



JOULE A1
4850 Joule Street, Reno, NV 89502

FOR LEASE
INDUSTRIAL

Property Details

Building SF:	20,736
Lease Rate:	0.90/sf
Est. OPEX	\$0.24/sf
Year Built:	2005
Zoning:	IC



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Each Office Independently Owned and Operated.

PROPERTY SUMMARY



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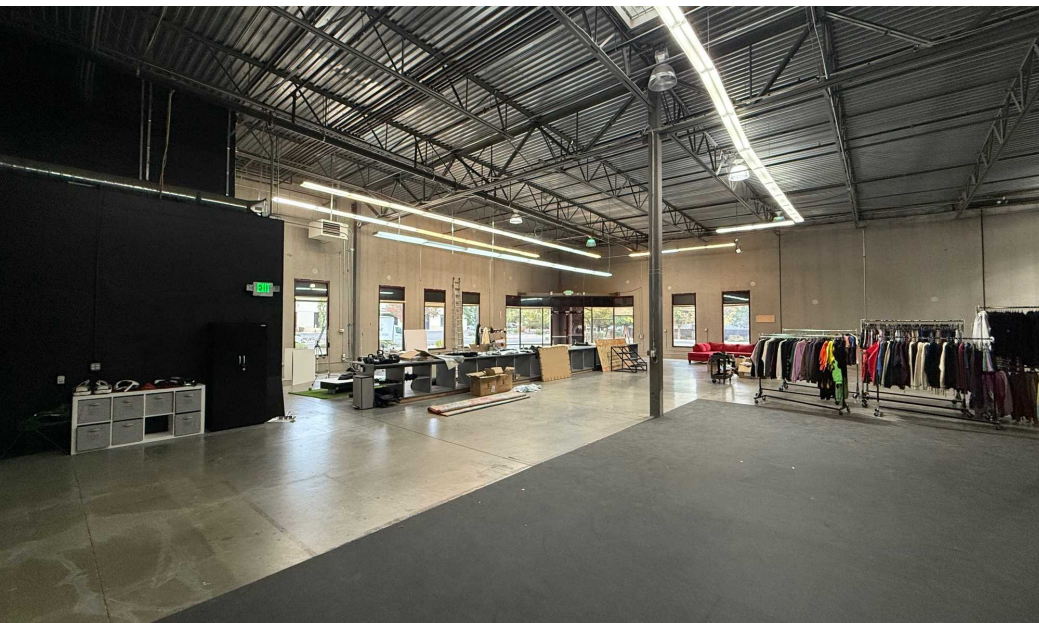
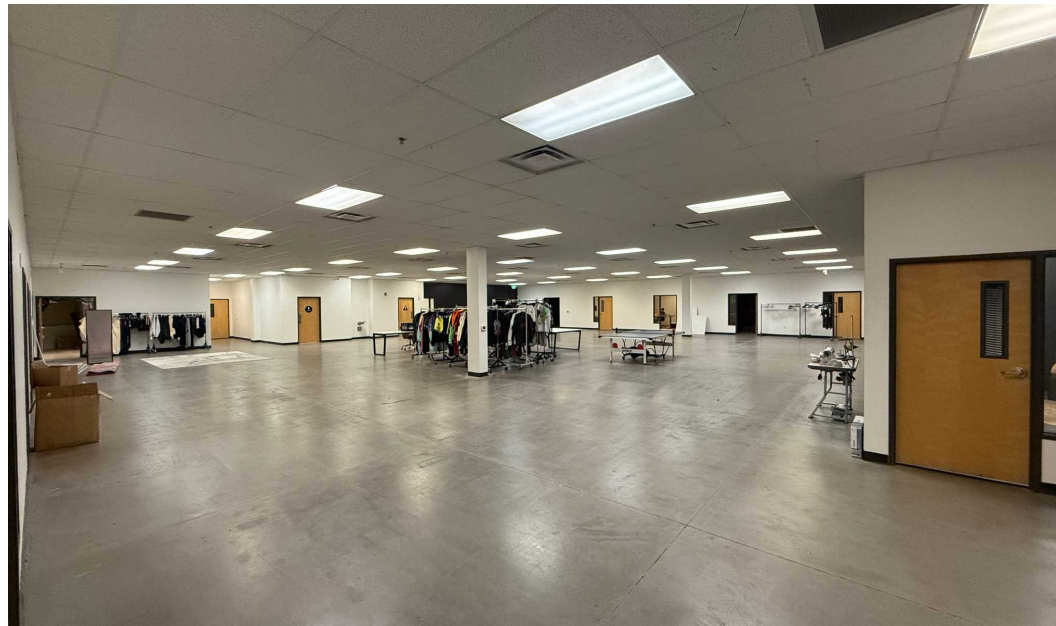
Property Overview

Flex industrial space available, one 14' grade height roll up door.

