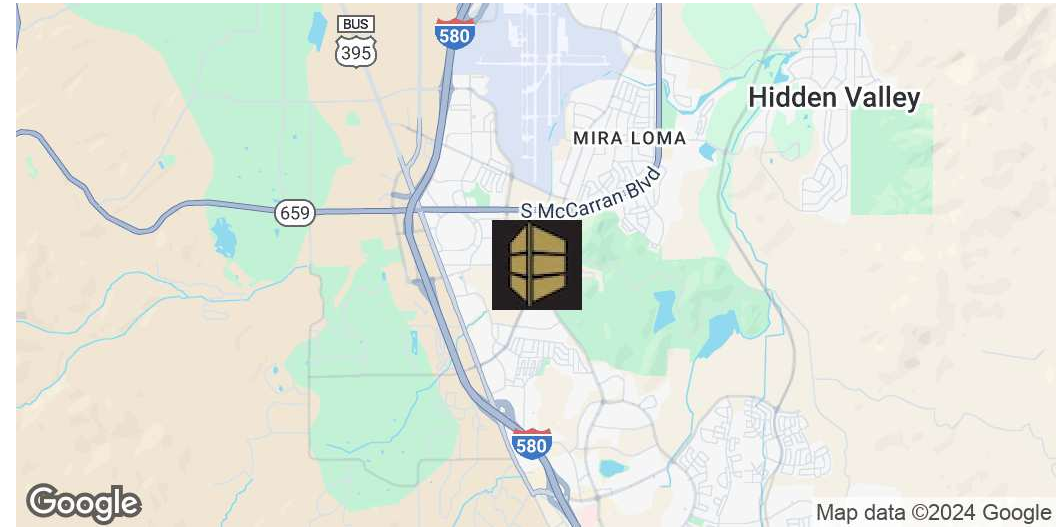


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group is pleased to announce the availability of a 7,000-14,000 square foot warehouse for sublease. The sublease term is one year with an optional month-to-month extension after the first year. The lease rate includes utilities, property expenses, and building services. This industrial property is located off McCarran and has easy freeway access. It features two grade-level drive-in doors, four dock doors, and a bathroom. 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 overnight delivery to most of the eleven western states (53 million people) and two-day delivery to over 63 million.

Contact Randy for questions or showings at 775-379-2511.

OFFERING SUMMARY

Lease Rate:	\$0.97 SF/yr (Full Service) + .11 CAM
Available SF:	7,000 - 14,000 SF

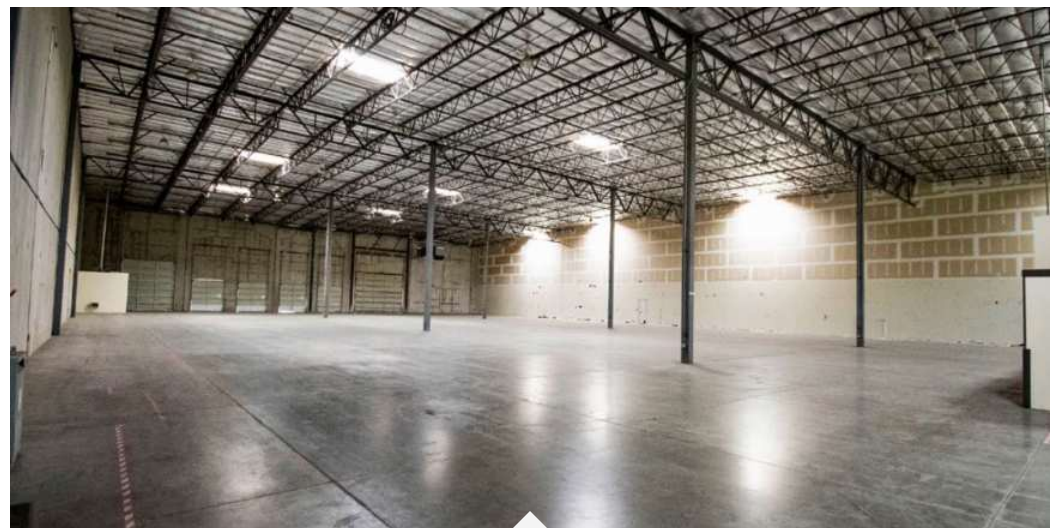
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	525	3,334
Total Population	259	1,429	7,352
Average HH Income	\$127,059	\$120,850	\$103,684

