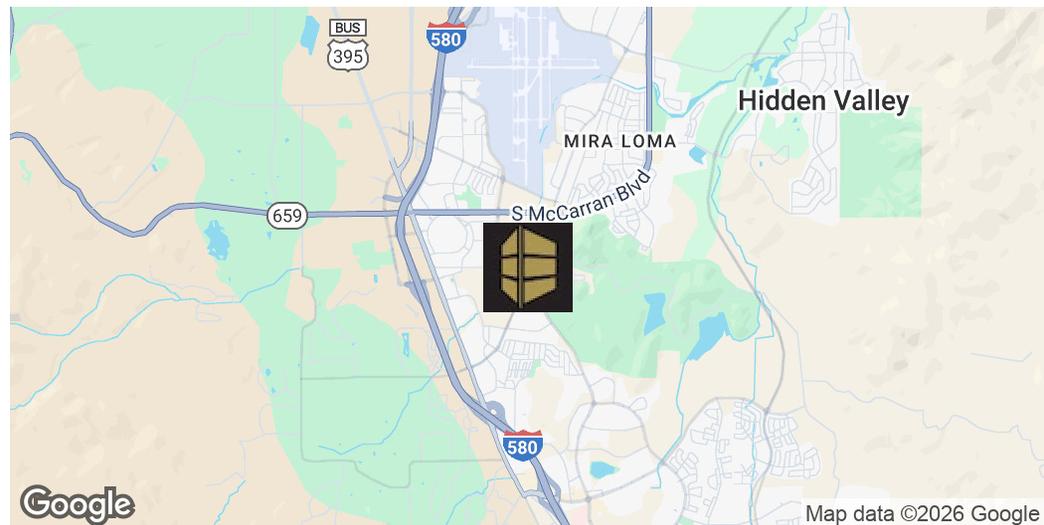


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Johnson Group is pleased to announce the availability of a 10,000-32,000 square foot warehouse for sublease. This industrial property is located off McCarran and has easy freeway access. It features two grade-level drive-in doors, four dock doors, and a bathroom. The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail, and air services. The Reno/Sparks location allows overnight delivery to most of the eleven western states (53 million people) and two-day delivery to over 63 million.

Contact Randy for questions or showings at 775-379-2511.

## PROPERTY HIGHLIGHTS

- 30-foot clear height

## OFFERING SUMMARY

Lease Rate:	\$1.01 SF/Month + .11 CAM
Available SF:	10,000 - 32,000 SF

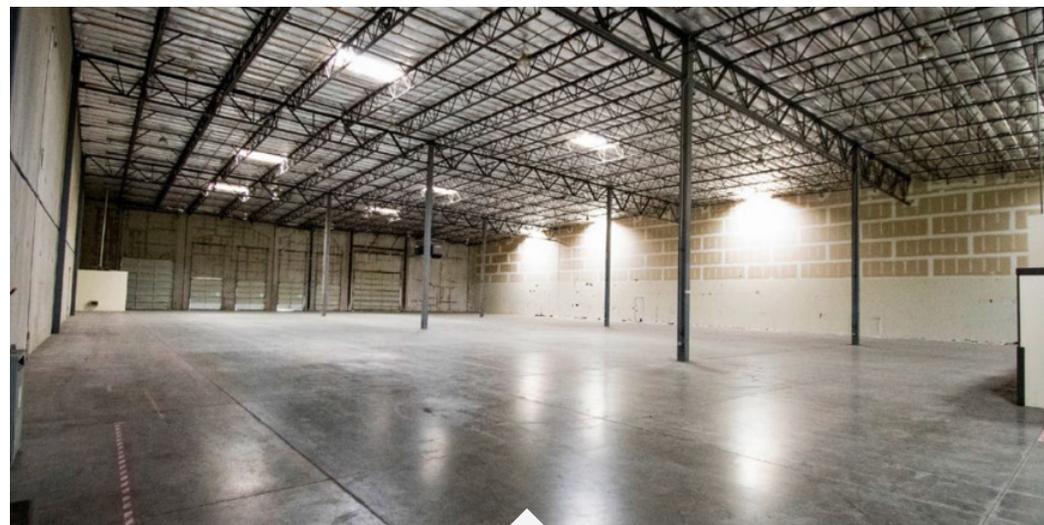
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,334	27,365	62,474
Total Population	7,352	65,837	147,535
Average HH Income	\$103,684	\$109,966	\$119,016

