

For Sale

Colliers

SITE

Energy Way

# Reno Airport Submarket

4965 Energy Way, Reno, NV 89502

Industrial Building | ±60,060 SF on 2.72 Acres

**Reduced Sale Price: \$10,500,000**

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# 4965 Energy Way

<b>Building Footprint</b>	±60,060 SF
<b>Office</b>	±2,840 SF
<b>Land Area</b>	2.72 Acres
<b>APN</b>	012-361-04
<b>Clear Height</b>	20' (Floor to truss)
<b>Doors</b>	One (1) Grade-level door Six (6) Dock doors with levelers
<b>Year Built</b>	1974
<b>Column Spacing</b>	22' x 45'
<b>Sprinklers</b>	Yes
<b>Electrical Service</b>	1,000 Amp   480/277   3-phase




## Property Overview

Centrally located in the highly desirable Reno Airport Industrial Submarket, 4965 Energy Way offers a versatile 60,060 square foot industrial facility on 2.72 acres. Originally constructed in 1974, the building features a new (8/2024) 60 MIL TPO roof with 20-year warranty and robust 1,000 Amp, 480/277V, 3-phase electrical service, supporting a wide range of distribution, manufacturing, and light industrial users. The property provides flexible demising options, allowing for occupancy as a single 60,000 SF facility or as multiple suites depending on operational needs.

The building is currently configured as two suites, including a 20,000 SF south-side suite leased through January 2027 and a 40,000 SF suite available for immediate occupancy, with the ability to further divide into three 20,000 SF units. Loading is well accommodated with six dock-high doors with levelers and one grade-level door, while interior improvements include multiple offices, showroom space, break rooms, IT rooms, and several restrooms serving both office and warehouse areas. Core location provides excellent access to freeways, the McCarran Blvd loop, employees, and services. The flexible configuration and strong utility infrastructure offers an efficient solution for owner-users and investors seeking scalable industrial space in the Reno market.

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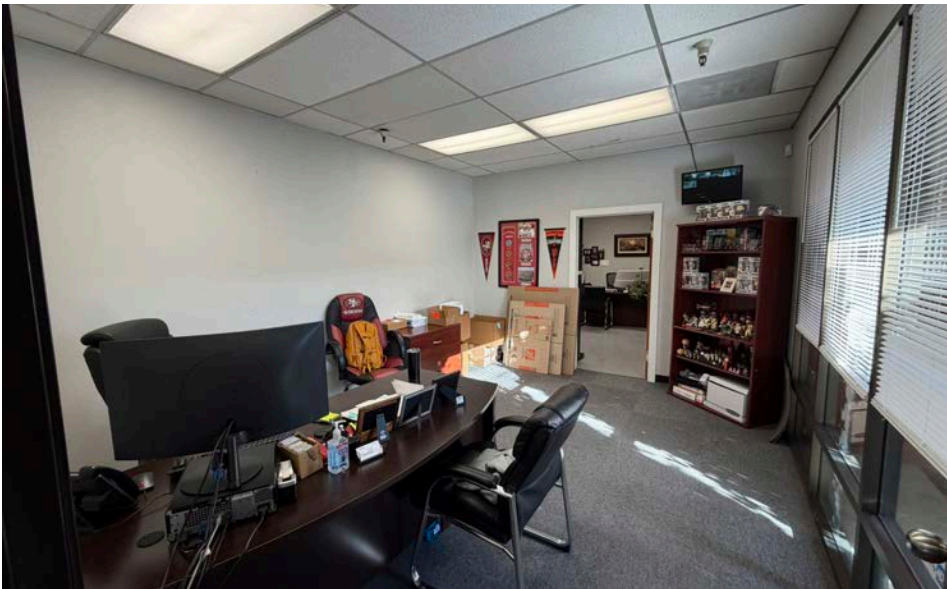
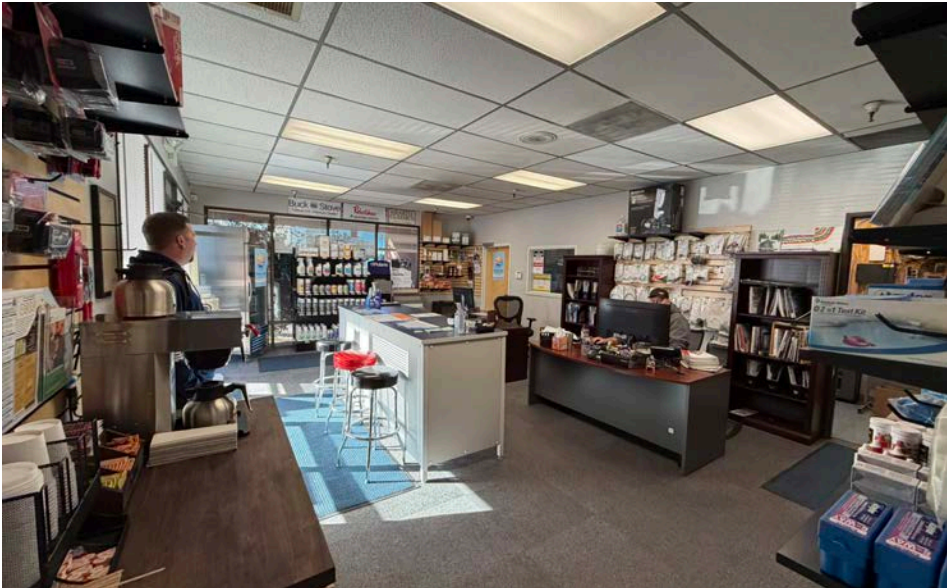
## Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
1 Mile	1,086	\$120,824	13,211
3 Mile	94,344	\$79,574	115,861
5 Mile	230,709	\$99,241	191,902

