

Airway Commerce Center

3000 - 3030 Airway Drive | Reno, Nevada

NOW LEASING | Four State-of-the-Art Stand Alone Industrial Buildings



EXCLUSIVE LISTING AGENT

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tolles **CBRE**



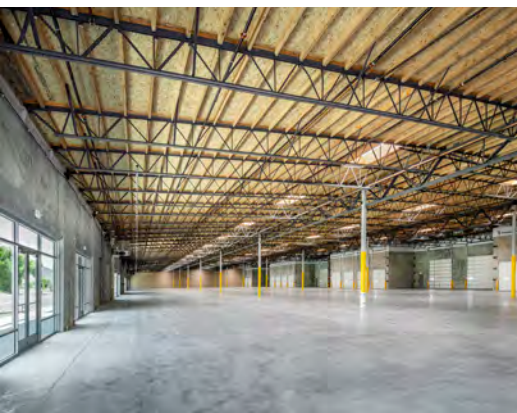
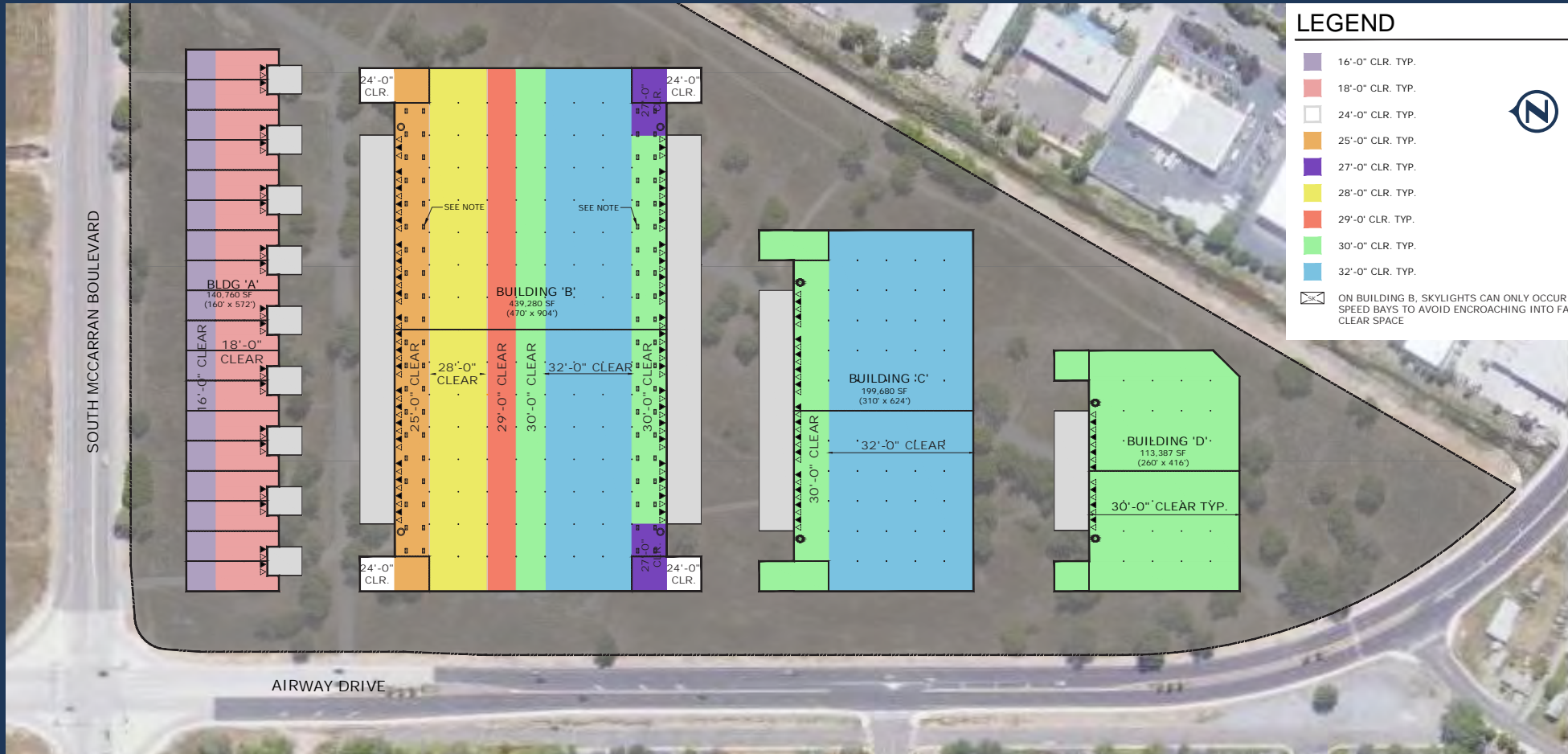
SITE PLAN



