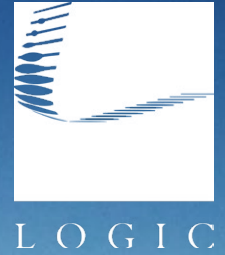


For Lease

# New Industrial Development



9570 Prototype Ct.  
Unit 100  
Reno, NV 89521

**Gabrielle Newman**  
Senior Associate  
775.560.2131  
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S.0194084

## Listing Snapshot



**\$1.50 PSF NNN**  
Lease Rate



**± 10,000 SF**  
Available Square Footage



**\$0.15 PSF**  
Estimated Expense

## Property Highlights

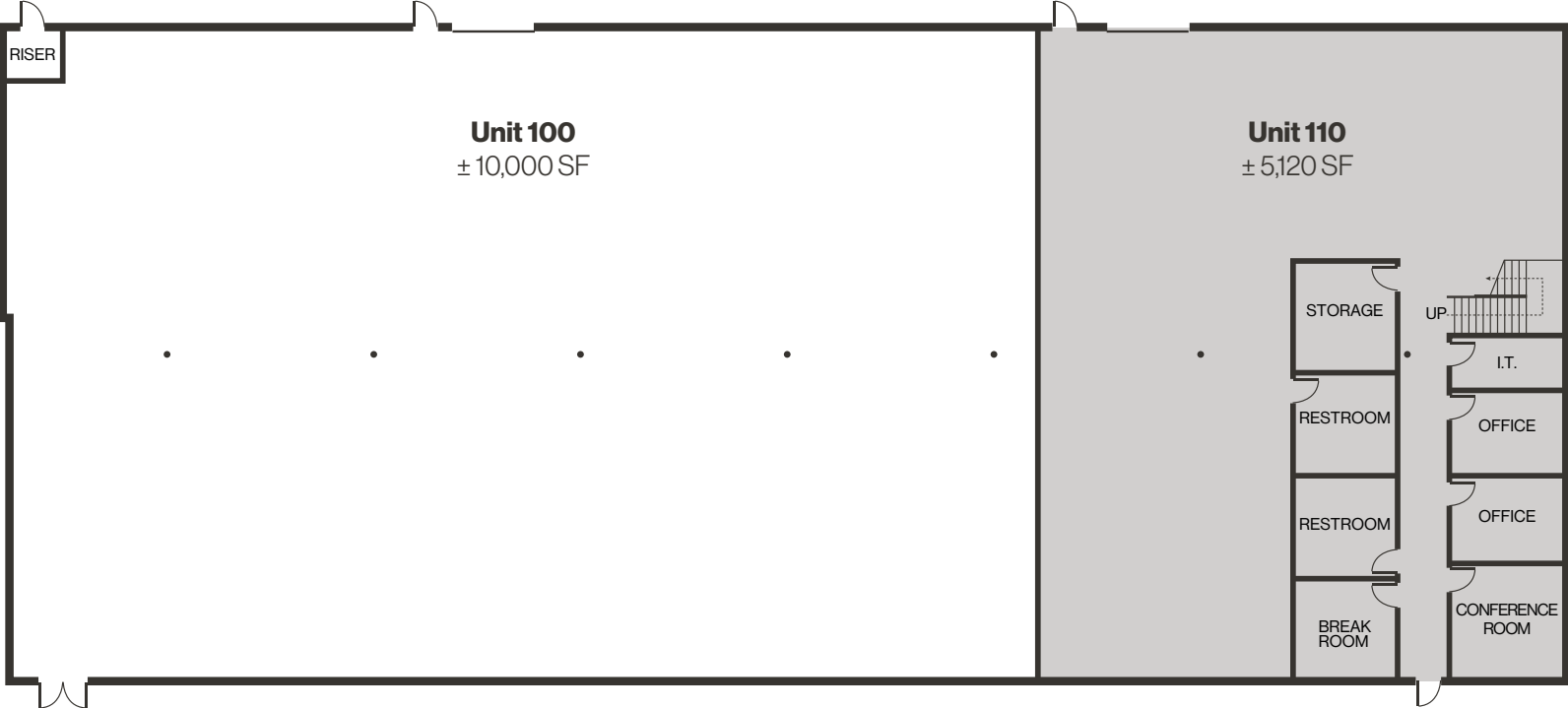
- South Meadows' newest industrial development with estimated completion in February 2025
- TI allowance available to qualified tenant
- Steel panel construction
- 16'- 23' clear height
- 10' x 14' drive-in door
- Ample power up to 400 amps with more available if needed
- Forty (40) designated parking spaces
- Located 1-mile from I-580 via South Meadows Pkwy.