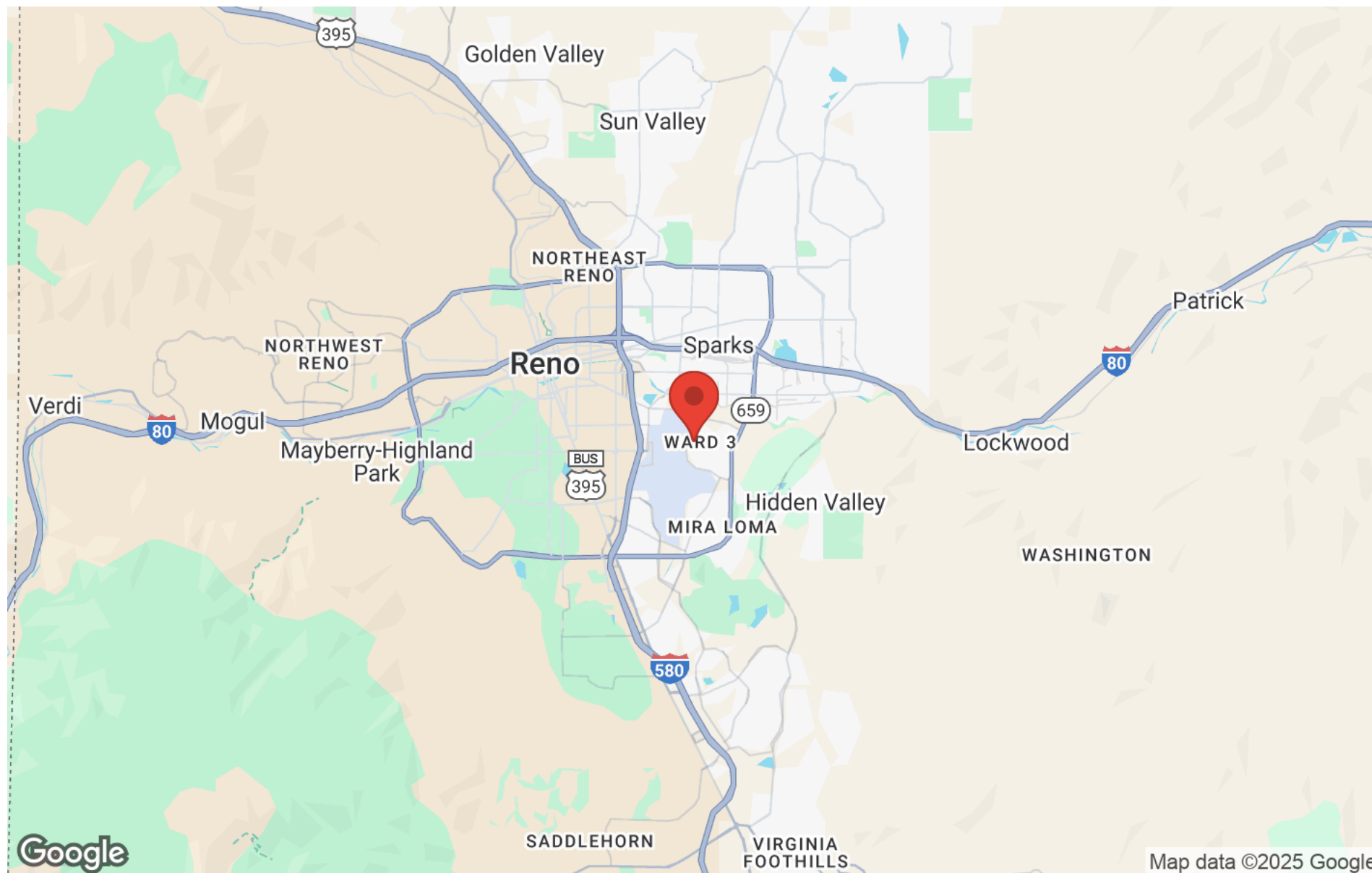
Location Overview

Airport East Commerce Center. Centrally located in the desirable Airport submarket of the Reno /Sparks industrial area. Close to main arterials, Interstate 80 and Interstate 580/US 395. 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 for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