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## PROPERTY DETAILS & HIGHLIGHTS

Building Name	650 INNOVATION - 10,000-32,000 SF WAREHOUSE FOR SUBLEASE
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	16433303
Building Size	10,000 to 32,000 SF
Lot Size	\$.11 sq ft per month
Year Built	2001
Dock Doors	4
Grade Level Doors	2

Johnson Group is pleased to announce the availability of a 10,000-32,000 SF WAREHOUSE FOR SUBLEASE. This industrial property is located off McCarran and has easy freeway access. It features two grade-level drive-in doors, four dock doors, and a bathroom. The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail, and air services. The Reno/Sparks location allows overnight delivery to most of the eleven western states (53 million people) and two-day delivery to over 63 million. Contact Randy for questions or showings at 775-379-2511.



- - 30-foot clear height
- - Four (4) dock-high doors & 2 grade-level doors
- - Power supply: 277/480 3 phase 1,000 amp
- - Forty-six (46) parking spaces

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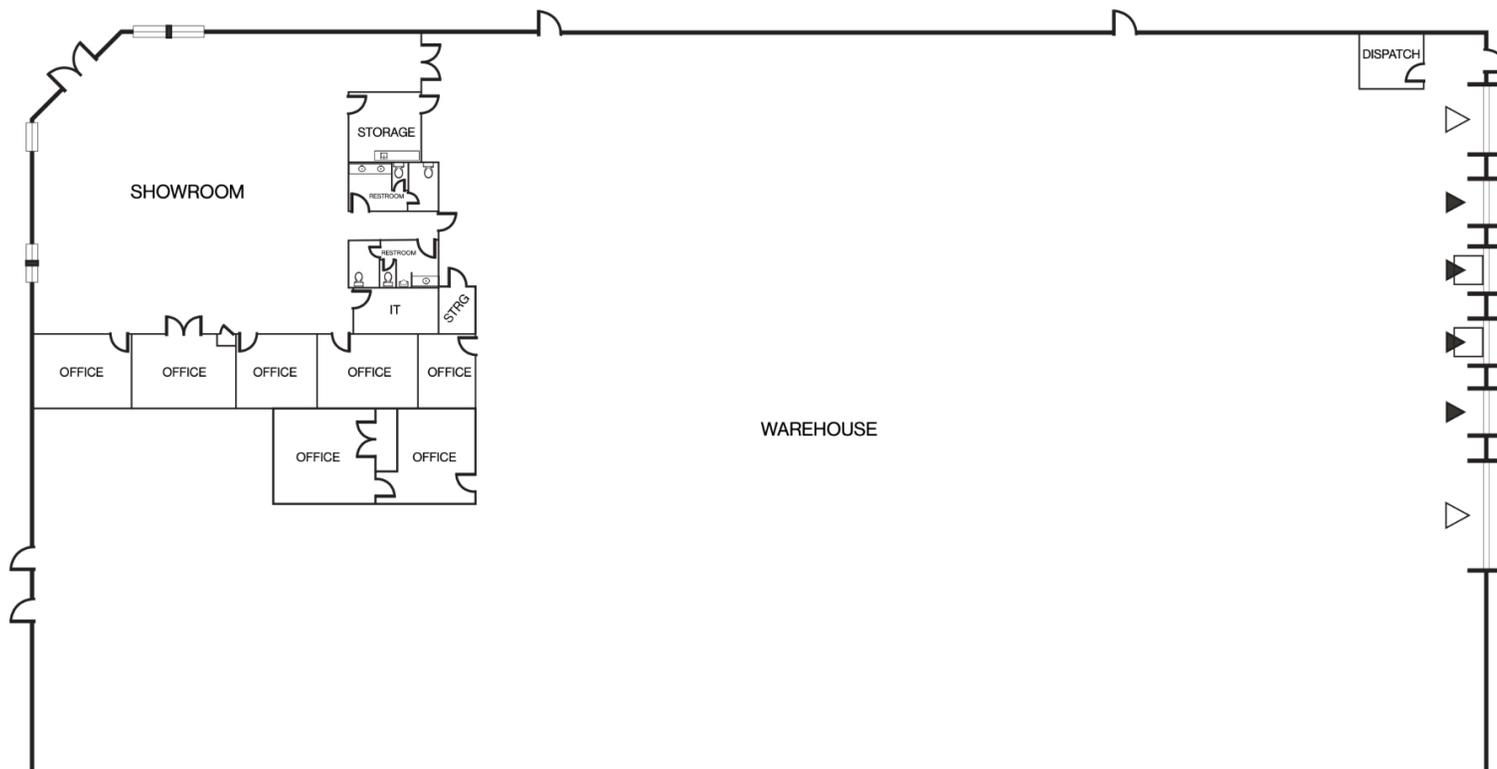
## ADDITIONAL PHOTOS



