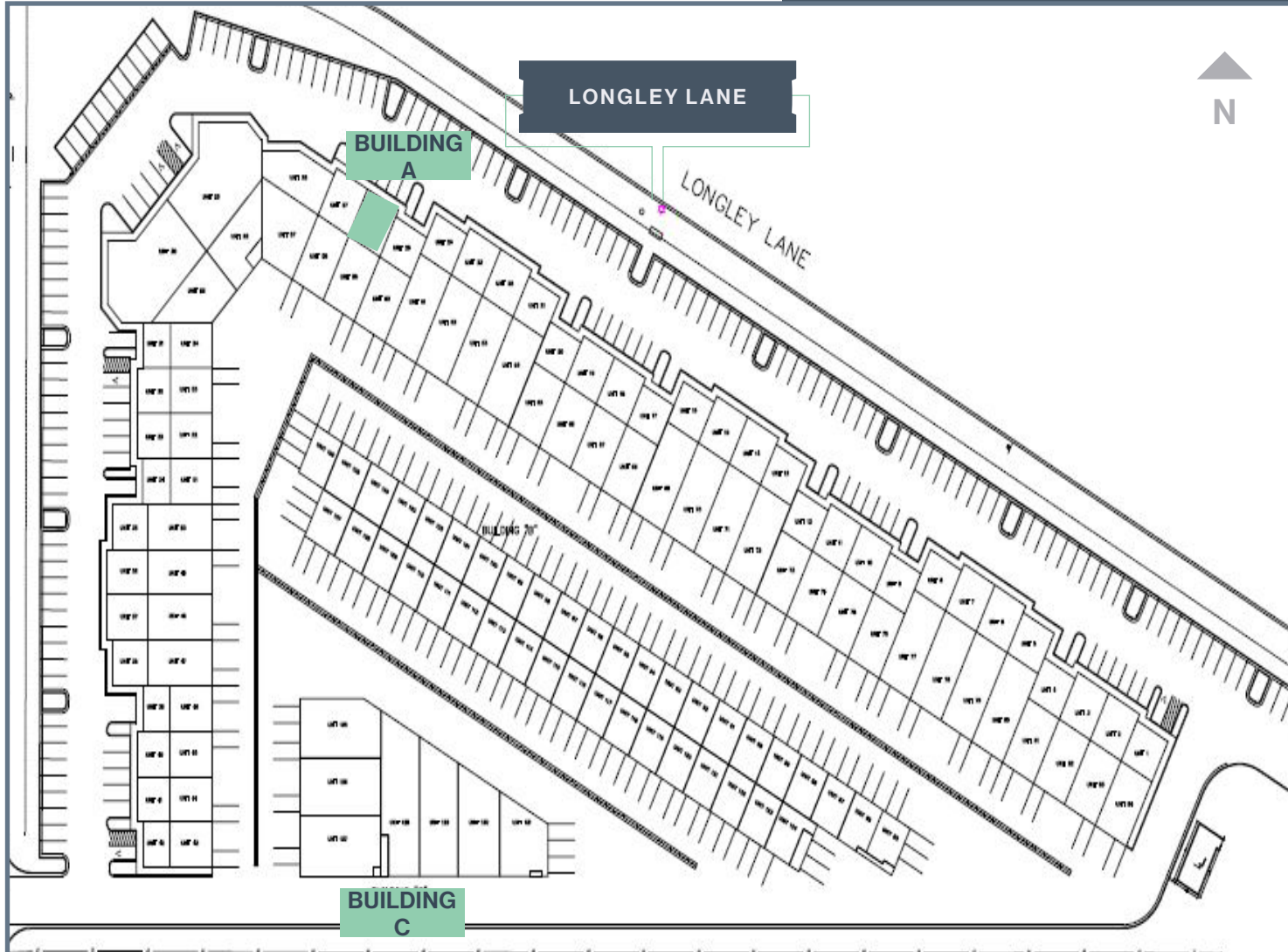
Triple Net  
**\$0.30 PSF, Per Month**

Suite 32



# SITE PLAN

# AVAILABLE SPACES



32 ±1,300 SF

# AERIAL MAP



**2020-2024 Annual  
Population Growth Rate**

1.21%



**2024 Daytime  
Population**

128,838



**Traffic  
Count**

16,100

# ABOUT THE REGION

## Operating Advantages

Strategic location central among the eleven western states'

## Quality of Life Advantages

- Affordable Living Costs
- Emerging New Downtown
- Recreation Opportunities

## Tax Advantages

**Untaxed:** corporate income, personal income, franchise, unitary, inventory, inheritance, and estates

## The New Northern Nevada

Home to Tesla, E-Bay, Jet.com, and more

## Transportation Advantages

Less than 1-day truck service to approximately 60 million customers, eight states, and five major ports, and 2-day truck service





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RENO, NV

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**TOMI JO LYNCH, CCIM, SIOR**  
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**CBRE**

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