

for Lease

± 6,400 SF INDUSTRIAL FLEX SPACE

990 S ROCK BLVD STE D

RENO, NEVADA | COMMERCIAL REAL ESTATE

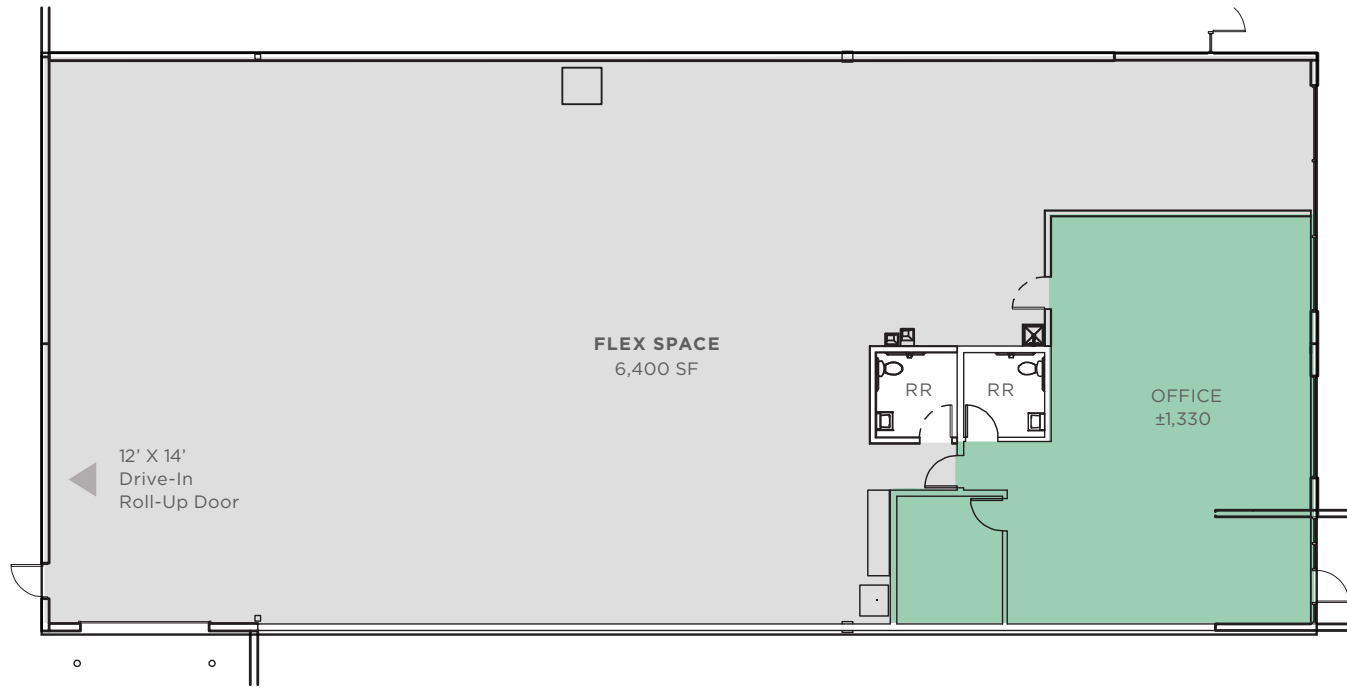
\$1.20/SF (NEGOTIABLE)