Airway Commerce Center



CLEAR HEIGHT EXHIBIT





SITE AERIAL VIEW



BUILDING A

- TOTAL BUILDING SIZE: ±141,160 SF
- DIVISIBLE TO: ±7,842 SF

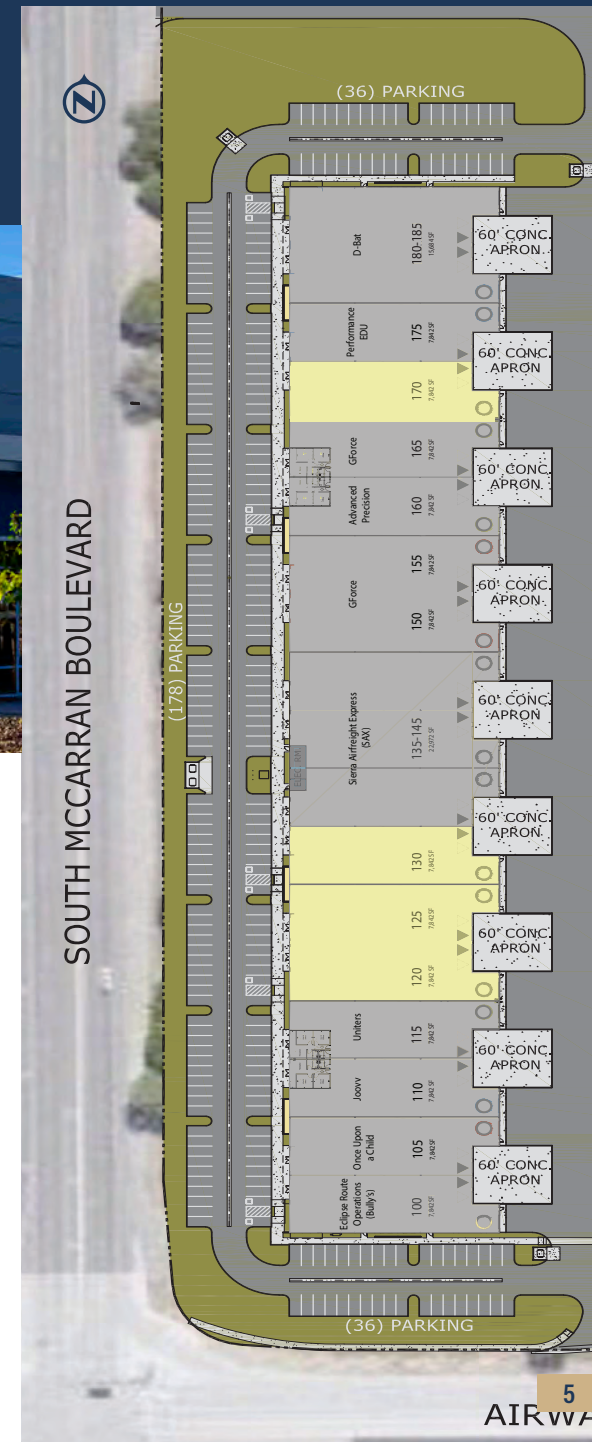


BUILDING A SPECS

- Dimensions: ±160' x 572'
- Clear Height: ±16'-18'
- Column Space: ±50' x 52'
- Power: 2,000 Amps, 480/277 Volt, 3-Phase
- 15 Dock Doors
- 15 Drive-In Doors
- 215 Auto Parking Spaces
- ±60 Trailer Parking Spaces (shared)
- Zoning: MA - Mixed Use - Airport

AVAILABLE	RFP'S	TO LEASE	ACTIVE TENANT
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SITE PLAN





LOCATION ACCESS



TRUCK DRIVE-TIMES





AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE

(2025 ESTIMATES)



