

For Sale or Lease

Foothill Commerce Center



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9736 S. Virginia St.
Suite E
Reno, NV 89511

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn
Senior Associate
775.453.4436
mdorn@logicCRE.com
S.0189635

Listing Snapshot

 **\$1,800,000**

Sale Price

 **± 5,440 SF**

Total Square Footage

 **\$331 PSF**

Price Per Square Foot

 **\$1.45 PSF NNN**

Lease Rate

 **\$0.36 PSF**

Estimate NNN Expense

Property Overview

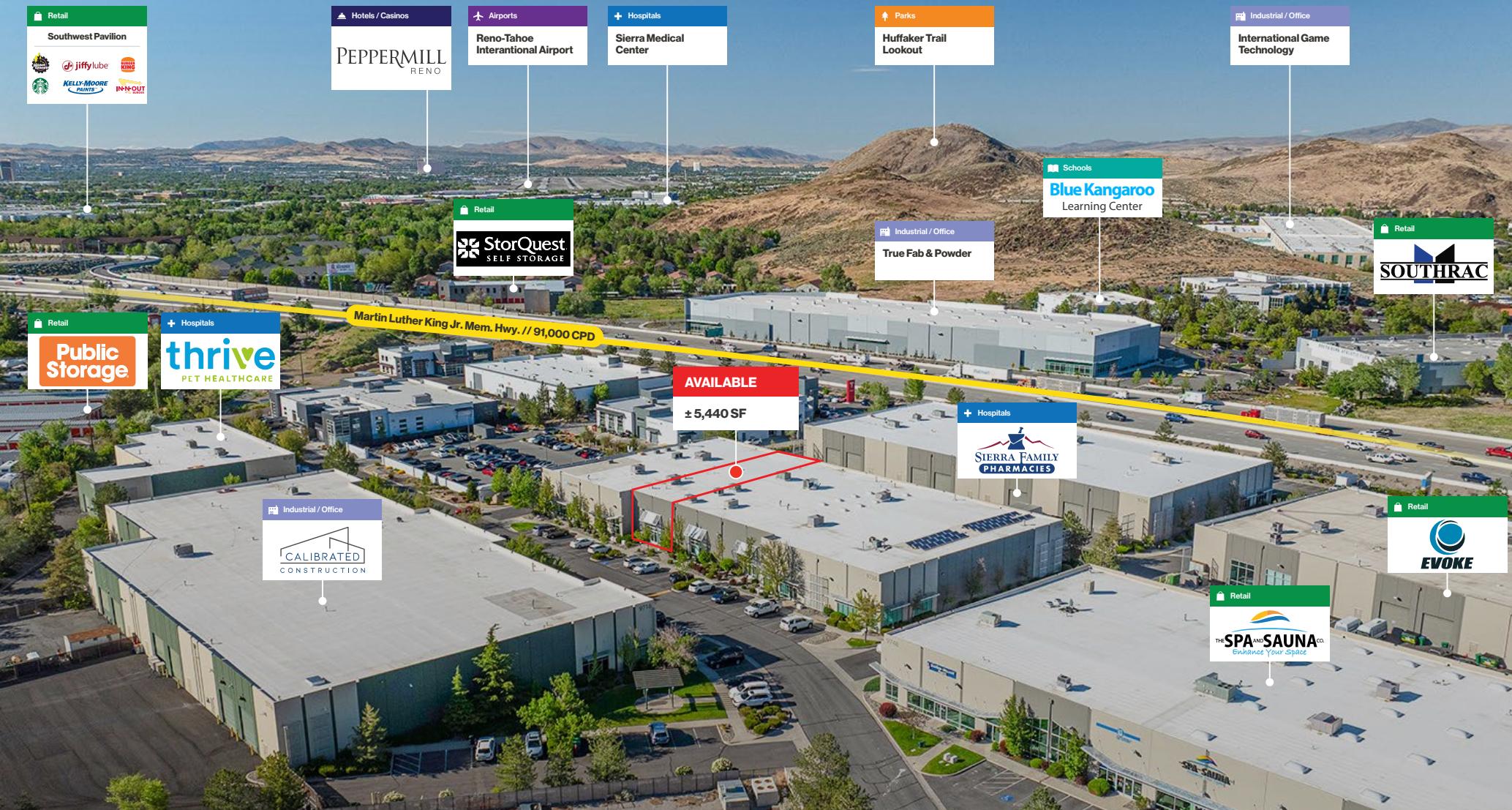
- Owner-user flex industrial suite in South Reno
- Built in 2003
- Easy access from S. Virginia St.
- Six (6) parking spaces on either side of the building
- 22' Clear height
- Power: 200 Amp, 208 V, 3-Phase
- One (1) 12' x 14' grade level roll-up door
- Two (2) private restrooms
- Close proximity to South Reno retail hubs
- Strong surrounding population and income demographics

Demographics

	1-mile	3-mile	5-mile
2025 Population	10,735	60,537	133,339
2025 Average Household Income	\$118,801	\$145,760	\$138,995
2025 Total Households	5,167	25,600	55,654