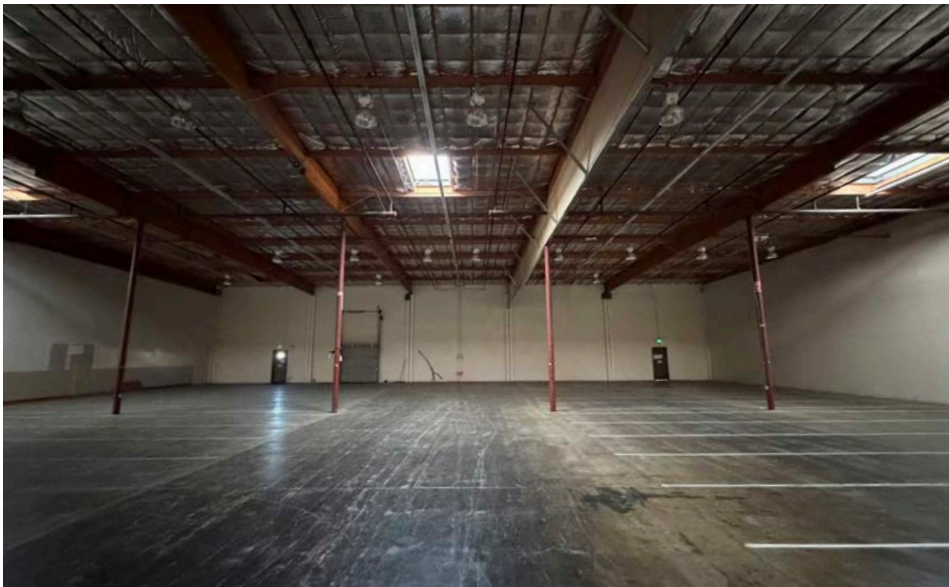
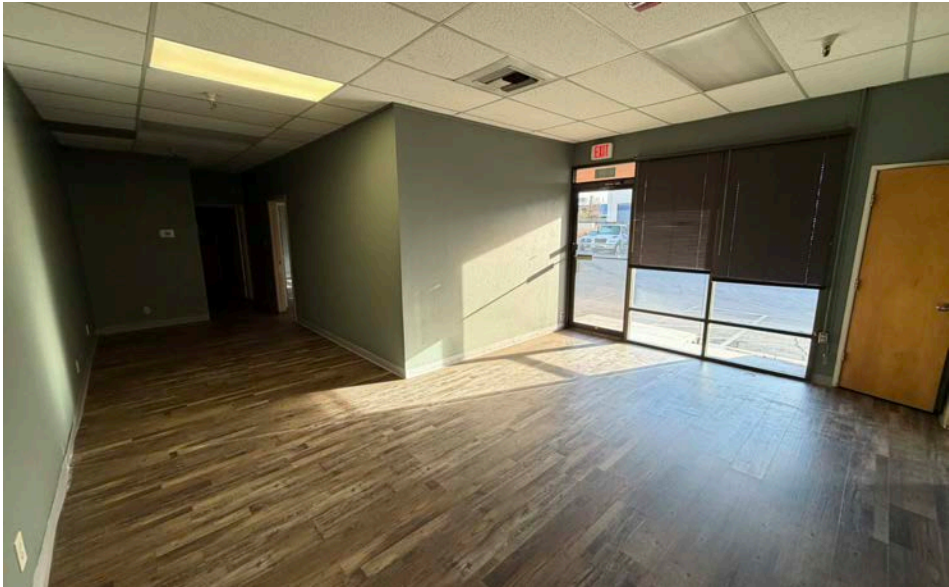
# Property Photos