TRIPLE-NET LEASE RATE

\$0.24 2025 EST. NNN CHARGE

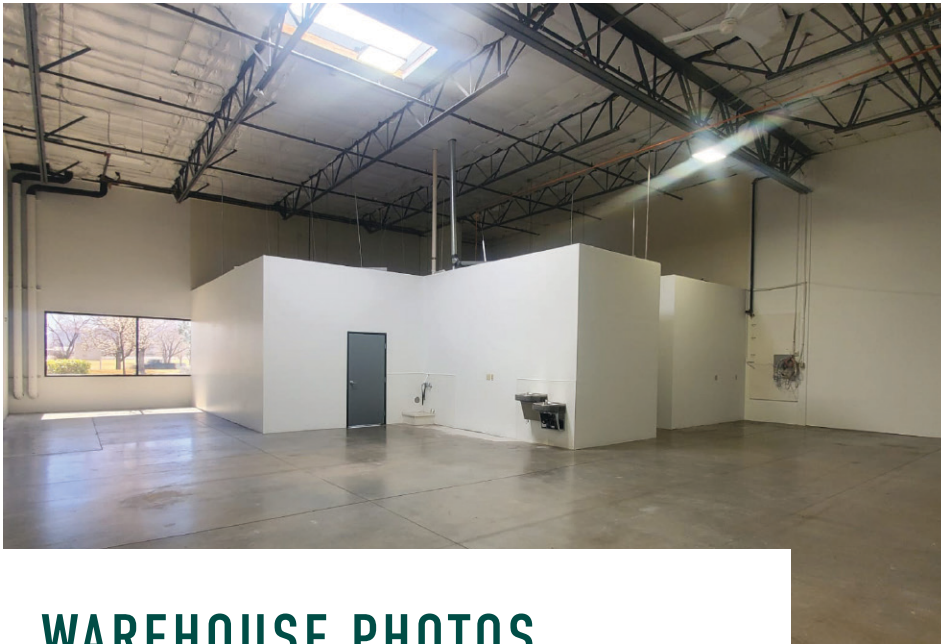
APN: 012-351-12

CHASE
INTERNATIONAL
COMMERCIAL



EXECUTIVE SUMMARY

- Prime Central Location with immediate access to multiple I-80 interchanges, key services, major shipping hubs, and the Reno-Tahoe private airport terminal
- ±1,330 SF Functional Office Space featuring a professional reception area, open showroom/cubicle space, private office, and two ADA restrooms
- 12' x 14' Grade-Level Drive-In Door allows for efficient loading and unloading operations
- High-Visibility Monument Signage along Rock Blvd, a major arterial road offering strong traffic exposure
- FedEx Ship Center Just 0.2 Miles Away – ideal for businesses requiring frequent logistics and shipping support



WAREHOUSE PHOTOS



This property is ideally situated with immediate access to I-80 and I-580/US-395, placing it at the heart of Reno's highly sought-after airport submarket corridor. It offers very close proximity to major shipping hubs including FedEx and UPS, as well as the Reno-Tahoe International Airport's private and commercial terminals. The location also benefits from access to a large, skilled labor pool and convenient employee services. Nearby, prominent corporate neighbors such as Tesla, Apple, and Google reinforce the area's reputation as a thriving hub for innovation and logistics.

PROPERTY OVERVIEW

±6,400 SF industrial flex space.

±1,330 SF Front Office Space

Power Supply: 200A/208V/3Ph power (tenant to confirm).

One **12'x14'** grade-level drive-in door.

Fully sprinklered.

Clear Height: **18.5'**

Year Built: 2004

Property Type: **Industrial Flex Building**

Rentable Building Area: **35,922 SF**



2 ADA Compliant Bathrooms - One Office/One Warehouse

FEATURES AND AMENITIES

Clean, Contemporary Move-In Ready Office Space Recently Updated

- Prominent Building Signage for Brand Visibility
- Welcoming Reception Area to Greet Clients and Guests
- Modern HVAC System with Efficient Air Conditioning for Year-Round Comfort

Zoning IC

IC (Industrial Commercial) zoning allows for both industrial & commercial uses

AREA PROFILE

The Biggest Little Start up Community

Northern Nevada is less traffic and more trails. Less smog and more slopes. It's a place where you can walk out of your office to a world-class whitewater park, attend a top-tier university, dine at award-winning restaurants and be part of a vibrant community. *"[Northern Nevada] is now a city of sustenance as well as indulgence."* - The New York Times

Northern Nevada is a very desirable area for all outdoor lovers. Being located at the base of the Sierra Nevada mountain range brings the "Biggest Little City" a lot of perks. One of them being, Lake Tahoe! A quick 30 minute to one hour drive, and you are at the northern shore of Tahoe and can begin to experience all the activities that this beautiful area has to offer. The Reno-Sparks-Lake Tahoe area has more than eighteen world-class ski resorts, sixty gaming locations, and over forty acclaimed golf courses. The glitz and glam of Las Vegas is a quick six hour drive southeast and for a big city feel, only four hours west and you have arrived in San Francisco!

The Economy

While the Northern Nevada area was primarily centered around gaming and entertainment in the 20th century, it has now grown to be a much more diverse economy with industries such as, healthcare, entrepreneurial startups, and technology-based companies.

Today, Northern Nevada is evolving to have a future as one of the United States' clean energy, technology, and entrepreneurial leaders. Northern Nevada is serviced with two major highways, Union Pacific railroads and a number of trucking and airline carriers. With all that access it makes it very easy to ship to 80% of the western states on a next day basis. This has caused an expansion of the distribution industry. The city is experiencing a slight change in its business base, with roughly 25% of the workforce working in the fields of construction, manufacturing, transportation, communications, and public utilities.

Companies such as Google, Tesla, Switch, Redwood Materials, Amazon and Blockchains continue to come and take advantage of all the open land Northern Nevada has to offer. This will bring thousands of employment opportunities for current residents and all future residents!

Top Place To Retire

Northern Nevada is the perfect place to retire! You'll find top-tier health care, affordable cost of living, and socializing opportunities year-round in Nevada. Looking in on loved ones is a breeze, with easy access to Interstate-80, Highway 50, and Highway 395. Start living the good life in the Silver State!

Northern Nevada Climate

Temperature	High	Low
Annual	67.4	35.2
January	45.5	21.8
April	64.1	33.2
July	91.2	51.4
October	69.9	34

Distances to other Western Cities

City	Miles	Airtime
Las Vegas	441	1:00
Los Angeles	475	1:06
Phoenix	753	2:00
Portland	586	1:30
Sacramento	135	0:25
Salt Lake City	526	1:00
San Fancisco	231	0:50

WHY NORTHERN NEVADA?

Current Population Washoe County:
498,022

Reno Business and Gaming

When people think of Reno, they think of gambling. However, over the last couple of decades, Reno and Sparks have become much more than just gaming cities. With many prominent corporations residing in the area, INC Magazine rated Reno ad the sixth best spot to do business for a mid-sized city.

Additional Advantages of Doing Business in Nevada:

- Stockholders, directors and officers need not live or hold meetings in Nevada
- Directors need not be stockholders
- Officers and directors of a Nevada Corporation can be protected from personal liability for lawful acts of the corporation
- Nevada corporation may purchase, hold, sell or transfer shares of its own stock

US Best States for Doing Business:

State of Nevada ranked #9 Chief Executives’ annual survey asked over 600 CEOs to grade each state on the following criteria:

- Taxation & Regulation
- Workforce Quality
- Living Environment

Regions largest non-gaming employers:

1. Washoe County School District
2. University of Nevada, Reno
3. Washoe County
4. Renown Medical
5. International Game Technology

Reno-Sparks Largest Industry Sectors:

1. Wholesale Trade, transportation & Utilities
2. Leisure & Hospitality
3. Accommodation and Food Service
4. Government
5. Professional & Business Services
6. Educational and Health Services
7. Retail Trade
8. Goods Producing
9. Local Government
- 10.Casino Hotels

Demographics 5-mile

Population	99,476
Avg. Household Income	\$142,505
Total Households	41,029

Cost of Living

Area	Avg. Home Price	Avg. Apartment Rent
Reno	\$565,000	\$1,850/mo
Sparks	\$511,000	\$1,700/mo
Carson Valley	\$512,000	\$1,250/mo

Sales Tax Rate

Carson County	7.6
Churchill County	7.6
Clark County	8.375
Douglas County	7.1
Lyon County	7.1
Storey County	7.6
Washoe County	8.265

EXPONENTIAL GROWTH

NEVADA HAS EMERGED AS ONE OF THE FASTEST-GROWING STATES IN THE COUNTRY

Located at the heart of the 11 western states, Nevada offers unparalleled access to key markets, reaching over 60 million consumers within a two-day transit across these states. The state is known for its business-friendly environment, with no corporate income tax, personal income tax, inventory tax, unitary tax, estate tax, inheritance tax, franchise tax, or special tangible gift tax.

Reno boasts exceptional transportation infrastructure and market reach, making it a hub for top-tier brands like Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco, and CDW, which have established warehousing, distribution, and fulfillment operations in the area. The region has also attracted major industrial and technology giants such as Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch, in particular, have each invested \$1 billion into the Reno economy.

Northern Nevada offers an exceptional quality of life. Within just 30 minutes, you can transition from the energy of the city to the serenity of Lake Tahoe. The state provides endless recreational opportunities, including skiing, fishing, boating, hiking, mountain biking, and off-roading, among many others.'



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