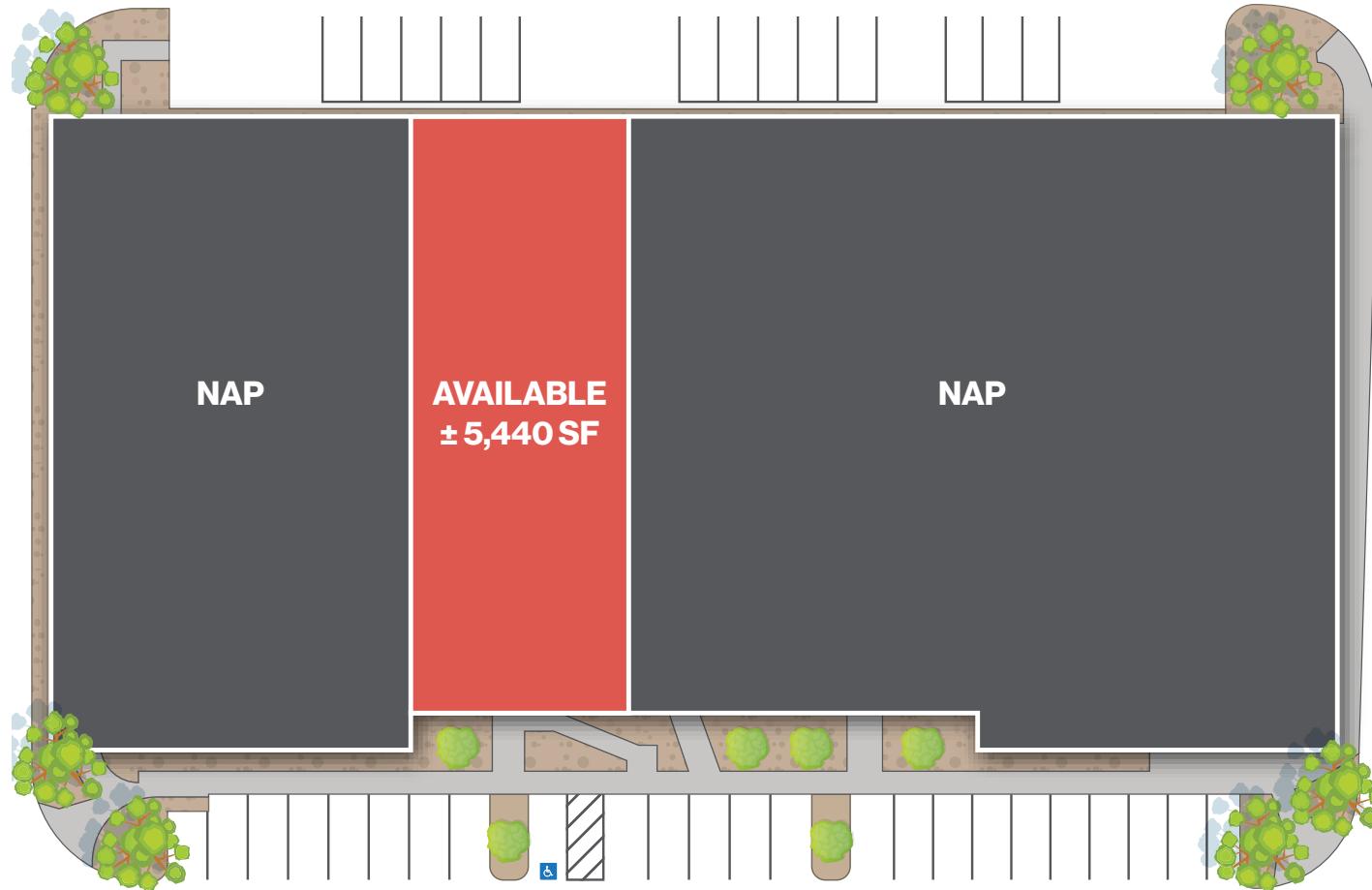






Site Plan

■ Available ■ NAP



N
▲

Floor Plan | Suite E

± 5,440 SF

● Grade Level Door

 **\$1,800,000**
Sale Price

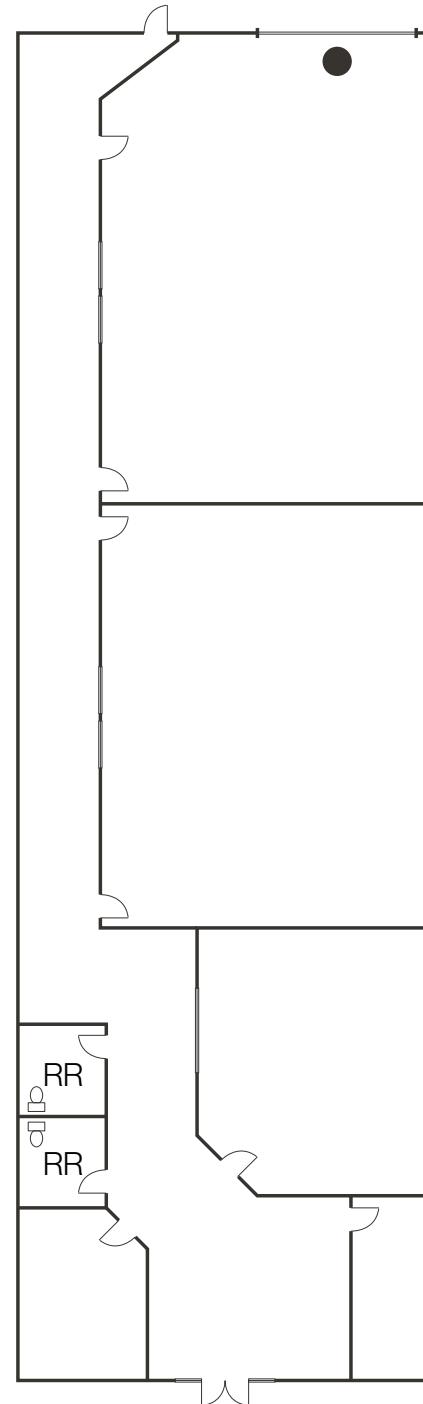
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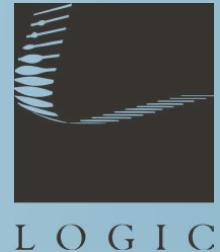


Property Photos



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