646,819

2025 Population
(45-min Drive)



\$130,492

2025 Average
HH Income
(45-min Drive)

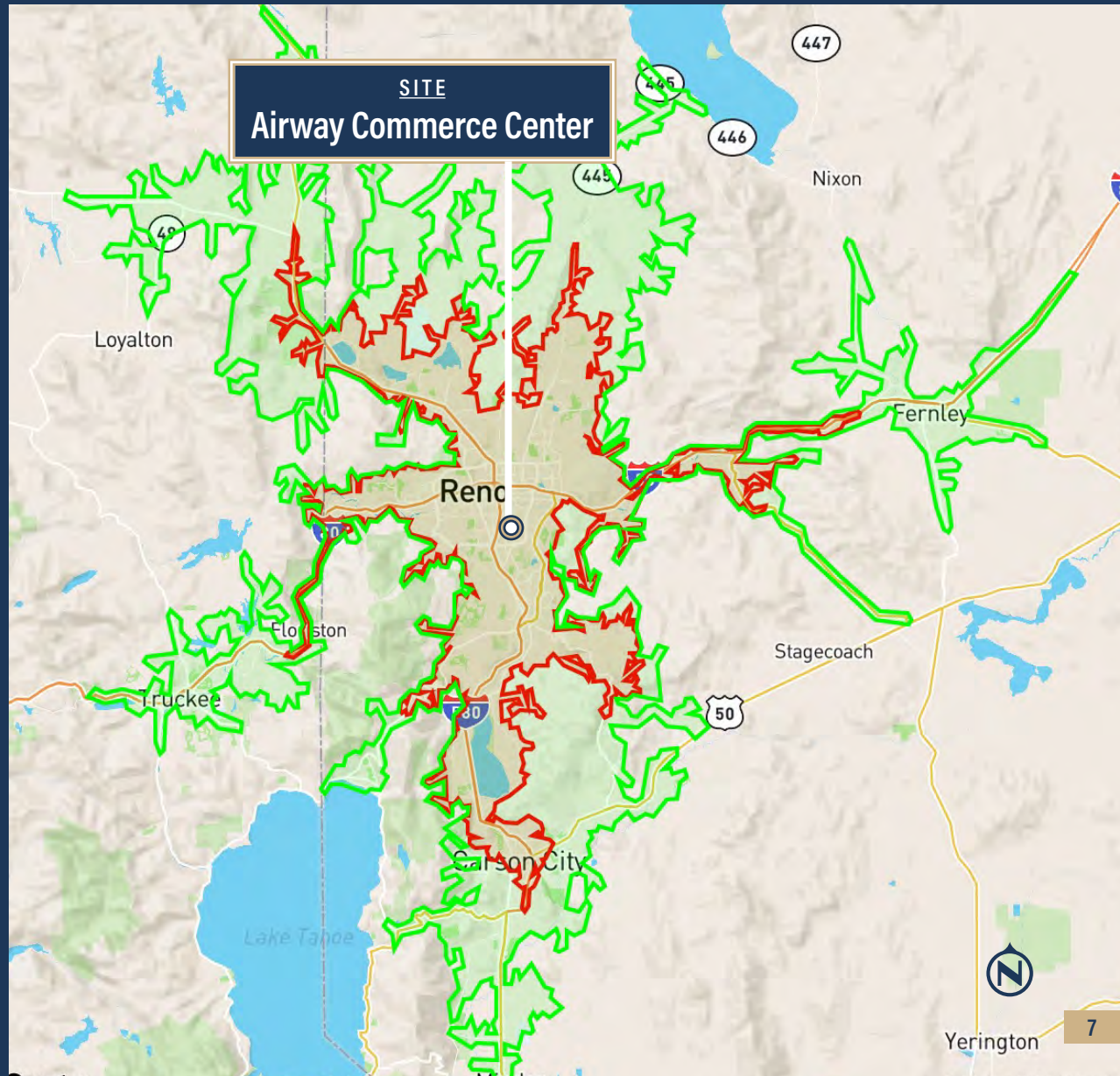


\$641,389

2025 Average
Household Value
(45-min Drive)

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	539,752	646,819
TOTAL HOUSEHOLDS	216,525	258,700
MILLENNIAL POPULATION % (AGE 25-39)	24.7%	24.3%
GEN X POPULATION % (AGE 40-55)	18.3%	18.4%
MEDIAN HOUSEHOLD INCOME	\$94,423	\$94,906
HOUSEHOLD INCOME > \$100,000	47,413	55,340
MANUFACTURING WORKERS	28,269	32,565
WAREHOUSE/DISTRIBUTION WORKERS	19,102	21,278

30-MIN DRIVE 45-MIN DRIVE



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