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

PROPERTY DETAILS & HIGHLIGHTS

Building Name	650 INNOVATION - SUBLEASE
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	16433303
Building Size	159,575 SF
Lot Size	364,442 SF
Year Built	2001
Number of Floors	1
Number of Buildings	1

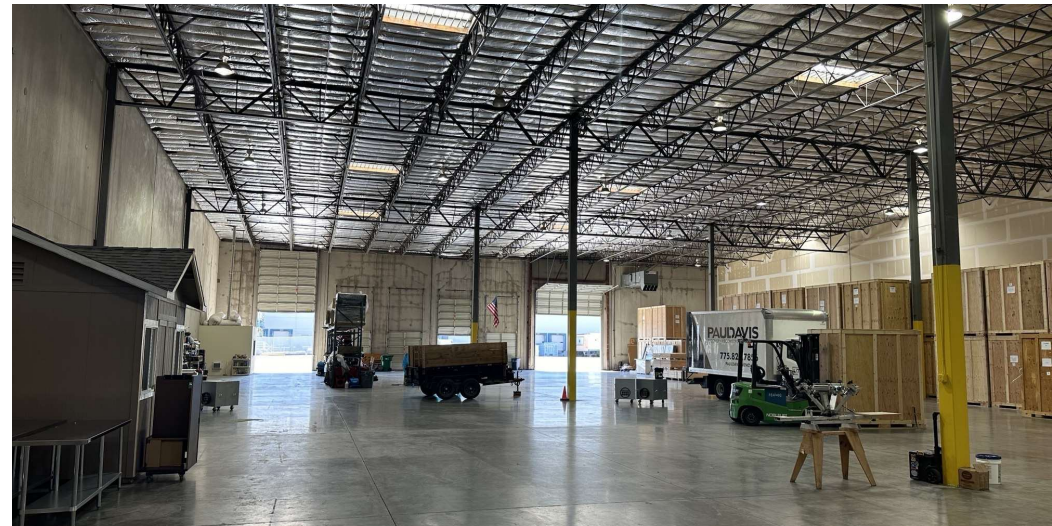
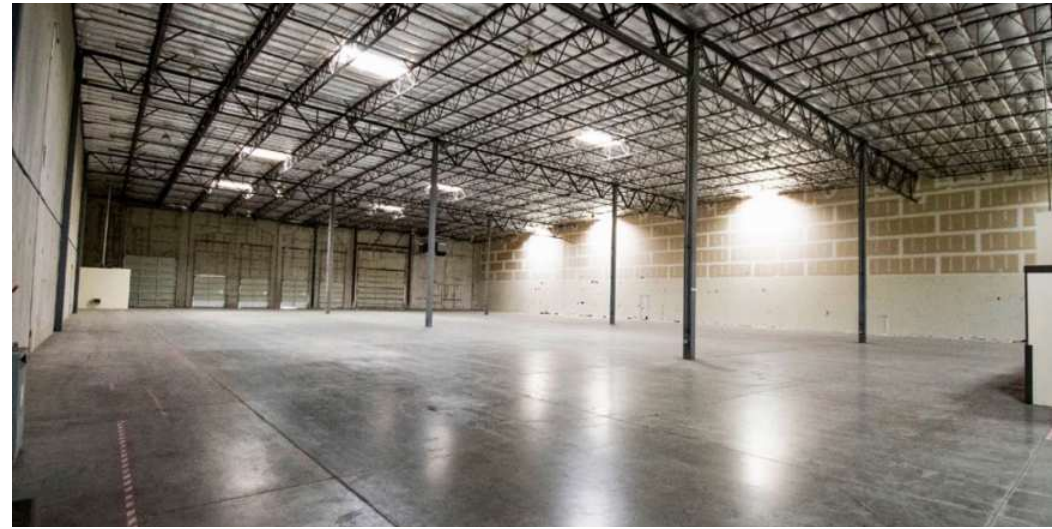
Johnson Group is pleased to announce the availability of a 7,000-14,000 square foot warehouse for sublease. The sublease term is one year with an optional month-to-month extension after the first year. The lease rate includes utilities, property expenses, and building services. This industrial property is located off McCarran and has easy freeway access. It features two grade-level drive-in doors, four dock doors, and a bathroom. 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 overnight delivery to most of the eleven western states (53 million people) and two-day delivery to over 63 million. Contact Randy for questions or showings at 775-379-2511.