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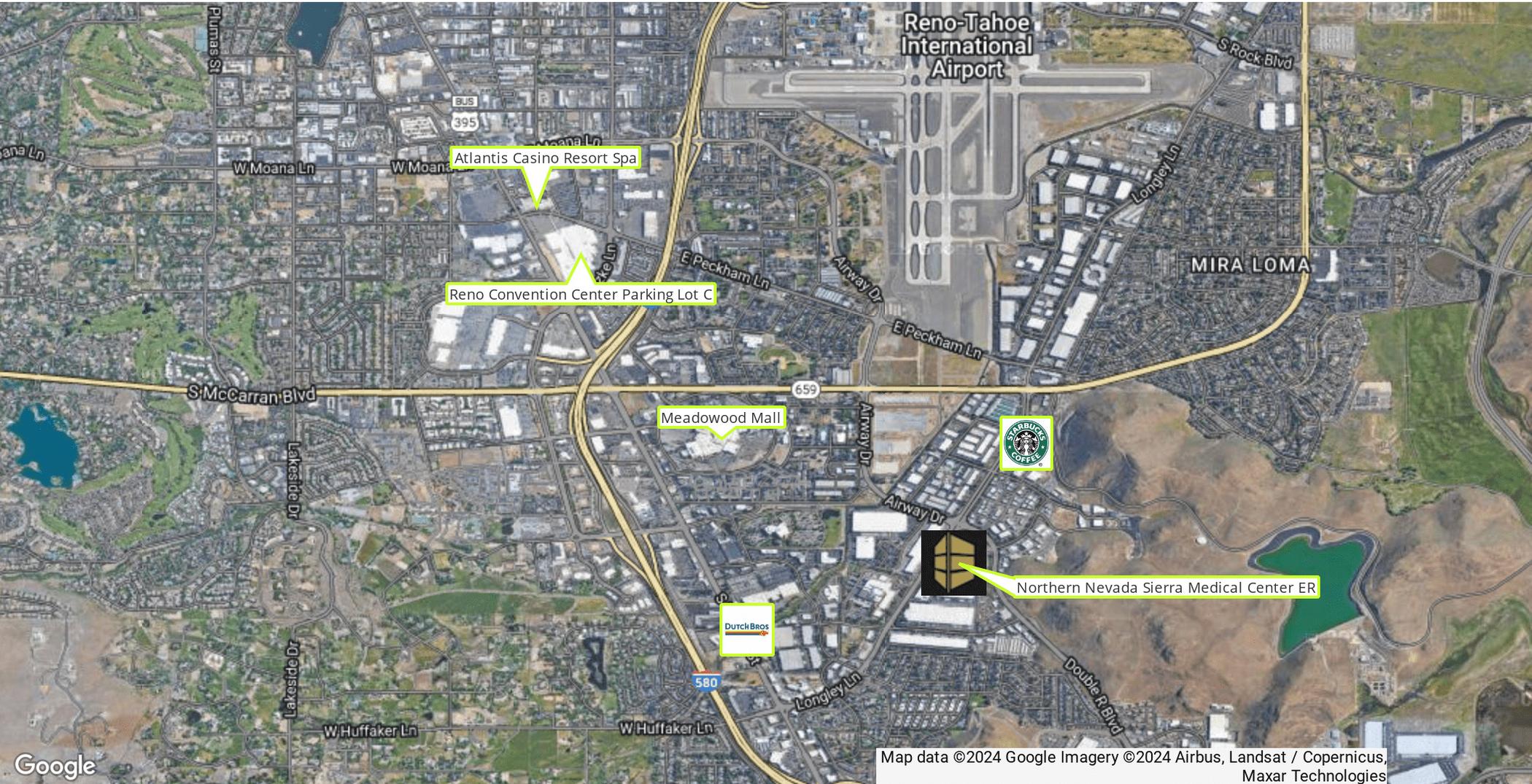
# ADDITIONAL PHOTOS