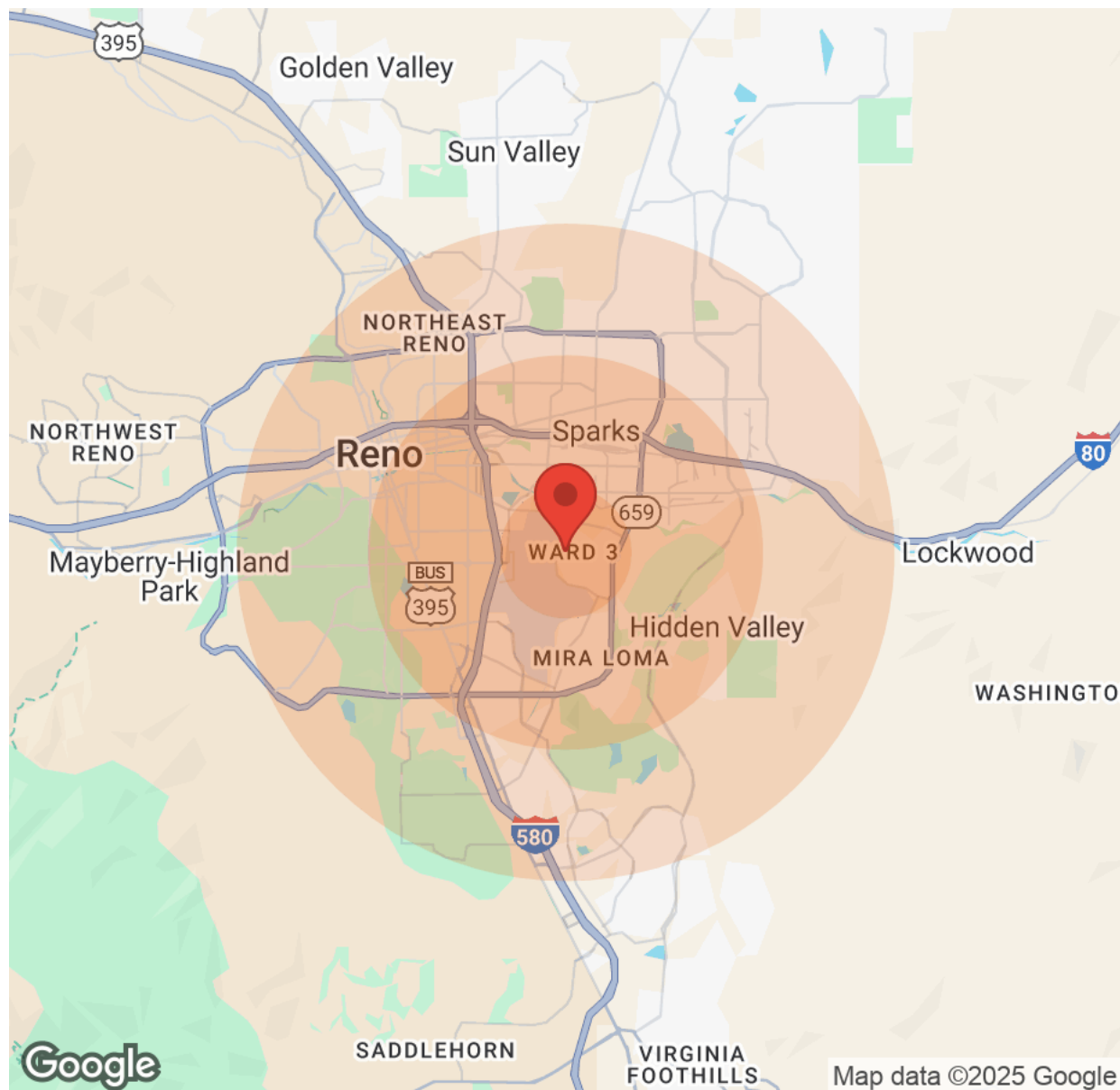
PROPERTY PHOTOS



REGIONAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6	47,625	105,062
Female	5	46,133	105,004
Total Population	11	93,758	210,066

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6	20,617	41,592
Ages 15-24	N/A	11,652	25,064
Ages 25-54	2	39,060	85,536
Ages 55-64	N/A	10,474	25,732
Ages 65+	3	11,955	32,142

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$35,928	\$43,825
< \$15,000	N/A	7,077	13,091
\$15,000-\$24,999	N/A	6,647	11,859
\$25,000-\$34,999	N/A	5,751	11,000
\$35,000-\$49,999	N/A	6,422	12,668
\$50,000-\$74,999	N/A	6,119	15,121
\$75,000-\$99,999	N/A	2,872	9,080
\$100,000-\$149,999	N/A	2,126	8,597
\$150,000-\$199,999	N/A	389	2,044
> \$200,000	N/A	226	1,923

Housing	1 Mile	3 Miles	5 Miles
Total Units	5	44,713	100,429
Occupied	5	39,037	88,996
Owner Occupied	2	12,561	38,725
Renter Occupied	3	26,476	50,271
Vacant	N/A	5,676	11,433

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PRESENTED BY:**JUSTIN SIGSTAD**

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