

For Lease

# South Airport Warehouse Space Available



5303 Louie Ln.  
Reno, NV 89502

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## Listing Snapshot



**\$1.25 - \$1.35 PSF NNN**  
Lease Rate



**± 1,160 - 7,000 SF**  
Available Square Footage



**\$0.25 PSF**  
Estimated Lease Expense

## Property Highlights

- ± 7,000 SF industrial storage warehouse with up to ± 2,000 SF office
- Spaces can be demised as low as ± 1,160 SF
- Full exterior remodel underway
- Up to three (3) 10' x 14' drive-in doors
- 16' clear height throughout
- Reznor heating throughout warehouse
- Ample parking available on-site
- Located in the Reno Airport Industrial submarket
- Easy access to Airway Dr. and Longley Ln. via Louie Ln.

## Demographics

	1-mile	3-mile	5-mile
2024 Population	8,323	73,212	181,145
2024 Average Household Income	\$82,737	\$97,615	\$109,454
2024 Total Households	3,410	31,173	79,770







**Venues**  
Reno-Sparks Convention Center

**Hotels / Casinos**  
*Atlantis*

**Hotels / Casinos**  
PEPPERMILL  
RENO

**Retail**  
**RED**  
RENO EXPERIENCE DISTRICT

**Hotels / Casinos**  
**GSR**

**Schools**  
Pine Middle School

**Airports**  
Reno-Tahoe International Airport

**Industrial Development**  
Airport Commerce Center  
±890,000 SF

**AVAILABLE**  
±3,500 - 7,000 SF

# Site Plan

■ Available   
 ■ Leased   
 △ Drive-in Door

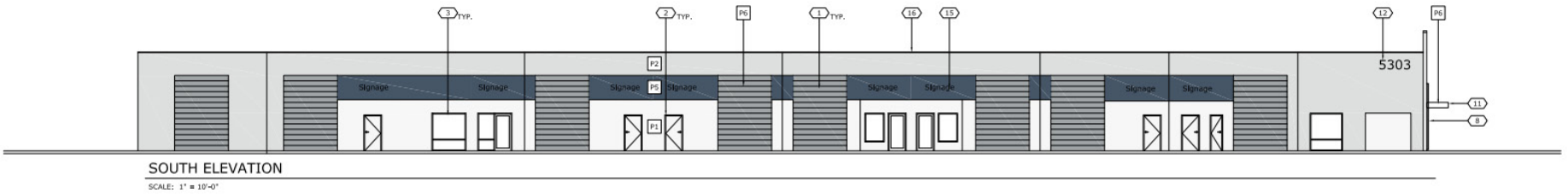
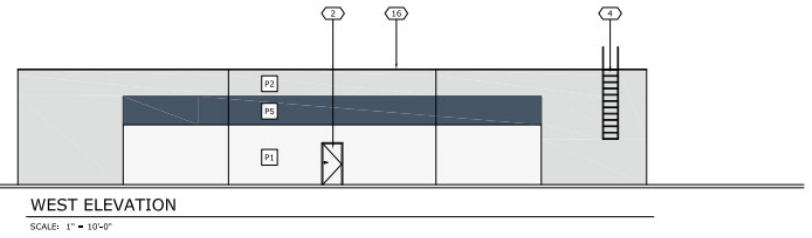
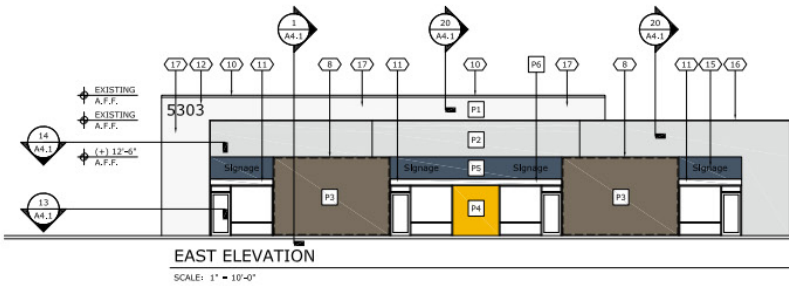
Suite	Tenant	SF
1, 2 & 4	Caterer Kitchen/ The Flavor Studio	± 1,723 SF
3, 5, 6, 7 & 9	Southgate Automotive	± 4,649 SF
8	Wee Paws	± 1,160 SF
10, 17, 18 & 21	Wiley's Plumbing	± 4,750 SF
<b>11 - 16</b>	<b>Available</b>	<b>± 1,160 - 7,000 SF</b>
19	Dog Training ByPJ	± 1,200 SF
20	KC Maintenance	± 1,160 SF
22	FN Nano	± 1,175 SF

\*Do not disturb current tenant

Demiseable Option Available



# Renderings



Property Photos



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For inquiries please reach out to our team.

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