



1855 E Peckham Ln, Reno, NV 89502

\$12.36 - \$13.80/SF/YR

\$1.03 - \$1.15/SF/MO

1855 E. Peckham

Retail | 1 space available | 1,960 sq. ft.



Jennifer Hilderbrand
775.722.9462

Listing Added: 01/07/2025

Listing Updated: 01/08/2025



Building Details

Property Type	Retail, Office, Industrial	Subtype	Flex
Tenancy	Multiple	Total Building SQFT	9,872
Minimum Divisible SQFT	1,960	Max Contiguous SQFT	1,960
Total Building Suites	1	Vacant SQFT	1,960
Land Acres	0.733	Year Built	2006
Buildings	1	Stories	1
Frontage	Yes	Taxes (cost per SQFT)	\$0.15
Loading Docks	0	Dock High Doors	5
Total Parking Spaces	21	Drive Ins	5
Collection Street	E. Peckham Lane	Cross Street	Airway
Zoning	ME	APN	025-266-23
County	Washoe County		

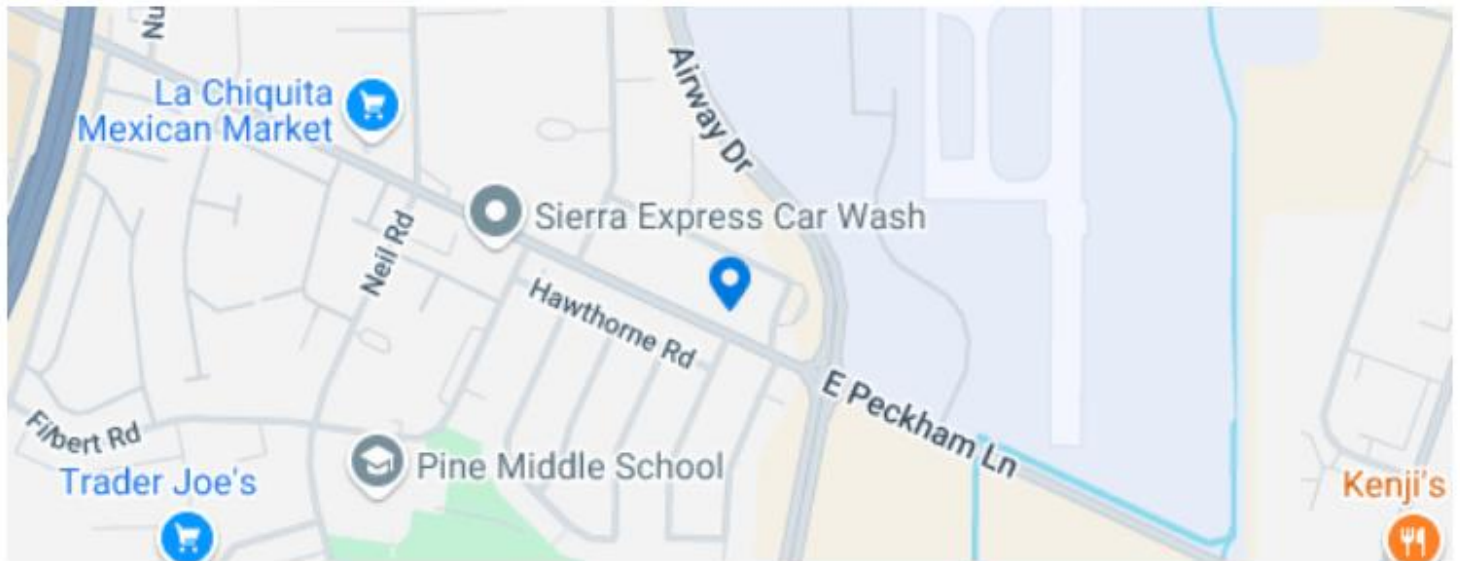
Building Description

This great office/warehouse space offers the perfect combination of functionality and convenience, featuring 1,960 sqft with a dedicated, partially covered fenced yard ideal for storage or outdoor workspace. The end-unit design ensures added privacy and accessibility, while the warehouse boasts 18' ceilings and a 14' roll-up drive-in bay for seamless operations. The space is fully ADA-compliant and includes A/C and heating, making it comfortable and ready to meet your business needs. Centrally located in Reno, this property provides excellent access to major routes and services, making it an ideal choice for a variety of uses. Available January 1, 2025, at \$1.05/sqft (negotiable, NNN).

Building Highlights

Centrally located in town, close to airport, private fenced yard, partially covered.

Building Location (1 Location)



Available Space 1 Details

This great office/warehouse space offers the perfect combination of functionality and convenience, featuring 1,960 sqft with a dedicated, partially covered fenced yard ideal for storage or outdoor workspace. The end-unit design ensures added privacy and accessibility, while the warehouse boasts 18' ceilings and a 10'-12' roll-up drive-in bay for seamless operations. The space is fully ADA-compliant and includes A/C and heating, making it comfortable and ready to meet your business needs. Central

Listing Type	Direct	Space Subtype	Flex
RSF	1,960 SF	USF	1,960 SF
Min Contiguous SF	1,960 SF	Space Available	1/7/25
Loading Docks	0	Dock High Doors	1
Drive-in Doors	1	Lease Type	NNN
Lease term	2-4 years	Total CAM (Per SF/MO)	\$0.41
Rate	\$1.03 - \$1.15 / SF / MO	Days on Market	1 day

Property Photos (17 photos)



**FLOORPLAN
(NOT TO SCALE)**