## Floor Plan



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# LOCATION MAP

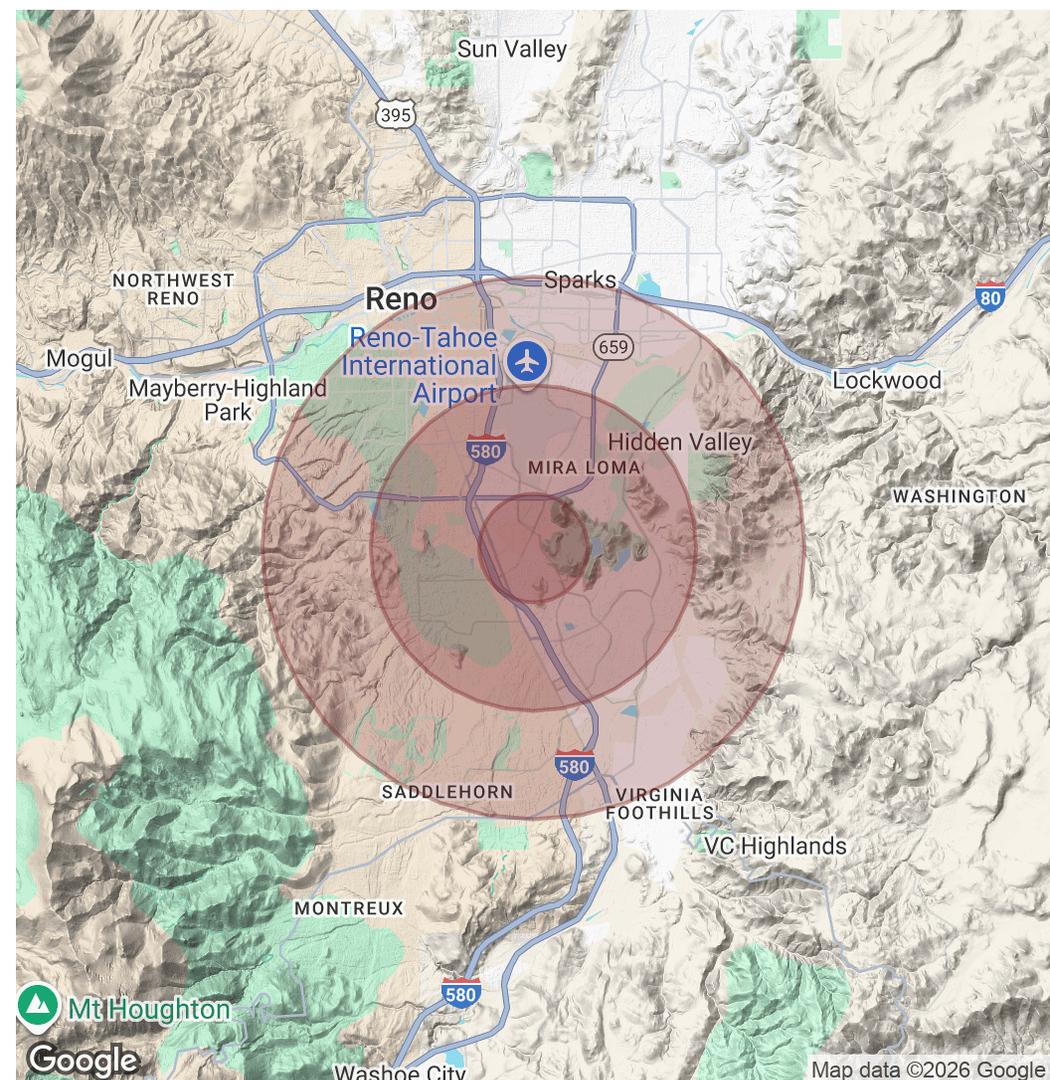


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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,352	65,837	147,535
Average Age	38	40	41
Average Age (Male)	37	40	41
Average Age (Female)	39	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,334	27,365	62,474
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$103,684	\$109,966	\$119,016
Average House Value	\$596,989	\$557,561	\$635,692

Demographics data derived from AlphaMap



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## ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

### PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

### EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

### MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

**JOHNSON GROUP COMMERCIAL**

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