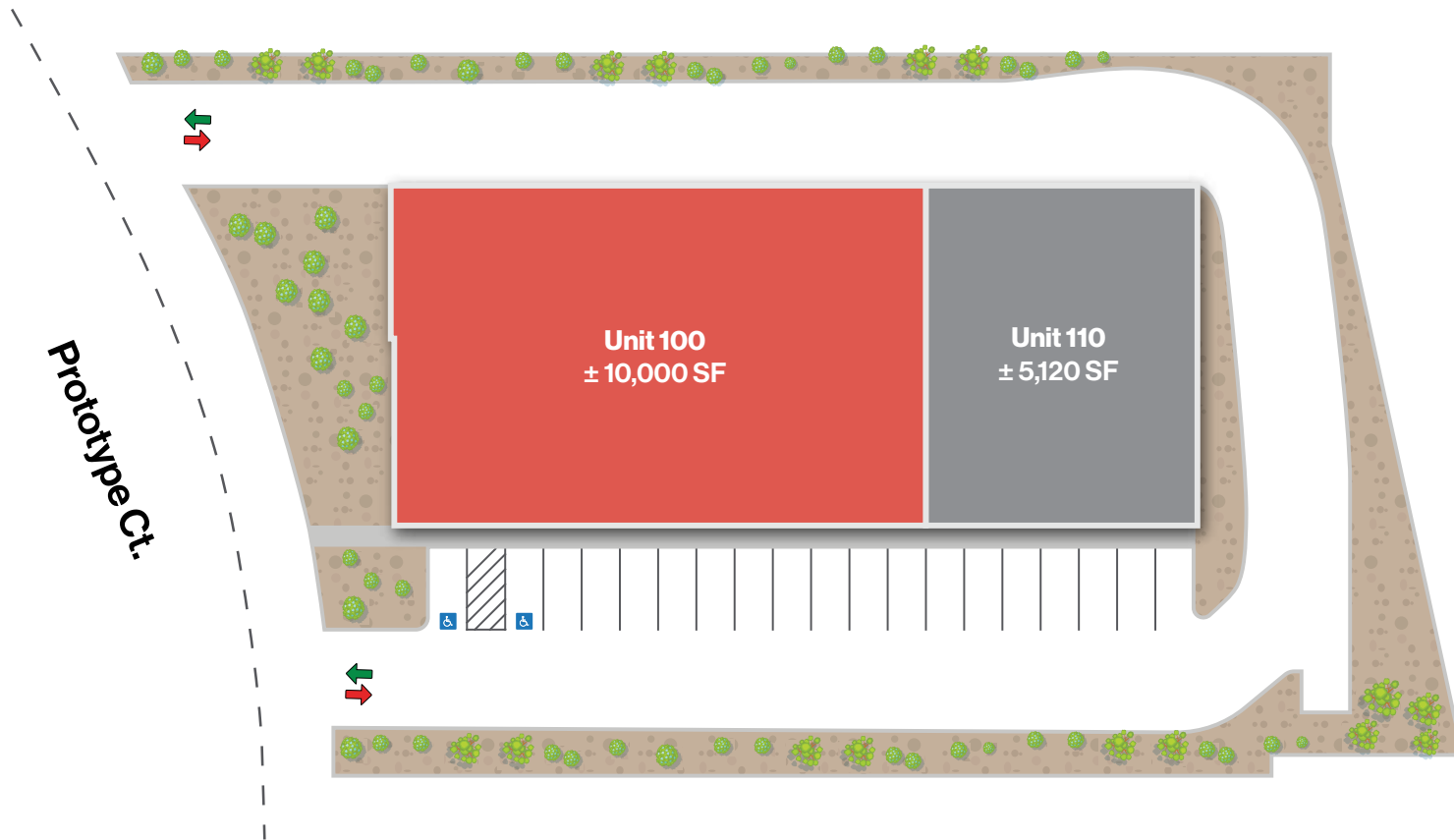
## Demographics

	1-mile	3-mile	5-mile
2024 Population	9,771	62,264	129,550
2024 Average Household Income	\$111,204	\$135,672	\$127,764
2024 Total Households	4,642	26,008	53,939









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For inquiries please reach out to our team.

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