

For Sublease

S. Rock Blvd. & S. McCarran Blvd.



1135 S. Rock Blvd.
Suite 330
Reno, NV 89502

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Listing Snapshot



\$0.89 PSF NNN
Lease Rate



± 24,250 SF
Available Square Footage



4/30/27
Master Lease – Expires



\$0.24 PSF
NNN Expense

Property Highlights

- Large flex industrial space for Sublease
- Easy access from S. McCarran Blvd.
- Near Reno-Tahoe International Airport
- Power: 400 Amp, 208V, 3-phase
- One (1) 12'x14' grade-level door
- Four (4) dock doors
- Clear height: 24'
- Fully-built out office
- LED lighting throughout

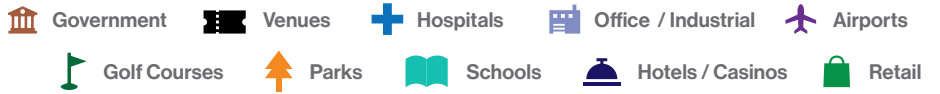
Potential for direct lease - Contact Broker for details

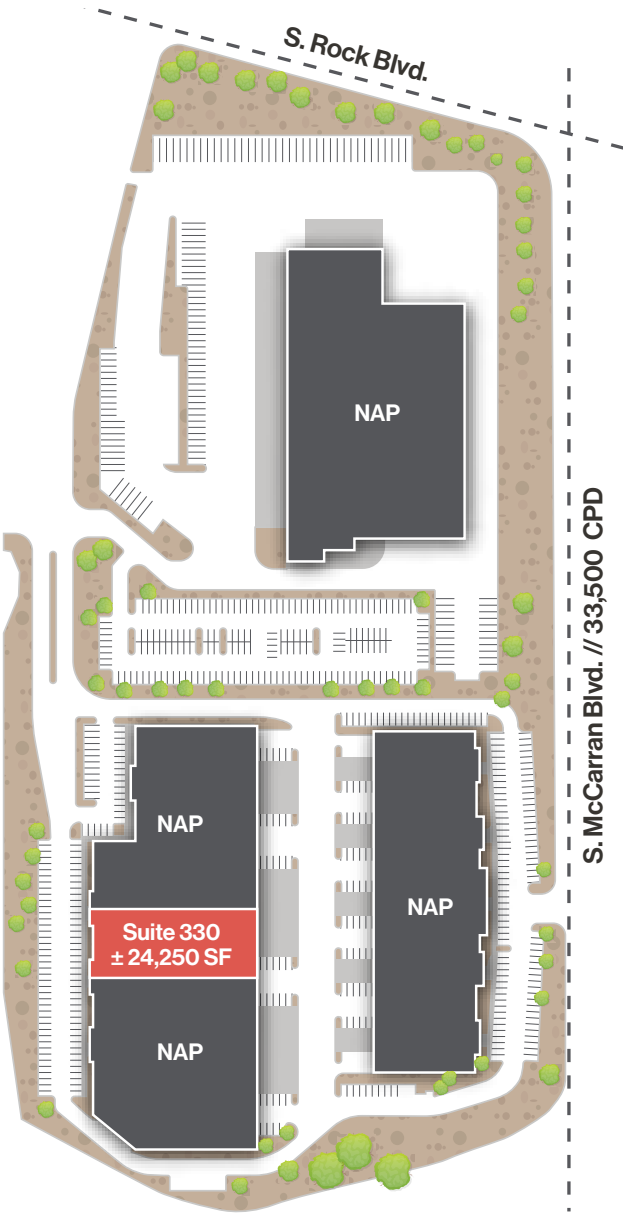
Demographics

	1-mile	3-mile	5-mile
2025 Population	6,315	63,870	221,320
2025 Average Household Income	\$104,952	\$83,592	\$102,137
2025 Total Households	2,564	27,180	94,041



Aerial





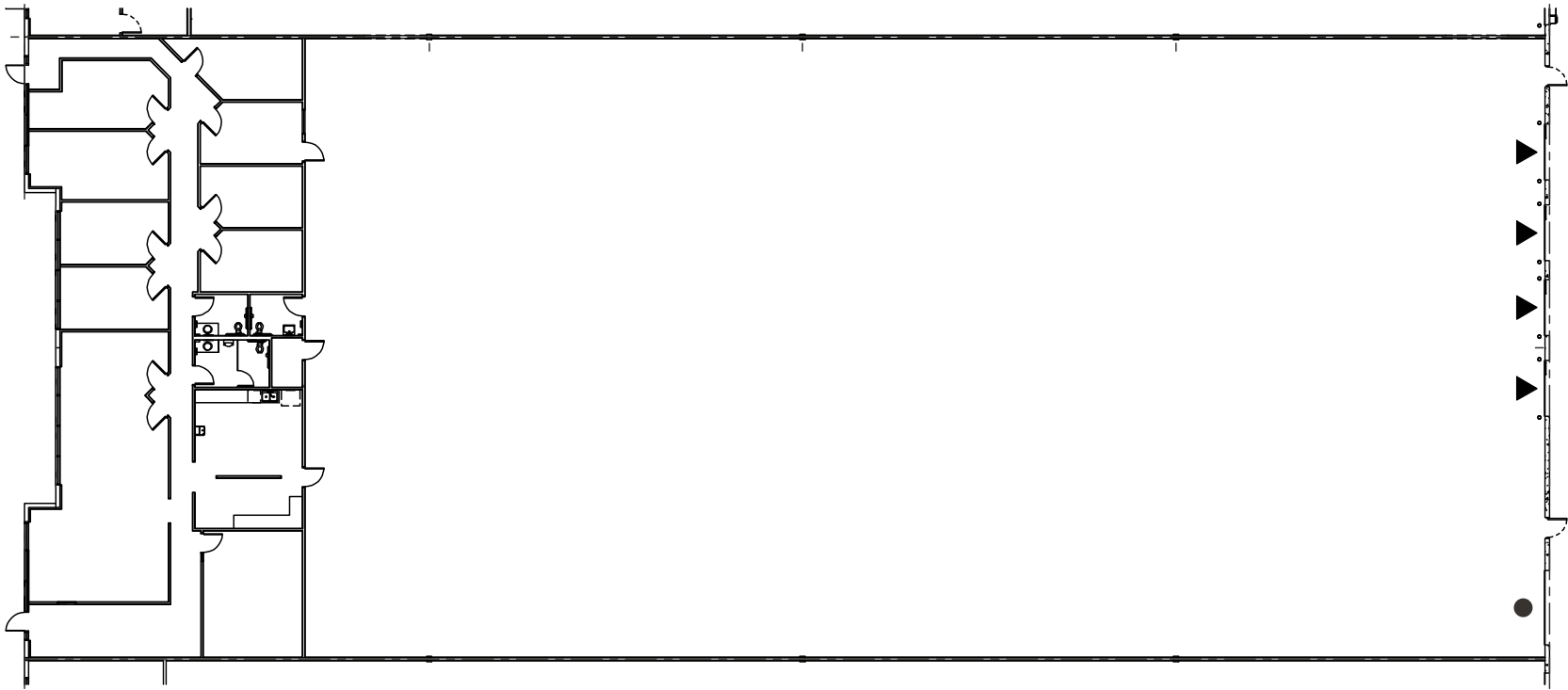
Floor Plan | Suite 330

Office: ± 4,235 SF

Warehouse: ± 20,015 SF

Total: ± 24,250 SF

▲ Dock Door ● Grade Level Door



Property Photos



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For inquiries please reach out to our team.

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