- - 30-foot clear height
- - Four (4) dock-high doors & 2 grade-level doors (to be shared with existing tenant)
- - Power supply: 277/480 3 phase 1,000 amp
- - Office space not included
- - Bathrooms (to be shared with existing tenant)
- - Full Service Sublease
- - Term: 1-year lease agreement with optional month-to-month extension after the first year
- - Forty-six (46) parking spaces (to be shared with existing tenant)

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

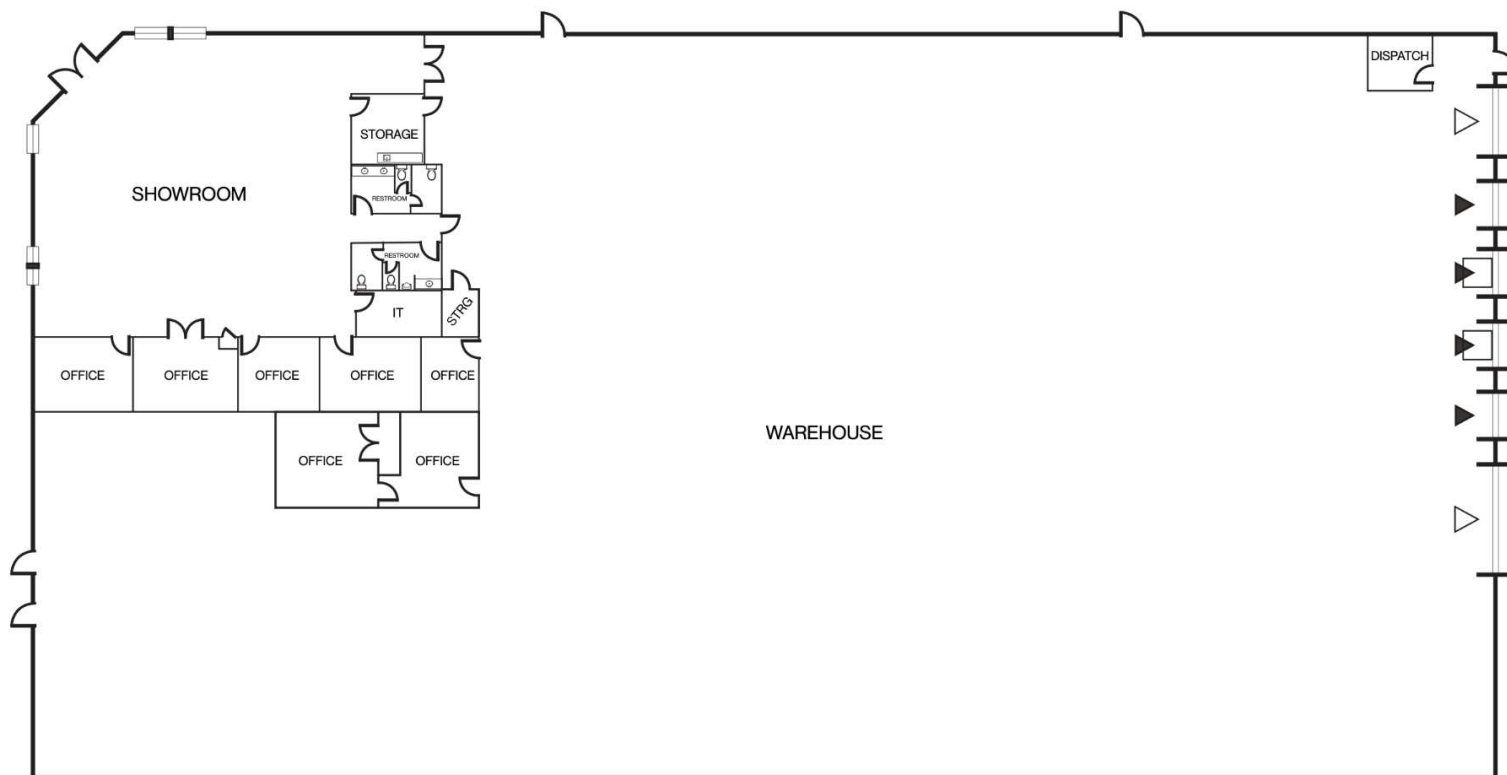
ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