# Office Interior Photos



# Interior Photos



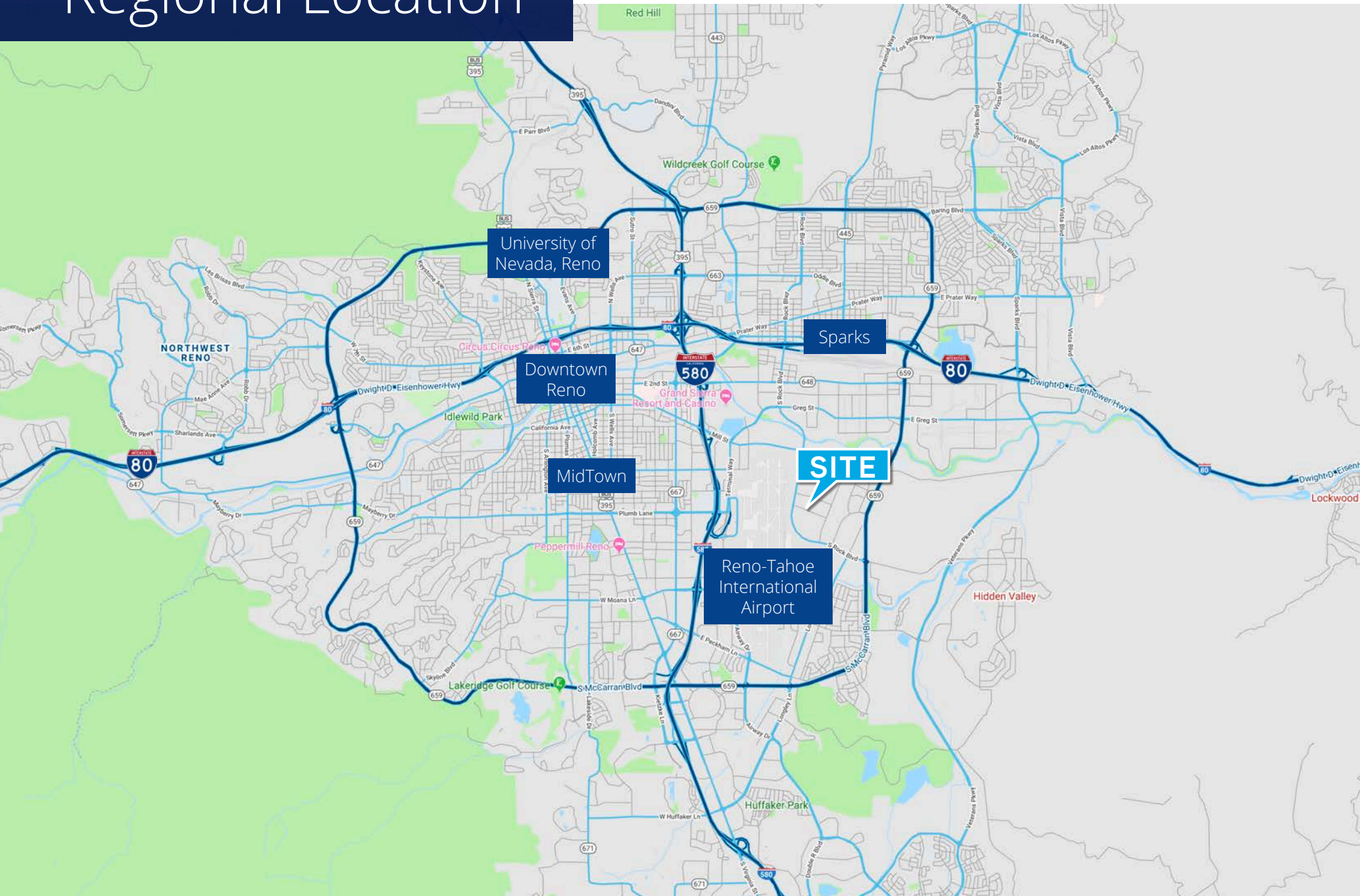
# Location Overview



Reno-Tahoe  
International Airport



# Regional Location





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