

For Lease **±40,320 SF**

Gateway Industrial - Shell complete



9445 Prototype Drive, Reno, Nevada 89521

- Available for Office Improvements
- Rigid Metal Deck Roof
- Zoning PD
- ESFR Sprinklers

Building B (9445 Prototype)

- ±40,320 SqFt
- Build to Suit Office
- 7 Dock Doors
- 2 Drive-in Doors
- ±28 to 30' Clear Height (min)
- 1,600 Amps | 480/277 Volt | 3P
- 45 Parking Spaces



Gateway Industrial



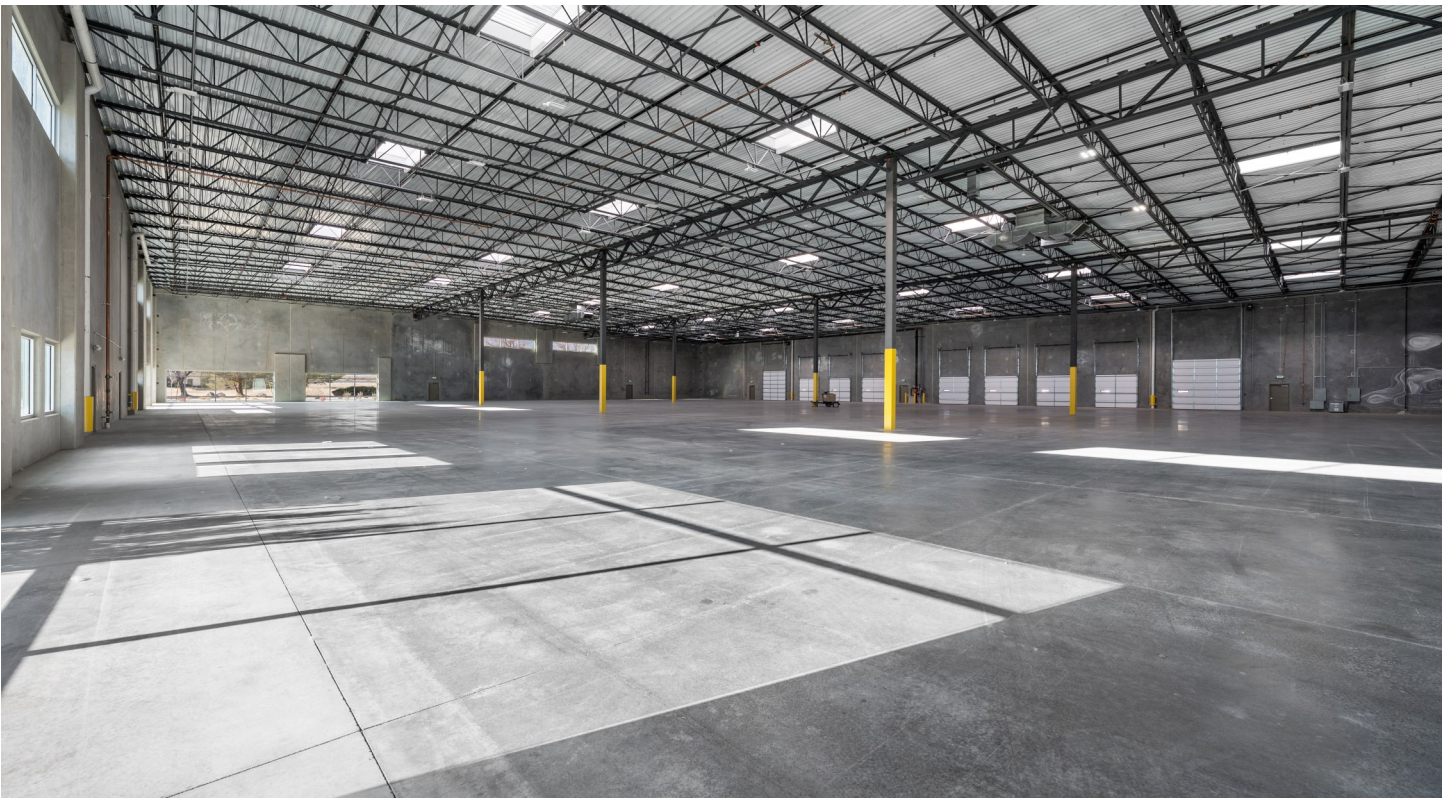
Gateway Industrial





40,320 SF

Gateway Industrial - Ready for TI's



Gateway Industrial

DRIVE TIMES

<u>Location</u>	<u>Distance</u>	<u>Time</u>
I-580	0.7 Miles	2 Minutes
Veterans Pkwy	2.5 Miles	6 Minutes
I-80	8.6 Miles	12 Minutes

