

JOULE A1
4850 Joule Street, Reno, NV 89502

**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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PROPERTY SUMMARY



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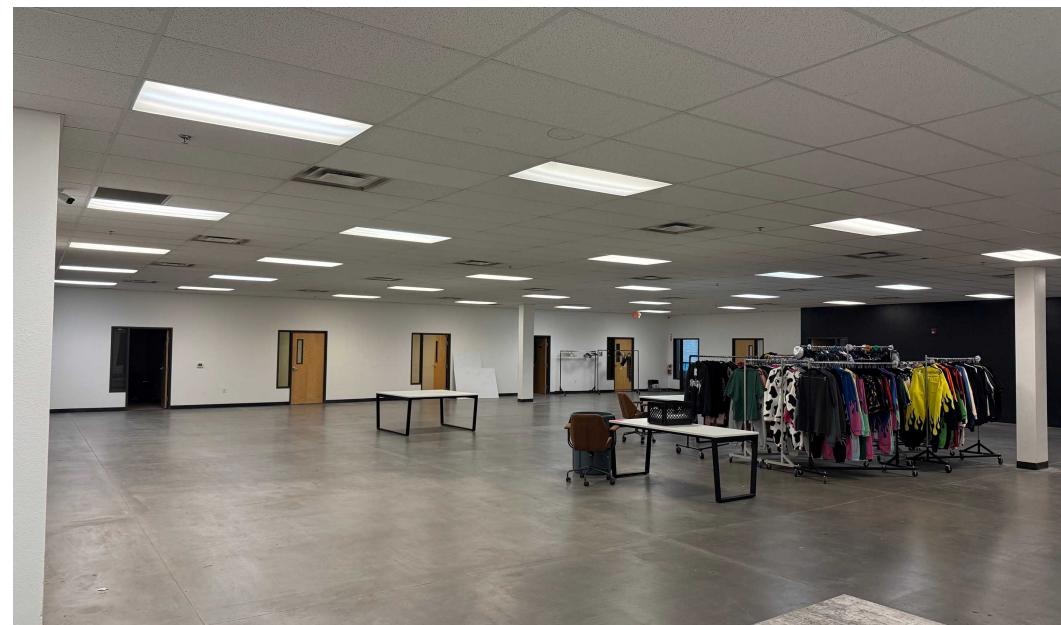
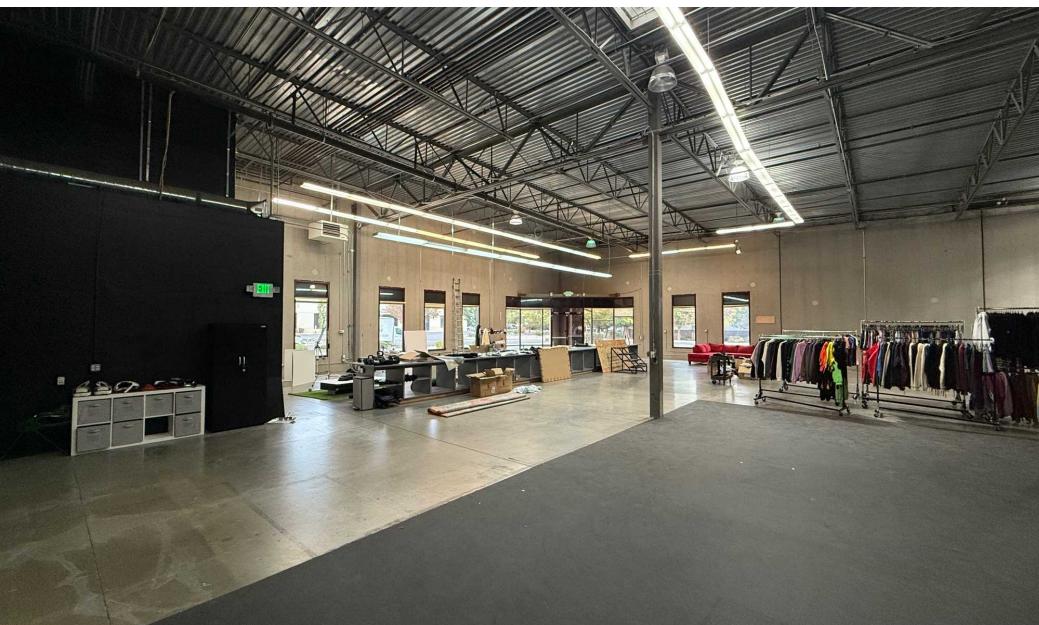
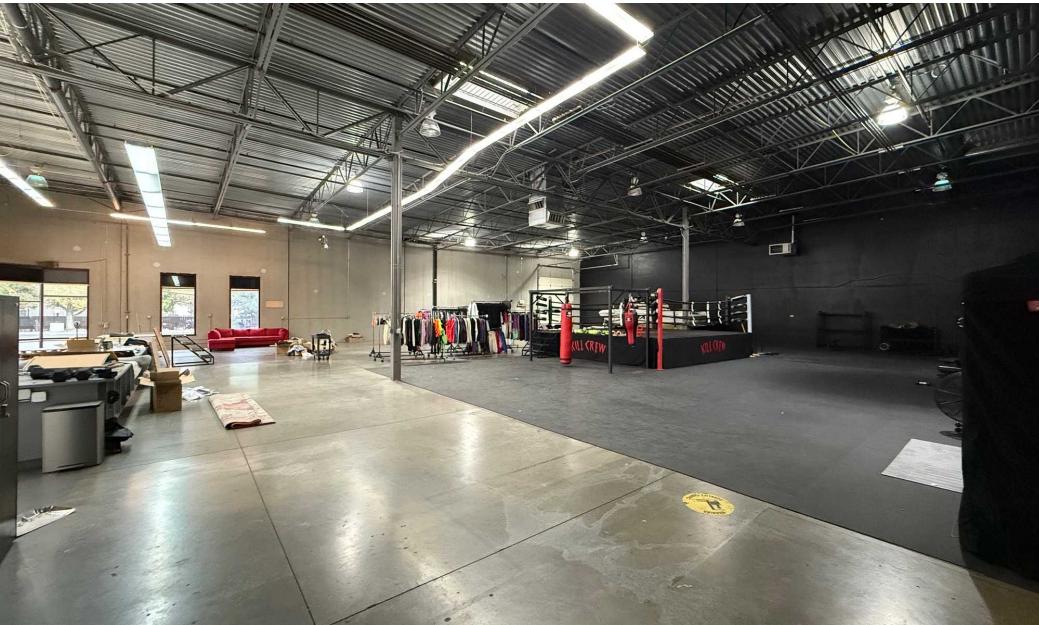
Property Overview

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

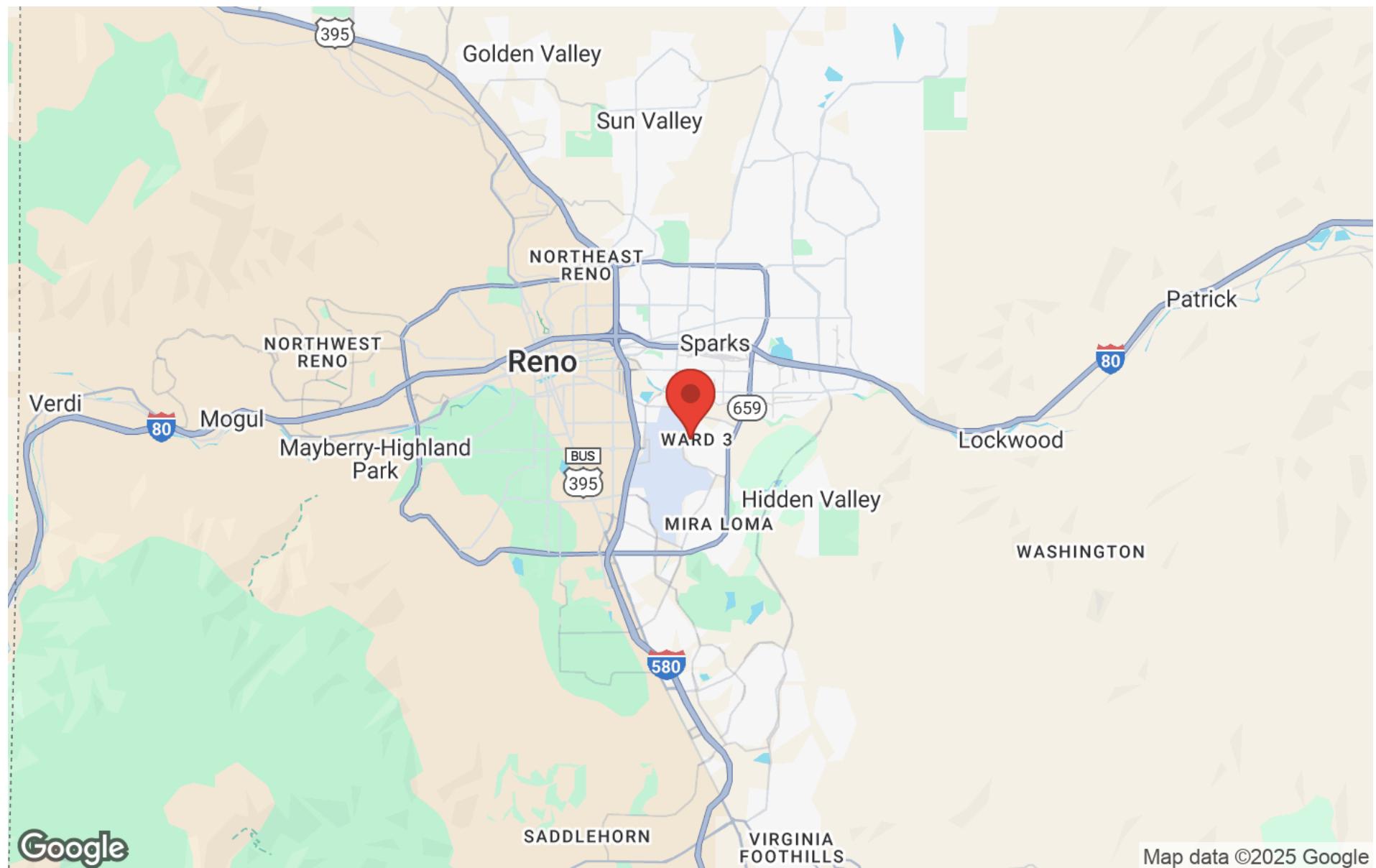
Location Overview

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.

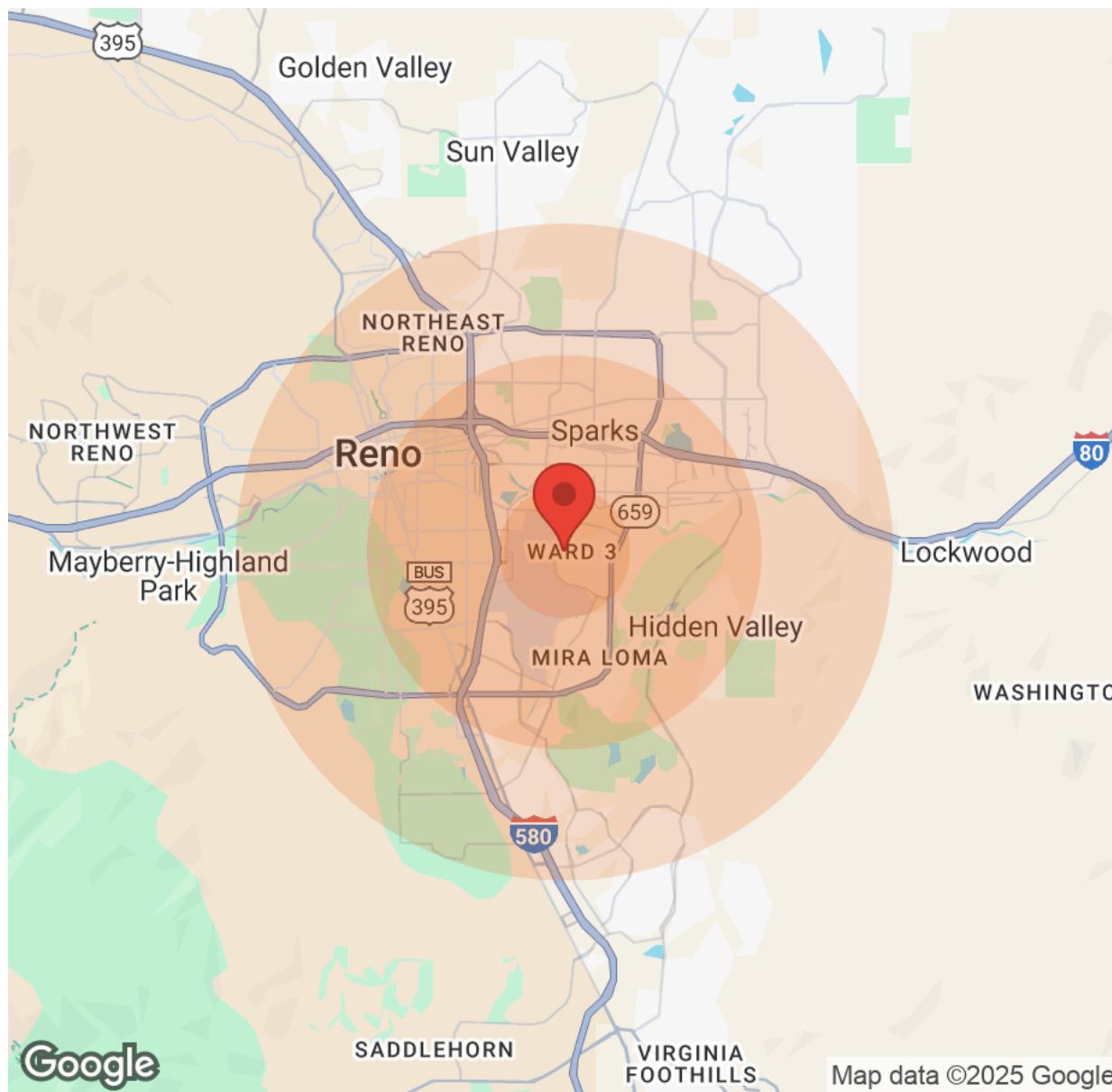
PROPERTY PHOTOS



REGIONAL MAP



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
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

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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PRESENTED BY:

RE/MAX PREMIER PROPERTIES

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Reno, NV 89511



Each Office Independently Owned and Operated

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