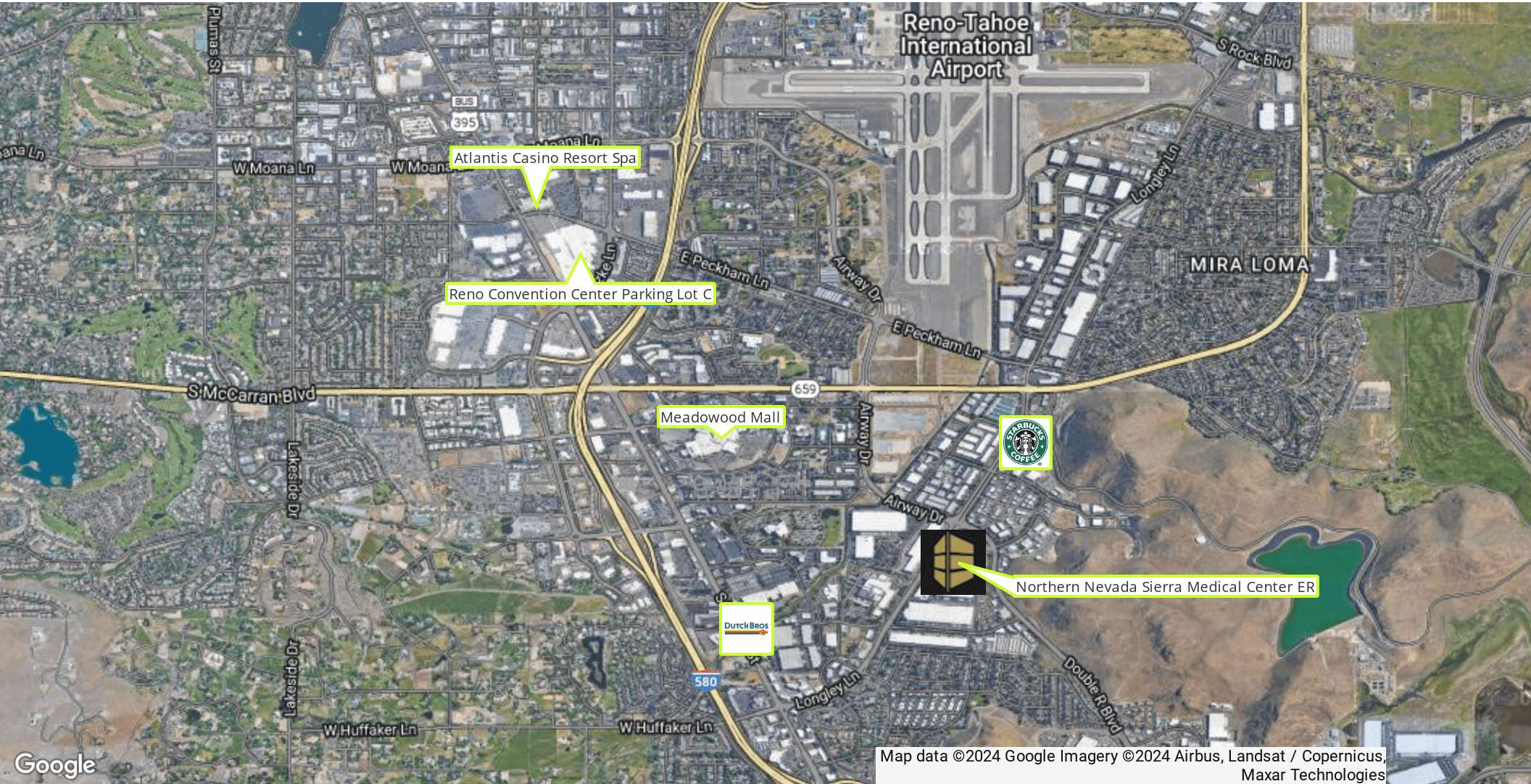
ADDITIONAL PHOTOS

Floor Plan



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

LOCATION MAP



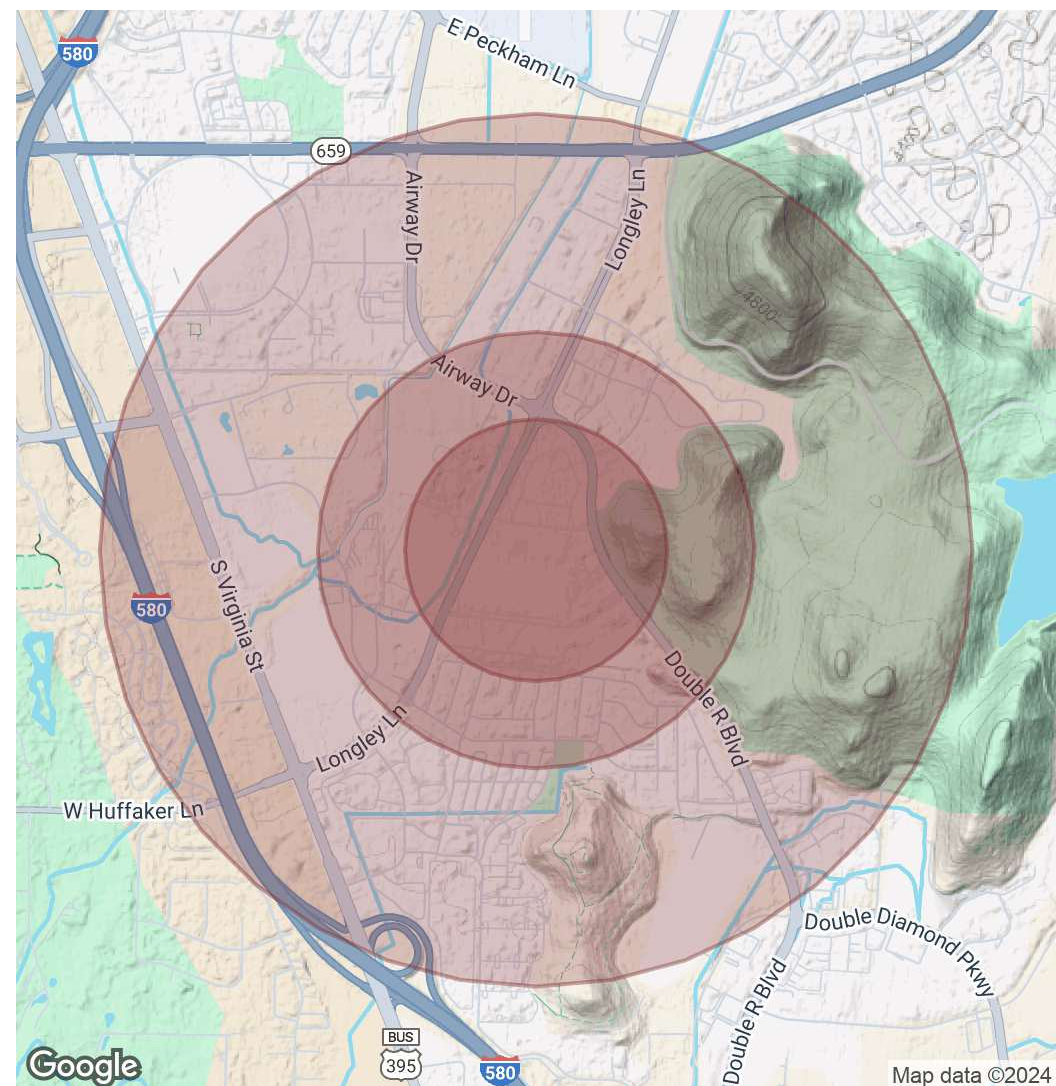
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	259	1,429	7,352
Average Age	38	37	38
Average Age (Male)	37	37	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	525	3,334
# of Persons per HH	2.8	2.7	2.2
Average HH Income	\$127,059	\$120,850	\$103,684
Average House Value	\$493,453	\$517,954	\$596,989

Demographics data derived from AlphaMap



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 - Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

5255 Longley Lane Suite 105

Reno, NV 89511

775.823.8877

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET