



**Street Commercial Real Estate**  
522 Lander St #200 Reno, NV 89509  
(775) 852-5225  
www.street-cre.com

FOR LEASE

**131-135 CONEY ISLAND DR**

RENO, NV



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# PROPERTY HIGHLIGHTS

## 131-135 CONEY ISLAND DR

APN 034-372-02

1.32 AC

15,000 SF Available

Zoned Industrial

Ample Parking

Professionally Managed

This concrete tilt, multi-tenant, industrial building totals 20,000 SF, with 15,000 SF now available to serve a diverse array of industrial activities, from manufacturing to service companies and logistics or storage.

The newly available portion includes 3 rear facing dock-high doors, one side facing grade-level door, and ample parking provisions located street-side to the north. The facility is professionally managed and maintained and includes fire suppression, is 21' clear height and resides in FEMA flood zone AE.



# BUILDING DETAILS

## 131-135 CONEY ISLAND DR

20,000 Total SF

Up to 15,000 SF Available

(4) Restrooms

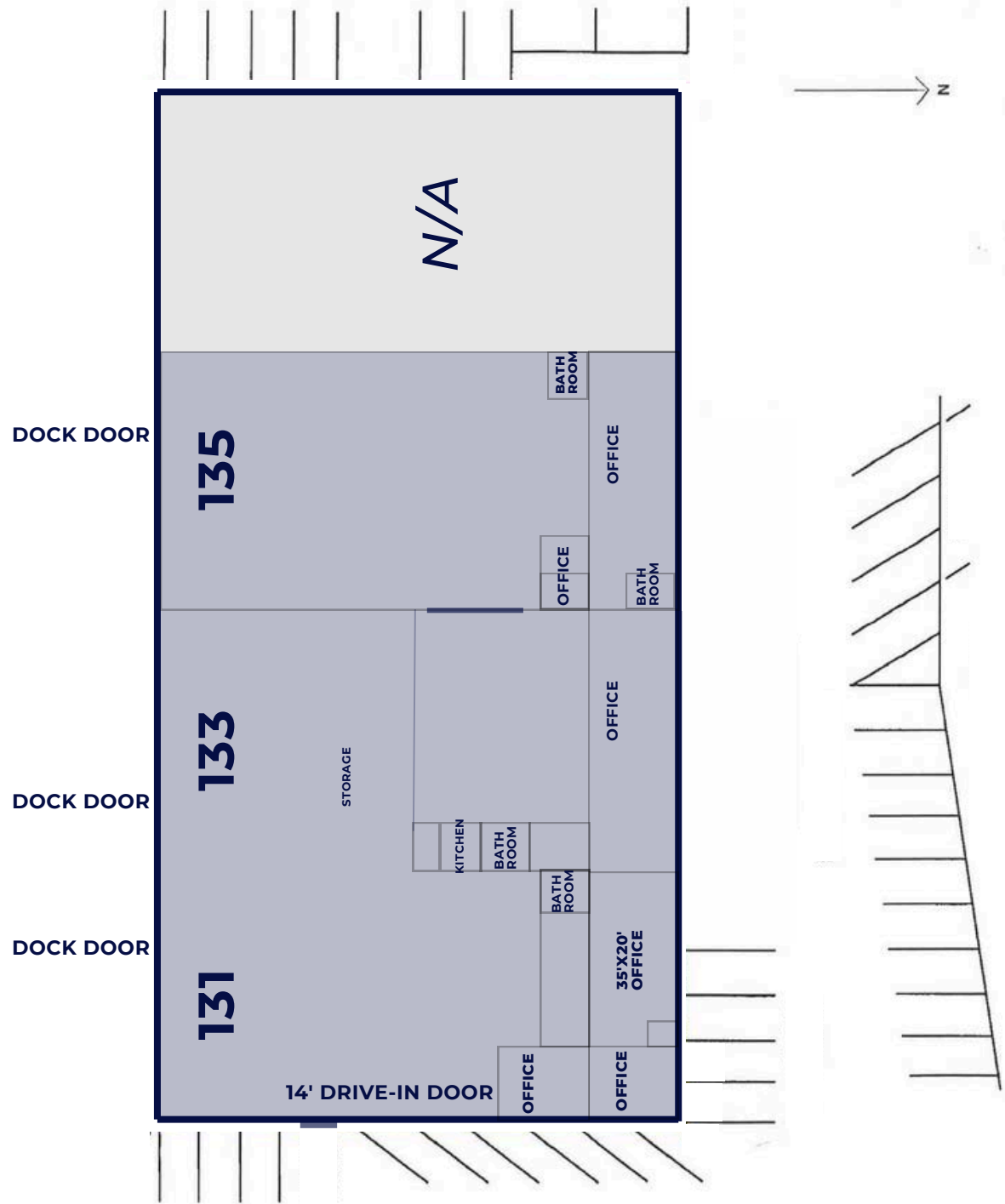
(3) Dock Doors

(1) Grade Level Door

+/- 1.6 Parking Spots per  
1000 SF

21' Clear Height

Potential for Fenced  
Yard



# PROPERTY EXTERIOR



# PROPERTY INTERIOR



# LOCATION HIGHLIGHTS

## 131-135 CONEY ISLAND DR

South of Greg Street and west of East McCarran main arteries

Easy access to Interstate 80 via McCarran Boulevard or Interstate 580 via Greg, Mill, or Glendale

Central location enhances logistical efficiency and facilitates smooth business operations.

Numerous surrounding businesses, vendors, and service providers

Neighbors a park and the Truckee River




**SUBJECT PROPERTY**



# CONTACT US

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STREET COMMERCIAL REAL ESTATE

For any questions regarding the industrial market here in the Reno area, or inquiries on a specific property, contact us today!

## LANDLORD SERVICES TEAM



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